

**NOTICE OF AVAILABILITY OF A PARTIALLY RECIRCULATED  
DRAFT ENVIRONMENTAL IMPACT REPORT  
ARTESIA PLACE PROJECT  
(ARTESIA BOULEVARD CORRIDOR SPECIFIC PLAN AMENDMENT)**

<b>ATTENTION:</b>	Agencies, Organizations, and Interested Parties
<b>DATE:</b>	September 20, 2023
<b>CASE NO:</b>	2022-13
<b>STATE CLEARINGHOUSE NO:</b>	2022080202
<b>PROJECT NAME:</b>	Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)
<b>CEQA LEAD AGENCY:</b>	City of Artesia 18747 Clarkdale Avenue Artesia, CA 90701
<b>CONTACT:</b>	City of Artesia Planning Department ATTN: Okina Dor, Community Development Director planning@cityofartesia.us (562) 865-6262, Ext. 227
<b>COMMENT PERIOD:</b>	September 21 – November 6, 2023
<b>DOCUMENT AVAILABILITY:</b>	The Artesia Place Project Partially Recirculated Draft Environmental Impact Report (PR-DEIR) can be viewed here: <a href="http://cityofartesia.us/457/Artesia-Boulevard-Corridor-Specific-Plan">http://cityofartesia.us/457/Artesia-Boulevard-Corridor-Specific-Plan</a>

A Partially Recirculated Draft Environmental Impact Report (PR-DEIR) has been prepared for the proposed Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment) (Project). The City of Artesia (City) is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

**PROJECT LOCATION:**

The Project site consists of one approximately 3.3-acre parcel (Assessor Parcel Number (APN) 7035-016-064) located at 11709 Artesia Boulevard, City of Artesia. The Project site is in the northeast portion of the 21-acre Artesia Boulevard Corridor Specific Plan (ABCSP) area, which extends along Artesia Boulevard, generally between Corby Avenue on the east and Gridley Road on the west.

**PROJECT DESCRIPTION:**

The Project proposes to construct and operate 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; 1 mixed-use building with approximately 3,450 GSF of commercial uses on the ground level and 4 carriage-type townhome units above; 2 buildings with 8 commercial condominiums totaling approximately 2,664 GSF on the ground level and 8 townhome units above; 1 building with approximately 2,700 GSF of commercial uses; and 2 buildings with approximately 2,443 GSF of office uses and 9 townhome units. The Project also proposes approximately 39,803 SF of open space, a 462 SF pool building, and 216 vehicle parking spaces.

## OVERVIEW OF THE PARTIALLY RECIRCULATED DEIR

The PR-DEIR is part of the Project's ongoing environmental review process and has been prepared to address public comments and expand upon the DEIR's analysis. CEQA requires either a complete or partial recirculation of an EIR when the lead agency adds "significant new information" to an EIR regarding changes to the project description or the environmental setting after public notice is given of the availability of a Draft EIR for public review (State CEQA Guidelines Section 15087) but before EIR certification (State CEQA Guidelines Section 15088.5[a]). Complete or partial recirculation is not required unless the EIR is changed in a way that would deprive the public of the opportunity to comment on significant new information, including a new significant impact for which no feasible mitigation is available to fully mitigate the impact (thus resulting in a significant and unavoidable impact), a substantial increase in the severity of a disclosed environmental impact, or development of a new feasible alternative or mitigation measures that would clearly lessen environmental impacts but that the project proponent declines to adopt (State CEQA Guidelines Section 15088.5[a]).

This PR-DEIR was prepared to allow the public the opportunity to comment on the additional analysis conducted for the Reduced Density Alternative, which is provided in PR-DEIR Section 2.0: Revisions to the DEIR.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** Revisions to DEIR Section 6.0: Alternatives to the Proposed Project did not result in any new significant impacts not previously identified in the DEIR.

**COMMENTING ON THE PARTIALLY RECIRCULATED DRAFT EIR:** Consistent with the requirements of State CEQA Guidelines Sections 15087 and 15088.5(d), this PR-DEIR is being made available on September 21, 2023, for public review for a period of 45 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this PR-DEIR to the City of Artesia. Pursuant to procedures set forth in State CEQA Guidelines Section 15088.5(f)(2), **reviewers are to limit their comments to the revised information contained in this PR-DEIR.** Reviewers need not resubmit comments on the DEIR. Comments received on the DEIR, as well as comments on this PR-DEIR, will all be responded to in the Final EIR.

**DOCUMENT AVAILABILITY:** (Pursuant to the California Governor's Executive Orders), electronic copies of the PR-DEIR 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 PR-DEIR 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](mailto:Planning@cityofartesia.us).

**HOW TO COMMENT:** Please provide written comments to Okina Dor, Community Development Director, City of Artesia, Planning Department, 18747 Clarkdale Avenue, Artesia, CA 90701; fax: (562) 865-6240 or email [Planning@cityofartesia.us](mailto:Planning@cityofartesia.us). **Comments must be received prior to the close of the 45-day public review period at 5:00 p.m. on November 6, 2023.**