



**CITY OF ARTESIA  
NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION (MND) FOR THE  
ARKANSAS STREET SPECIFIC PLAN PROJECT &  
11700 ARKANSAS STREET PROJECT**

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**NOTICE IS HEREBY GIVEN** that the City of Artesia has completed an Initial Study of the following described project at the following location.

**PROJECT NAME:** Arkansas Street Specific Plan Project & 11700 Arkansas Street Project

**PROJECT APPLICANT/DEVELOPER:**

<b>Arkansas Street Specific Plan Project</b>	
<b>Applicants</b>	
City Ventures Kim Prijatel Senior Vice President of Development 3121 Michelson Drive, Suite 150 Irvine, CA 92612 (949) 258-7540 <a href="mailto:kPrijatel@cityventures.com">kPrijatel@cityventures.com</a>	City of Artesia Okina Dor, Community Development Director 18747 Clarkdale Avenue Artesia, CA 90701 (562) 865-6262 x227 odor@cityofartesia.us
<b>11700 Arkansas Street Mixed Use Project</b>	
<b>Applicant/Developer</b>	<b>Property Owner</b>
Kim Prijatel Senior Vice President of Development City Ventures 3121 Michelson Drive, Suite 150 Irvine, CA 92612 (949) 258-7540 <a href="mailto:kPrijatel@cityventures.com">kPrijatel@cityventures.com</a>	Pioneer Realty Development, LLC c/o WKS Restaurant Group 5856 Corporate Ave, Suite 200 Cypress, CA 90630 Attn. Paul Tanner (562) 354-4851 <a href="mailto:paul@wksusa.com">paul@wksusa.com</a>

**PROJECT DESCRIPTION:**

Arkansas Street Specific Plan Project

The Arkansas Street Specific Plan Project proposed by the City of Artesia encompasses the 4.22-acre area bounded north by Arkansas Street, east by Pioneer Boulevard, south by a single-family residential neighborhood, and west by single-family residential and Alburdis Avenue. The Specific Plan Project aims to create a document that provides abilities for the future redevelopment of underutilized parcels. By creating a neighborhood composed of a mix of uses, residential and commercial, the City can have a path forward and strategy for growth, prosperity, and stability of this neighborhood. The 11700 Arkansas Street development project, described below, is encompassed within the proposed Arkansas Street Specific Plan.

11700 Arkansas Street Project

The 11700 Arkansas Street Project will consist of 4,544 square feet of commercial space facing Arkansas Street. It will also include fifty-nine (59) townhomes with private garages, drive aisles, sidewalks, guest parking, and common landscaped areas on 2.65-acres. Twenty-two (22) townhomes will include live/work flex space within the dwelling units.

**PROJECT LOCATION:** The Arkansas Street Specific Plan area is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and the west by Albutis Avenue within the City of Artesia, Los Angeles County, California, as shown in Figure 6 – Aerial Map. The project site is within Section 25, Township 3 South, Range 12 West, shown on the U.S. Geological Survey (USGS) Whittier, CA, 7.5-minute topographic quadrangle map. It comprises Tax Assessor Parcel Numbers 7014-003-015 through -028 and the portion of Albutis Avenue to be vacated within the project area (Figure 7 – Project Area with APNs).

**ENVIRONMENTAL DETERMINATION:** An Initial Study was completed in accordance with the City of Artesia’s procedures for implementing the California Environmental Quality Act. The Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. Based on the Initial Study, the City of Artesia’s Staff has concluded that the project will not significantly affect the environment and it is the City’s intent to adopt a Mitigated Negative Declaration (MND). The Initial Study reflects the independent judgment of the City of Artesia.

**HAZARDOUS WASTE SITES:** In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.



**PROJECTS OF STATEWIDE, REGIONAL, OR AREAWIDE SIGNIFICANCE:** The project **IS** a project of statewide, regional, or areawide significance as designated in CEQA Guidelines Section 15206.

**SCOPING MEETING:** In accordance with CEQA Section 21083.9, the City of Artesia **WILL NOT** hold a scoping meeting.

**ENVIRONMENTAL REVIEW AND PUBLIC COMMENT:** The proposed project application, plans, environmental documentation (Initial Study and Mitigated Negative Declaration), technical studies, and other related information may be reviewed at the Community Development Department web page at: <http://cityofartesia.us/336/Community-Development>. The Initial Study and the Mitigated Negative Declaration are also available for public review at the following locations during normal business hours:

- 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 907

You may request a copy of the above-described items and draft decision. This can be mailed or emailed to you by contacting Art Bashmakian, Contract Planner, (562) 537-3333, [abashmakian@sagecrestplanning.com](mailto:abashmakian@sagecrestplanning.com). Staff will also be available to review any questions and/or concerns with the proposal.

The comment period for the IS/MND begins on September 16, 2022, and closes on October 17, 2022, at **5:00 PM**. Please submit comments to:

City of Artesia, Community Development Department  
 Attn: Art Bashmakian  
 18747 Clarkdale Avenue  
 Artesia, CA 90701