

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 20220808202

Project Title: Artesia Place Project

Lead Agency: City of Artesia Contact Person: Salvador Lopez
 Mailing Address: 18747 Clarkdale Avenue Phone: (562) 865-6262
 City: Artesia Zip: 90701 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Artesia
 Cross Streets: Artesia Boulevard/Alburtis Avenue Zip Code: 90701

Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 24.99 " N / 118 ° 5 ' 3.66 " W Total Acres: 3.51

Assessor's Parcel No.: 7035-016-064, 7035-020-056 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 91, I-605 Waterways: NA
 Airports: NA Railways: NA Schools: Gahr HS, Benita Juarez ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 20220808202 Draft EIS Other: _____
 Mit Neg Dec Other: Revised and Recirculated DEIR FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review

Development Type:

Residential: Units 120 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Paleontological Resources

Present Land Use/Zoning/General Plan Designation:

The property is currently vacant land. GP Designation is Gateway Community Commercial, Zoned Artesia Boulevard Corridor Specific Plan

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>SCAQMD</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 25, 2025 Ending Date May 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>CAJA Environmental Services, LLC</u>	Applicant: <u>G3 Urban - Jordan Gardner</u>
Address: <u>9410 Topanga Canyon Boulevard</u>	Address: <u>15235 South Western Avenue</u>
City/State/Zip: <u>Chatsworth, CA 91311</u>	City/State/Zip: <u>Gardena, CA 90249</u>
Contact: <u>Kerrie Nicholson</u>	Phone: <u>(213) 400-5358 jordan@g3urban.com</u>
Phone: <u>310-469-6706</u>	

Signature of Lead Agency Representative: Salvador Lopez Jr.  Date: 3/19/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.