

THIS NOTICE WAS POSTED

ON August 15 2025

UNTIL September 15 2025

PALMDALE

NOTICE OF DETERMINATION

REGISTRAR - RECORDER/COUNTY CLERK
County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: Brenda Magaña
Planning Manager
(661) 267-5207

SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: 2023090551

Project No.: Tentative Parcel Map 84077, Conditional Use Permit 23-003, Site Plan Review 23-001, Minor Site Plan Review 23-0009 and Environmental Impact Report 23-002
Project Title: Palmdale Logistics Center
Project Applicant: TDC Palmdale Partners, LLC

Project Location (include county): northeast corner of Avenue M / Columbia Way and 30th Street East, Palmdale, CA 93550, Los Angeles County, CA (APN: 3170-018-081)

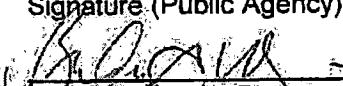
Project Description: A request to subdivide 160 acres into three parcels for the purpose of constructing two industrial buildings totaling approximately three million square feet and a stormwater detention basin

This is to advise that the City of Palmdale (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 14, 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 the 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 is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 and online at: <https://www.cityofpalmdaleca.gov/277/Environmental-Documents>

Signature (Public Agency):


Brenda Magaña, Planning Manager
City of Palmdale

Date

8/14/2025

2025 169326



FILED
Aug 15 2026

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.



CITY OF PALMDALE

NOTICE OF DETERMINATION

☐ Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: Brenda Magaña
Planning Manager
(661) 267-5207

SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: 2023090551

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Project Title: Palmdale Logistics Center
Project Applicant: TDC Palmdale Partners, LLC

Project Location (include county): northeast corner of Avenue M / Columbia Way and 30th Street East, Palmdale, CA 93550, Los Angeles County, CA (APN: 3170-018-081)

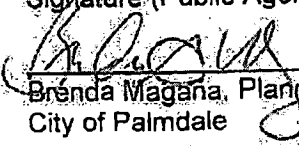
Project Description: A request to subdivide 160 acres into three parcels for the purpose of constructing two industrial buildings totaling approximately three million square feet and a stormwater detention basin

This is to advise that the City of Palmdale (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 14, 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 the 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 is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 and online at: <https://www.cityofpalmdaleca.gov/277/Environmental-Documents>

Signature: (Public Agency):


Brenda Magaña, Planning Manager
City of Palmdale

8/14/2025
Date

ORIGINAL FILED

AUG 15 2025

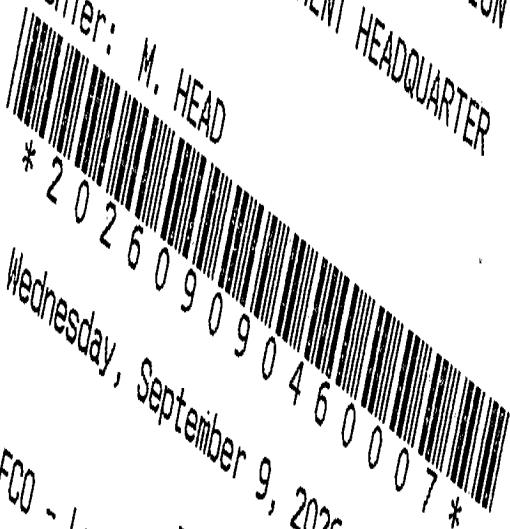
Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code

LOS ANGELES COUNTY

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: M. HEAD



Wednesday, September 9, 2026 4:09 PM

LAFCO - Local Agency Formation Co...

Item(s)

Fee

NoD - County Posting Fee 1

2026193720

Qty

Total

\$25.00

\$25.00

Total Documents:

Customer payment(s):

Billing

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: C. CHEN



Friday, August 15, 2025 1:15 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee	1	\$75.00
2025169326		
NoD - Environmental Impac	1	\$4,123.50
2025169326		
Total		\$4,198.50

Total Documents: 1

Customer payment(s):

Check \$4,198.50

Check List:

#2213 \$4,198.50

THIS NOTICE WAS POSTED

ON September 09 2026

UNTIL October 09 2026

Notice of Determination

REGISTRAR - RECORDER/COUNTY CLERK

TO:

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

☒ County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
Phone: (626) 204-6500

Lead Agency:

City of Palmdale
Address: 38250 Sierra Highway
Palmdale, CA 93550
Contact: Brenda Magaña
Phone: (661) 267-5207

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2023090551

Project Title: Palmdale Logistics Center

Project Applicant: TDC Palmdale Partners, LLC

Project Developer: _____

Project Location (include county): Northeast corner of Avenue M / Columbia Way and 30th Street East, Palmdale, CA 93550, County of Los Angeles
(APN 3170-018-081).



2026 193720

FILED
Sep 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAYA HEAD

Project Description:

A request to subdivide 160 acres into three parcels for the purpose of constructing two industrial buildings totaling approximately three million square feet and a stormwater detention center.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on Sep. 9, 2026 and has considered the Environmental Impact Report (date)

as prepared by the Lead Agency 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.
☐ A Mitigated Negative Declaration was prepared for this project provision 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 Environmental Impact Report, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature: ON ORZ

Title: Executive Officer

Date: 9/9/26



State of California—Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:
19 — 08/15/2025 — 202508151220010
STATE CLEARING HOUSE # (If applicable)
2023090551

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF PALMDALE		LEAD AGENCY EMAIL		DATE 08/15/2025
COUNTY/STATE AGENCY OF FILING LA				DOCUMENT NUMBER 2025169326
PROJECT TITLE PALMDALE LOGISTICS CENTER				
PROJECT APPLICANT NAME BRENDA MAGANA		PROJECT APPLICANT EMAIL		PHONE NUMBER (661)267-5207
PROJECT APPLICANT ADDRESS 38250 SIERRA HWY		CITY PALMDALE	STATE CA	ZIP CODE 93550
PROJECT APPLICANT (Check appropriate box): ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity				

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-------------|
| ☒ Environmental Impact Report (EIR) | \$4,123.50 | \$ 4,123.50 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ 0.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ 0.00 |
| ☐ Exempt from fee | | |
| ☐ Notice of Exemption (attach) | | |
| ☐ CDFW No Effect Determination (attach) | | |
| ☐ Fee previously paid (attach previously issued cash receipt copy) | | |
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| ☒ County documentary handling fee | | \$ 75.00 |
| ☐ Other | | \$ 0.00 |

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,198.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

ITC

2026 193720



FILED
Sep 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by MAYA HEAD

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 01/01/2025)



State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/09/2026 — 202609090460007

STATE CLEARING HOUSE # (If applicable)

2023090551

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES	LEAD AGENCY EMAIL ADELATORRE@LALAFCO.ORG	DATE 09/09/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2026193720	
PROJECT TITLE PALMDALE LOGISTICS CENTER		
PROJECT APPLICANT NAME BRENDA MAGANA	PROJECT APPLICANT EMAIL ADELATORRE@LALAFCO.ORG	PHONE NUMBER (661)267-5207
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY PASADENA	STATE CA
		ZIP CODE 91101

PROJECT APPLICANT (Check appropriate box):☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

- | | | |
|---|------------|----------|
| ☐ Environmental Impact Report (EIR) | \$4,227.50 | \$ 0.00 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ 0.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ 0.00 |
|
☐ Exempt from fee | | |
| ☐ Notice of Exemption (attach) | | |
| ☐ CDFW No Effect Determination (attach) | | |
| ☐ Fee previously paid (attach previously issued cash receipt copy) | | |
|
☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | | |
| ☒ County documentary handling fee | | \$ 25.00 |
| ☐ Other | | \$ 0.00 |

PAYMENT METHOD:☐ Cash ☐ Credit ☐ Check ☒ Other**TOTAL RECEIVED** \$ 25.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

MAYA HEAD,



State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/09/2026 — 202609090460007

STATE CLEARING HOUSE # (If applicable)

2023090551

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES	LEAD AGENCY EMAIL ADELATORRE@LALAFCO.ORG	DATE 09/09/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2026193720	

PROJECT TITLE

PALMDALE LOGISTICS CENTER

PROJECT APPLICANT NAME BRENDA MAGANA	PROJECT APPLICANT EMAIL ADELATORRE@LALAFCO.ORG	PHONE NUMBER (661)267-5207
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY PASADENA	STATE CA
		ZIP CODE 91101

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
 ☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
 ☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 25.00
☐ Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 25.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

MAYA HEAD,

ITC

THIS NOTICE WAS POSTED

ON September 09 2026

UNTIL October 09 2026

2026 193701



FILED
Sep 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by KASSANDRA MEDRANO

Notice of Determination

REGISTRAR - RECORDER/COUNTY CLERK

TO:

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

☒ County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
Phone: (626)204-6500

Lead Agency:
City of Artesia Community Development
Address: 18747 Clarksdale Avenue

Contact: Okina Dor
Phone: (562) 865-6262

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2022090272

Project Title: Arkansas Street Specific Plan Project and 11700 Arkansas Street Project

Project Applicant: City Ventures

Project Developer: N/A

Project Location (include county): The Arkansas Street Specific Plan area is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and to the west by Alburtils Avenue within the City of Artesia, LA County

Project Description:

The Specific Plan Project aims to create a document that provides abilities for the future redevelopment of underutilized parcels. By creating a neighborhood composed of a mix of uses, residential and commercial, the City can have a path forward strategy for growth, prosperity, and stability of this neighborhood (Arkansas Street Specific Plan DRAFT (Appendix 2). The 11700 Arkansas Street development project, described below, is encompassed within the proposed Arkansas Street Specific Plan. Plus Annexation to County Sanitation District No. 2 of Los Angeles County.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on Sept 9, 2026 and has considered the Environmental Impact Report (date)

as prepared by the Lead Agency 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.
☐ A Mitigated Negative Declaration was prepared for this project provision 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 Environmental Impact Report, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:  Title: Executive Officer Date: 9/9/26

**2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/09/2026 — 202609090500006

STATE CLEARING HOUSE # (If applicable)

2022090272

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LAFCO – LOCAL AGENCY FORMATION COMMISSION OF LOS ANGELES COUNTY		LEAD AGENCY EMAIL	DATE 09/09/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES/CA		DOCUMENT NUMBER 2026193701	
PROJECT TITLE ARKANSAS STREET SPECIFIC PLAN PROJECT AND 11700 ARKANSAS STREET PROJECT			
PROJECT APPLICANT NAME OKINA DOR	PROJECT APPLICANT EMAIL		PHONE NUMBER (626) 204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY Pasadena	STATE CA	ZIP CODE 91101

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 25.00
☐ Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 25.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

KASSANDRA MEDRANO,



**NOTICE OF DETERMINATION
ARKANSAS STREET SPECIFIC PLAN PROJECT
AND
11700 ARKANSAS STREET PROJECT**

2022 275113
FILED
Dec 21 2022

Don C. Lyons, Registrar - Recorder/County Clerk
County of Los Angeles

TO: County Clerk
County of Los Angeles
County Clerk - Registrar-Recorder
12400 Imperial Highway
Norwalk, CA 90650

FROM: City of Artesia
Community Development
18747 Clarksdale Avenue
Artesia, CA 90701

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number Lead Agency Contact Person Telephone Number

2022090272

Okina Dor
odor@cityofartesia.us

(562) 865-6262

PROJECT TITLE: Arkansas Street Specific Plan Project and 11700 Arkansas Street Project

PROJECT APPLICANT:

Kim Prijatel
Senior Vice President of Development
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612
(949) 258-7540
kprijatel@cityventures.com

THIS NOTICE WAS POSTED

ON December 21 2022

UNTIL January 20 2023

REGISTRAR - RECORDER/COUNTY CLERK

Specific Project Location - Identify street address and cross street or attach a map showing the project site (preferably a USGS 15' or 7 1/2' topographical map, identified by quadrangle name):

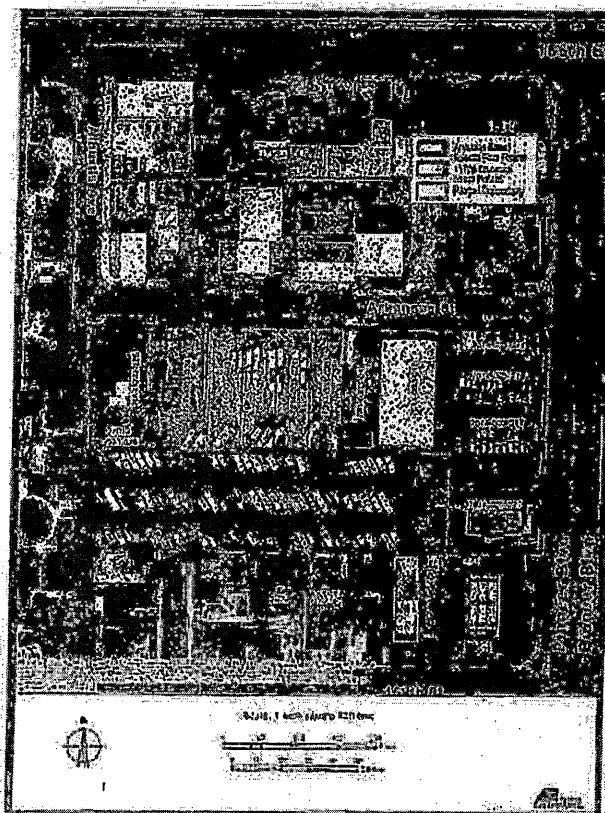
The Arkansas Street Specific Plan area is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and to the west by Alburis Avenue within the City of Artesia, Los Angeles County, California, as shown on the aerial map. The project site is within Section 25, Township 3 South, Range 12 West, shown on the U.S. Geological Survey (USGS) Whittier, CA, 7.5-minute topographic quadrangle map. It comprises Tax Assessor Parcel Numbers 7014-003-015 through -028 and the portion of Alburis Avenue to be vacated within the project area. The 11700 Arkansas Street Project is located within the proposed Arkansas Street Specific Plan area.

General Project Location (City and/or County):
City of Artesia, County of Los Angeles

Project Description:

Arkansas Street Specific Plan Project

The Arkansas Street Specific Plan Project proposed by the City of Artesia encompasses the 4.22-acre area bounded north by Arkansas Street, east by Pioneer Boulevard, south by a single-family residential



2023 026925

FILED
Feb 06 2023

Don C. Lyons, Registrar - Recorder/County Clerk
County of Los Angeles

neighborhood, and west by single-family residential and Alburts Avenue. The Specific Plan Project aims to create a document that provides abilities for the future redevelopment of underutilized parcels. By creating a neighborhood composed of a mix of uses, residential and commercial, the City can have a path forward and strategy for growth, prosperity, and stability of this neighborhood (Arkansas Street Specific Plan DRAFT (Appendix 2)). The 11700 Arkansas Street development project, described below, is encompassed within the proposed Arkansas Street Specific Plan.

11700 Arkansas Street Project

The 11700 Arkansas Street Project will consist of 4,544 square feet of commercial space facing Arkansas Street. It will also include fifty-nine (59) townhomes with private garages, drive aisles, sidewalks, guest parking, and common landscaped areas on 2.85 acres. Twenty-two (22) townhomes will include live/work flex space within the dwelling units.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project



Don C. Lopez, Registrar-Recorder/County Clerk

Electronically signed by: THA THAM

Kim Priatel
Senior Vice President of Development
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612
(949) 258-7540
kpriatel@cityventures.com



Don C. Lopez, Registrar-Recorder/County Clerk

Electronically signed by: THA THAM

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on December 13, 2022, and has made the following determinations regarding the above-described project:

1	☐ The project will have a significant effect on the environment.
	☒ The project will NOT have a significant effect on the environment.
2	☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3	☒ Mitigation measures were made a condition of the approval of the project.
	☐ Mitigation measures were NOT made a condition of the approval of the project.
4	☒ A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☐ A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5	☐ A Statement of Overriding Considerations was adopted for this project.
	☐ A Statement of Overriding Considerations was NOT adopted for this project.
6	☒ Findings were made pursuant to the provisions of CEQA.
	☐ Findings 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 General Public at:	
Custodian:	Location:

Date: <u>December 15, 2022</u>	Okina Dor, Community Development Director
Date Received for Filing:	

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202212211230019
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF ARTESIA			12/21/2022
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2022275113
PROJECT TITLE			
ARKANSAS STREET SPECIFIC PLAN PROJECT AND 11700 ARKANSAS STREET PROJECT			
PROJECT APPLICANT NAME			PHONE NUMBER
OKINA DOR			(562)866-6262
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
05414 CLARKSDALE AVENUE	ARTESIA	CA	90701
PROJECT APPLICANT (Check appropriate box):			
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$3,539.25	\$ 0.00
☒ Negative Declaration (ND)(MND)	\$2,548.00	\$ 2,548.00
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$1,203.25	\$ 0.00
☒ County Administrative Fee	\$60.00	\$ 75.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ CDFW No Effect Determination (Form Attached)		
☐ Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other	\$ 2,623.00
--	-------------

SIGNATURE	TITLE
X 	ITC



Dean C. Logan, Registrar—Recorder/County Clerk
Electronically signed by TINA TRAN

ON September 09 2026UNTIL October 09 2026

2026 193702

FILED
Sep 09 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by KASSANDRA MEDRANO

Notice of Determination

REGISTRAR - RECORDER/COUNTY CLERK

TO:

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

☒ County Clerk
 County of Los Angeles
 12400 E. Imperial Highway room 1201
 Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
 Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
 Phone: (626)204-6500

Lead Agency:
City of Santa Clarita, Public Works Department
 Address: 23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355

Contact: Dan Duncan
 Phone: (661) 255-4942

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2023110299

Project Title: Via Princessa Park

Project Applicant: City of Santa Clarita, Public Works Department

Project Developer: N/A

Project Location (include county): NE of the Intersection of Whites Canyon Road and Via Princessa, Santa Clarita, Los Angeles County.

Project Description:

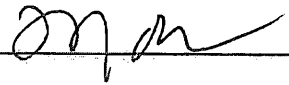
The Project proposes to construct and operate Via Princessa Park on an approximately 34-acre area of City-owned land, which would include athletic fields with sports field lighting, pickleball courts (also with lighting), playground equipment and other recreational facilities; such as walking paths, shade structures, picnic areas, public art, and education and monumentation signage. Additionally, the Project would provide parking, park access, and other amenities and improvements, including alterations to the existing Via Princessa Metrolink Station parking lot, potential maintenance-level improvements to the Metrolink Station platform and facilities, construction of a pedestrian and vehicle (restricted access) railroad undercrossing (including removal of the existing at-grade pedestrian crossing), installation of an additional culvert under the railroad, relocation of an existing storm drain line, construction of a new restroom building with associated utilities, improvements to the existing restroom/office building located in the parking area, landscaping and irrigation improvements, and restoration of the existing Honby drainage channel. Additionally, a fourth lane may be added to Weyerhaeuser Way and modifications may be made to Via Princessa road to accommodate a double-left turn lane into and/or out of Weyerhaeuser Way. In addition to recreational improvements, the Project would include a regional stormwater infiltration facility. Other Project civil and geotechnical design features include, buried bank protection, a storm drain culvert extension, and channel restoration, as well as removal of an agricultural well. The Project property is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Plus Annexation to the Santa Clarita Valley Sanitation District of Los Angeles County.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on Sept 9, 2026 and has considered the Mitigated Negative Declaration (date)

as prepared by the Lead Agency 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.
☒ A Mitigated 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 Mitigated Negative Declaration, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:  Title: Executive Officer Date: 9/9/26

**2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW-753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/09/2026 — 202609090500006

STATE CLEARING HOUSE # (If applicable)

2023110299

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LAFCO – LOCAL AGENCY FORMATION COMMISSION OF LOS ANGELES COUNTY		LEAD AGENCY EMAIL	DATE 09/09/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES/CA		DOCUMENT NUMBER 2026193702	
PROJECT TITLE VIA PRINCESSA PARK			
PROJECT APPLICANT NAME DAN DUNCAN	PROJECT APPLICANT EMAIL		PHONE NUMBER (626) 204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY Pasadena	STATE CA	ZIP CODE 91101
PROJECT APPLICANT (Check appropriate box): ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 25.00
☐ Other		\$ 0.00

PAYMENT METHOD:☐ Cash ☐ Credit ☐ Check ☒ Other**TOTAL RECEIVED** \$ 25.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

KASSANDRA MEDRANO,

NOTICE OF DETERMINATION



[X] County Clerk
County of Los Angeles
12400 E. Imperial Hwy., Rm. 2002
Norwalk, CA 90650

[X] State Clearinghouse
1400 Tenth Street
Sacramento, CA 95815

STATE CLEARINGHOUSE NUMBER: 2023110299

ORIGINAL FILED

JAN 05 2024

PROJECT NAME: Via Princessa Park

LOS ANGELES, COUNTY CLERK

PROJECT LOCATION: NE of the intersection of Whites Canyon Road and Via Princessa, Santa Clarita, Los Angeles County. The Project site consists of 5 parcels along south bank of the Santa Clara River (APN 2836-002-907, 2836-002-922, 2864-003-923, 2864-003-920, and 2864-003-922).

PROJECT DESCRIPTION: The Project proposes to construct and operate Via Princessa Park on an approximately 34-acre area of City-owned land, which would include athletic fields with sports field lighting, pickleball courts (also with lighting), playground equipment and other recreational facilities, such as walking paths, shade structures, picnic areas, public art, and education and monumentation signage. Additionally, the Project would provide parking, park access, and other amenities and improvements, including alterations to the existing Via Princessa Metrolink Station parking lot, potential maintenance-level improvements to the Metrolink Station platform and facilities, construction of a pedestrian and vehicle (restricted access) railroad undercrossing (including removal of the existing at-grade pedestrian crossing), installation of an additional culvert under the railroad, relocation of an existing storm drain line, construction of a new restroom building with associated utilities, improvements to the existing restroom/office building located in the parking area, landscaping and irrigation improvements, and restoration of the existing Honby drainage channel. Additionally, a fourth lane may be added to Weyerhaeuser Way and modifications may be made to Via Princessa road to accommodate a double-left turn lane into and/or out of Weyerhaeuser Way. In addition to recreational improvements, the Project would include a regional stormwater infiltration facility. Other Project civil and geotechnical design features include, buried bank protection, a storm drain culvert extension, and channel restoration, as well as removal of an agricultural well. The Project property is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PROJECT APPLICANT: City of Santa Clarita, Public Works Department,
23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355

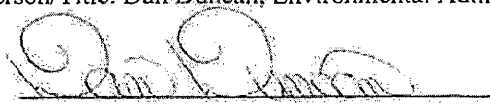
This is to advise that the City of Santa Clarita has made the following determinations regarding the project described above:

- 1) The project was approved by the [X] Assistant City Engineer [] Planning Commission [] Mayor and City Council on the following date: January 2, 2024.
- 2) [X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {a}).
- 3) [] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA (Section 15070 {b}).
- 4) [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- 5) The project [] WILL [X] WILL NOT have a significant impact on the environment.
- 6) Mitigation measures [X] WERE [] WERE NOT made a condition of project approval.
- 7) A Statement of Overriding Considerations [] WAS [X] WAS NOT adopted for this project.
- 8) Findings [x] WERE [] WERE NOT made pursuant to the provisions of CEQA.

This is to certify that the Initial Study and Mitigated Negative Declaration with comments and a record of project approval is available for public review at:

CITY OF SANTA CLARITA PUBLIC WORKS DEPARTMENT
23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355
(661) 255-4942

Contact Person/Title: Dan Duncan, Environmental Administrator

Signature: 

Date: January 2, 2024

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202401051220003
STATE CLEARING HOUSE # (If applicable)
2023110299

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF SANTA CLARITA PUBLIC WORKS DEPARTMENT			01/05/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
RR/CC			2024003162
PROJECT TITLE			
VIA PRINCESSA PARK			
PROJECT APPLICANT NAME			PHONE NUMBER
DAN DUCAN			(661)255-4942
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
23920 VALENCIA BOULEVARD SUIT E300	SANTA CLARITA	CA	91355
PROJECT APPLICANT (Check appropriate box):			
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,051.25	\$ 0.00
☒ Negative Declaration (ND)(MND)	\$2,916.75	\$ 2,916.75
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
☒ County Administrative Fee	\$50.00	\$ 75.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ CDFW No Effect Determination (Form Attached)		
☐ Other _____		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____	\$ 2,991.75
--	-------------

SIGNATURE	TITLE
X 	ITC

ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

FG 753.5a (Rev. 01/19)

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: L. MURGUIA



* 2 0 2 4 0 1 0 5 1 2 2 0 0 0 3 *

Friday, January 5, 2024 9:50 AM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2024003162		
NoD - Negative Declaratio	1	\$2,916.75
2024003162		
Total		\$2,991.75

Total Documents:

1

Customer payment(s):

Check

\$2,991.75

Check List:

#403192

\$2,991.75

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: K. MEDRANO



Wednesday, September 9, 2026 3:55 PM

5600
LAFCD - Local Agency Formation Co...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2026193701	1	\$25.00
NoD - County Posting Fee 2026193702	1	\$25.00
Total		\$50.00

Total Documents: 2

Customer payment(s):

Billing \$50.00

ON September 09 2026UNTIL October 09 2026**Notice of Determination**

REGISTRAR – RECORDER/COUNTY CLERK

TO:

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

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
 Phone: (626)204-6500

☒ County Clerk
 County of Los Angeles
 12400 E. Imperial Highway room 1201
 Norwalk, CA 90650

Lead Agency:

City of Lancaster
Address: 44933 North Fern Avenue
Lancaster, CA 93534
Contact: Mitzi Alvarado
Phone: (661) 723-6100

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

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2004050687

Project Title: Conditional Use Permit No. 23-020

Project Applicant: Rich Development; Kristine Simmons

Project Developer: Rich Development; Kristine Simmons

Project Location (include county): Southwest corner of Avenue Land 10th Street West (Assessor Parcel Number: 3109-026-047, -048 and -049
located in the City of Lancaster, County of Los Angeles, State of California

Project Description:

Conditional Use Permit to allow for the construction and operation of a new car wash facility, fast food drive-thru pad and Electric Vehicle (EV) charging facility with site improvements in the Commercial Planned Development (CPD) zone located at the southwest corner of Avenue Land 10th Street West (APN: 3109-026-047, -048 and -049).

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on 09/09/26 and has considered the Mitigated Negative Declaration (date)

as prepared by the Lead Agency 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.
☒ A Mitigated 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 Mitigated Negative Declaration, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature: [Signature] Title: Executive Officer

Date: 9/9/26

2026 193707



FILED

Sep 09 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by MAYA HEAD

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202407010480002
STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

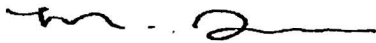
LEAD AGENCY			DATE
CITY OF LANCASTER COMMUNITY DEVELOPMENT			07/01/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2024139841
PROJECT TITLE			
CONDITIONAL USE PERMIT NO. 23-020			
PROJECT APPLICANT NAME			PHONE NUMBER
MITZI ALVARADO			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
44933 NORTH FERN AVE	LANCASTER	CA	93534
PROJECT APPLICANT (Check appropriate box):			
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,051.25	\$ 0.00
☒ Negative Declaration (ND)(MND)	\$2,916.75	\$ 2,916.75
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
☒ County Administrative Fee	\$50.00	\$ 75.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ CDFW No Effect Determination (Form Attached)		
☐ Other _____		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ \$ 2,991.75

SIGNATURE	TITLE
X 	

2026 193707

FILED
Sep 09 2026
Deen C. Logan, Registrar—Recorder/County Clerk
Electronically signed by MAYA HEAD

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: M. HEAD



* 2 0 2 6 0 9 0 9 0 4 6 0 0 0 6 *

Wednesday, September 9, 2026 3:57 PM

5600
LAFCO - Local Agency Formation Co...

Item(s)

Fee	Qty	Total
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NoD - County Posting Fee	1	\$25.00
2026193707		

Total		\$25.00
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Total Documents:	1
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Customer payment(s):

Billing	\$25.00
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