



"Service Builds Tomorrow's Progress"

# THE CITY OF ARTESIA, CALIFORNIA

18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA 90701

Telephone 562 / 865-6262

FAX 562 / 865-6240

## NOTICE OF AVAILABILITY

### REVISED AND RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

#### ARTESIA PLACE PROJECT

Attention: Agencies, Organizations, and Interested Parties

Date: March 25, 2025

Project No.: Case No. 2022-13

State Clearing House No.: 2022080202

Project Name: Artesia Place Project

Lead Agency: City of Artesia  
Community Development Department  
18747 Clarkdale Avenue  
Artesia, CA 90701

Comment Period: March 25, 2025 – May 12, 2025

Document Availability: The Artesia Place Project Revised and Recirculated Draft Environmental Impact Report can be viewed here:  
  
<https://cityofartesia.us/1556/Artesia-Place-Residential-Development>

The City of Artesia (City), as Lead Agency, has prepared a Revised and Recirculated Draft Environmental Impact Report (RR-DEIR) for the Artesia Place Project (Project) in accordance with the California Environmental Quality Act (CEQA). The RR-DEIR has been prepared in conformance with CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This Notice of Availability has been issued to notify agencies, organizations, and interested parties that the RR-DEIR is available for public review and comment. The City is requesting comments on the RR-DEIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

**PROJECT LOCATION:** The Project site is in the City of Artesia (City). The Project site consists of two parcels. The main Project site parcel (Site 1) is approximately 3.3 acres in size, comprising Assessor Parcel Number [APN] 7035-016-064, located at 11709 Artesia Boulevard. The second parcel (Site 2) is 0.21 acres in size, comprising APN 7035-020-056, located at 17212 Alburdis Avenue. Site 1 is generally bounded by Artesia Boulevard on the south, Alburdis Avenue on the

east, Flallon Avenue on the west, and industrial/warehouse uses on the north. Site 2 is bounded by automotive uses on the south, north, and east and Albutis Avenue on the west. The Project site is depicted in Figure 1.

The Project site is listed on several environmental databases, as determined by the regulatory agency database search conducted as part of the Phase 1 Environmental Site Assessment (ESA). However, the Phase 1 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 section 65962.5, the Project site would not create a significant hazard to the public or the environment.

**PROJECT DESCRIPTION:** The Project would construct a residential development on the Project Site, generally comprising 120 DUs (including 24 lower income affordable units and 8 live/work units) in 22 three-story, townhome buildings. Twenty of the townhome buildings (including the 8 live/work units) would be developed on Site 1, while two of the townhome buildings containing 12 one-bedroom units would be developed on Site 2. To allow the proposed development, the Project seeks approval of the following entitlements: Design Review; Vesting Tentative Tract Map No. 83834; and CEQA EIR certification.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The RR-DEIR assesses potential impacts related to the following environmental topics: Air Quality, Cultural Resources, Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas (GHG) Emissions, Land Use, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. No significant and unavoidable impacts were identified.

**PUBLIC REVIEW PERIOD:** The RR-DEIR is available for a public review period commencing on **March 25, 2025 and ending on May 12, 2025**. In accordance with the State CEQA Guidelines, should you have any comments pertaining to the environmental analysis contained in the RR-DEIR, please provide such comments during this time. Please submit all comments in writing so they are received no later than **May 12, 2025, at 5:00 p.m.**

Please direct your comments to:

E-mail: [Planning@cityofartesia.us](mailto:Planning@cityofartesia.us)

Phone: (562) 865-6262 Ext. 200 or 224

Mail: City of Artesia  
Planning Department  
Attn: Salvador Lopez, Jr., Interim Community Development Director,  
18747 Clarkdale Avenue  
Artesia, CA 90701

**DOCUMENT AVAILABILITY:**

Electronic copies of the RR-DEIR and all documents referenced therein are available for download on the City's website at [www.cityofartesia.us](http://www.cityofartesia.us). Also, all materials are available electronically the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).

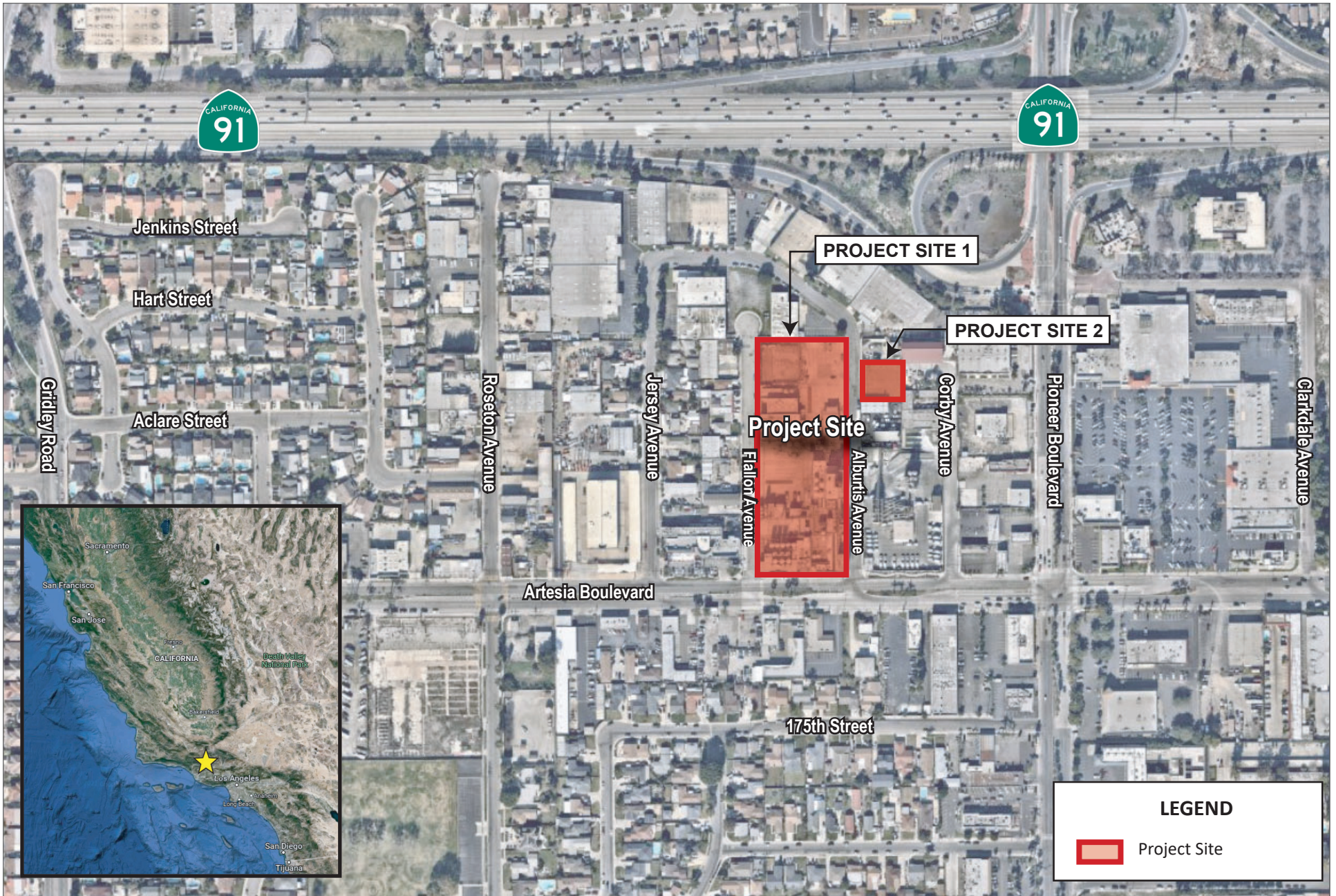
Hard copies of the RR-DEIR are also available for public review at the following locations:

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

Should you have trouble accessing these documents, please contact the City at [Planning@cityofartesia.us](mailto:Planning@cityofartesia.us).

**ATTACHMENTS:**

Figure 1, Site Vicinity Map



**FIGURE 1: SITE VICINITY MAP**  
 Artesia Place Project

  
 NOT TO SCALE