



THE CITY OF ARTESIA, CALIFORNIA

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"Service Builds Tomorrow's Progress"

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (ARTESIA BOULEVARD CORRIDOR SPECIFIC PLAN AMENDMENT)

ATTENTION:	Agencies, Organizations, and Interested Parties
DATE:	March 27, 2023
CASE NO:	2022-13
STATE CLEARINGHOUSE NO:	2022080202
PROJECT NAME:	Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)
CEQA LEAD AGENCY:	City of Artesia 18747 Clarkdale Avenue Artesia, CA 90701
CONTACT:	City of Artesia Planning Department ATTN: Okina Dor, Community Development Director planning@cityofartesia.us (562) 865-6262 ext. 227
COMMENT PERIOD:	March 27, 2023 to May 10, 2023
DOCUMENT AVAILABILITY:	The Artesia Place Project Draft Environmental Impact Report can be viewed here: https://www.cityofartesia.us/336/Community-Development

The City, as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment) (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is available for public review and comment. The City is requesting comments on the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Location:

The Project site consists of one approximately 3.3-acre parcel (Assessor Parcel Number 7035-016-064) located at 11709 Artesia Boulevard. The Project site is generally bound by roadways, with Artesia Boulevard on the south, Alburto Avenue on the east, and Fallon Avenue on the west. The Project site is located in Quadrant 2 of the Artesia Boulevard Corridor Specific Plan (ABCSP) Area.

The Project site is listed on several environmental databases, as determined by the regulatory agency database search conducted as part of the Phase I Environmental Site Assessment (ESA). However, the Phase I ESA concluded that the listings in the environmental database report are unlikely to represent an environmental concern to the site given that the listings associated with the site were properly closed, removed, and documented and recommends no further investigation regarding this issue. Therefore, while the Project site is listed on the Cortese List,

pursuant to Government Code §65962.5, the Project site would not create a significant hazard to the public or the environment.

Project Description:

The Project proposes the construction and operation of a mixed-use development comprised of 80 dwelling units (DU) and approximately 11,257 gross square feet (GSF) of non-residential (commercial and office) land uses. Specifically, the Project proposes to develop: 10 buildings with 59 three-story townhome units; one mixed-use building with approximately 3,450 GSF of commercial uses on the ground level and 4 carriage-type townhome units above; two buildings with 8 commercial condominiums totaling approximately 2,664 GSF on the ground level and 8 townhome units above; one building with approximately 2,700 GSF of commercial uses; and two buildings with approximately 2,443 GSF of office uses and 9 townhome units. The Project also proposes approximately 39,803 square feet (SF) of open space, a 462 SF pool building, and 216 vehicle parking spaces. Project construction is anticipated to occur over approximately 24 months, beginning September 2023 and ending August 2025.

Required Entitlements:

Entitlements and approvals required for the Project include:

- General Plan Amendment: A General Plan Amendment to amend the text of the Land Use Sub-Element of the Community Development and Design Element, and specifically the Gateway Community Commercial land use designation;
- Zoning Code Text Amendment: A Zoning Code Amendment to amend the ABCSP to:
 - Permit residential uses, establish a maximum allowable development, and update the Design Standards and Guidelines (among other chapters) concerning Quadrant 2b (i.e., the Project site);
 - Update, as needed, the ABCSP text and exhibits to reflect current conditions and account for the Project's proposed Quadrant 2b changes;
- Design Review: A Design Review of the proposed development Project's physical plan, pursuant to AMC §9-2.2001;
- Vesting Tentative Tract Map No. 83834 to subdivide the property into 9 smaller lots and accommodate 80 Units for condominium purposes;
- Development Agreement: The Applicant and City will enter into an agreement that will govern development of the property and detail the obligations of the Applicant and City relative to such development;
- Environmental Impact Report (EIR) Certification: Prior to approving the Project, as Lead Agency, the City is required to certify the Final EIR, pursuant to State CEQA Guidelines §15090; and
- Other discretionary and ministerial permits and approvals that may be necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, haul route approval, and sign permits.

Environmental Impact Report:

The Artesia Place Project EIR evaluated the Project's potential environmental impacts and focused on the following environmental issues:

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils (Paleontological Resources)
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Based on the analysis contained in the Draft EIR, the Project would not result in any significant and unavoidable impacts and would not result in any cumulatively considerable impacts.

Public Review Period:

The Draft EIR is available for a public review period commencing on **March 27, 2023 and ending on May 10, 2023**. In accordance with the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide such comments during this time. Please submit all comments in writing so they are received no later than May 10, 2023, 5:00 P.M.

Please direct your comments to:

E-mail: Planning@cityofartesia.us

Mail: City of Artesia
Planning Department
ATTN: Okina Dor, Community Development Director
18747 Clarkdale Avenue
Artesia, CA 90701

Fax: (562) 865-6240

Locations Where Draft EIR is Available for Public Review

Pursuant to the California Governor's Executive Orders), electronic copies of the Draft EIR and all documents referenced therein are available for download on the City's website at <https://www.cityofartesia.us/336/Community-Development>. Also, all materials will be submitted electronically to the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

Copies of the Draft EIR are also available for public review at the following locations:

- Artesia City Hall, Planning Department, 18747 Clarkdale Avenue, Artesia, CA 90701
- Artesia Public Library, 18801 Elaine Avenue, CA 90701
- Artesia Public Park, 18750 Clarkdale Avenue, Artesia, CA 90701

Should you have trouble accessing these documents, please contact the City at Planning@cityofartesia.us.