

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 20220808202

Project Title: Artesia Place Project

Lead Agency: City of Artesia

Contact Name: Salvador Lopez

Email: interimcddirector@cityofartesia.us Phone Number: 562-865-6262

Project Location: Artesia, County of Los Angeles
 City *County*

Project Description (Proposed actions, location, and/or consequences).

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 Alburtis Avenue. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant and unavoidable impacts were identified for the Project.

Air Quality: With use of Tier 4 (or better) construction equipment, the Project would not result in any significant construction-related health risks. Cultural Resources: With implementation of typical measures related to inadvertent discovery of archaeological resources, the Project would not result in any significant impacts related to unknown archaeological resources. Paleontological Resources: With implementation of typical measures related to inadvertent discovery of paleontological resources, the Project would not result in any significant impacts related to unknown paleontological resources. Noise: With use of sound barriers during construction and compliance with Title 24 interior noise standards during operation, the Project would not result in any significant impacts related to construction and operational noise, respectively. Additionally, by maintaining setbacks for large bulldozers during construction, the Project would not result in any groundborne vibration impacts during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following issues were raised during the commenting period of the NOP. These issues will be examined in the cited sections of the Draft EIR.

- Project-related traffic causing congestion on local roads and near the National Ready Mixed Concrete facility;
- Project residents' proximity to concrete facility;
- Project estimated greenhouse gas (GHG) emissions from construction and operation;
- Project water demand and wastewater service availability; see Section 4.12: Utilities and Service Systems; and
- Potential discovery of cultural (archaeological, paleontological, human remains, etc.) resources by grading and development of the site.

Provide a list of the responsible or trustee agencies for the project.

None.