



DEPARTMENT of COMMUNITY DEVELOPMENT

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NOTICE OF AVAILABILITY

To: Interested Agencies and Organizations and Members of the Public
Subject: Notice of Availability of a Draft Environmental Impact Report
City of Gardena General Plan, Zoning Code & Zoning Map Amendment Project
SCH # 2023060263

Lead Agency:

Name: City of Gardena (City)
Address: 1700 West 162nd Street
Gardena, California 90247
Contact: Amanda Acuna – Community Development Manager
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310-217-6110

The City, as Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the 1450 Artesia Specific Plan Project (herein referred to as “1450 Artesia Specific Plan Project” or “Project”), as identified below. This Notice of Availability has been issued to notify interested parties that the Draft EIR is available for public review and comment. The City is requesting comments on the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.

Project Location:

The Project site is located in Gardena, California (City) and is located at the corner of Artesia Boulevard and Normandie Avenue, two major thoroughfares within the City. The 1450 Artesia Specific Plan would cover approximately 6.33 acres collectively consisting of the sites located on Assessor Parcel Numbers 6106-036-010, 6106-036-012, 6106-036-034, 6106-036-035, 6106-036-036, and 6106-036-037. The Project site currently contains three industrial structures (8,080 square feet, 825 square feet, and 3,159 square feet), a paved, open area along Artesia Boulevard (APN 6106-036-034), and one occupied residential dwelling unit behind the industrial properties adjacent to the Dominguez Channel located at 1472 West Artesia Boulevard (APN 6106-036-010).

The Project site is included on a list of hazard materials sites compiled pursuant to Government Code § 65962.5 and will be undergoing remediation.

Project Description:

The Applicant seeks approval of the 1450 Artesia Specific Plan as well as construction and operation of a mixed-use commercial/industrial development with a total building area of 268,000 square feet

(SF) and an approximate height of 75 feet. The development would include a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units over the bottom floor warehouse/distribution use and leasing office), an industrial warehouse/distribution use (one level totaling 72,000 GSF with ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). Additionally, associated facilities and improvements would include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, pavement for on-site parking spaces, and a 200 square foot storage building for the City’s use. Under the Specific Plan, the parking lot area would be used periodically for City-sponsored outdoor events (“special events”).

The Project Applicant is coordinating with the Atlantic Richfield Company (ARC), which is a responsible party working under the direction of the California Department of Toxic Substances Control (DTSC) to implement a Remedial Action Plan (RAP) by installing an engineered cap, soil vapor probes, and associated infrastructure (the “remedy”) on part of the Project site before the Applicant commences construction of the proposed Project. The Applicant will undertake measures to protect this remedy and avoid any unreasonable risk of harm to human health and the environment, including installing soil vapor barrier and ventilation systems beneath the structure to protect building occupants against indoor soil vapor intrusion; recording a land use covenant on the Project site to prohibit sensitive uses thereon, such as residential uses, but which would permit the Project’s commercial and industrial uses; complying with all institutional controls that DTSC may require; and undertaking long-term monitoring and maintenance of the soil vapor barrier and ventilation systems for the Project’s building. The new structure on the Project site would only overlap with the remediated area, and the portion of the Project that overlaps the sumps areas would be paved and utilized as a parking lot.

Under the RAP two of the buildings are scheduled for demolition. The remaining buildings will be demolished for the Project.

For analysis purposes, construction of the Project is expected to last approximately 18 months beginning in the Spring of 2024 and ending in the Fall of 2025. The Project is anticipated to be operational in Fall of 2025. The Applicant’s timing for construction would not interfere with the implementation of the RAP by ARC, nor will ARC’s implementation of the RAP interfere with the Applicant’s construction and operation of the Project.

Required Entitlements:

Entitlements and approvals required for the Project include:

Agency	Jurisdiction	Permit Regulatory Requirement/Approval
State		
State Water Resources Control Board	Responsible Agency	General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit
Los Angeles County Fire Department	Responsible Agency	Plan check

Agency	Jurisdiction	Permit Regulatory Requirement/Approval
Local		
City of Gardena	Lead Agency	<ul style="list-style-type: none"> ▪ Adoption of the 1450 Artesia Specific Plan ▪ Zone Text Amendment ▪ Development Agreement ▪ Site Plan Review ▪ Lot Merger

Environmental Impact Report:

The Gardena General Plan, Zoning Code & Zoning Map Amendment EIR evaluates the Project’s potential environmental impacts and focuses on the following environmental issues:

- Air Quality
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

The only impact which could not be mitigated to below a level of significance, despite mitigation, was construction noise.

Public Review Period:

The Draft EIR is available for a public review period commencing on **August 1, 2024, and ending on September 16, 2024**. In accordance with the State CEQA Guidelines, should you have any comments on the Draft EIR, please provide such comments during this time. It is preferable that comments be e-mailed to Amanda Acuna at the e-mail address provided above with the subject line: 1450 ARTESIA SPECIFIC PLAN PROJECT DEIR COMMENT. Comments may also be mailed to Ms. Acuna at the address listed above.

Locations Where Draft EIR is Available for Public Review:

A copy of Draft EIR will be available for review at the City Clerk’s office at 1700 W. 162nd Street, Gardena, during regular office hours. Additionally, electronic copies of the Draft EIR and all documents referenced therein are available for download on the City’s website at <https://www.cityofgardena.org/community-development/planning-projects/>. Also, all materials will be submitted electronically to the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>). Should you have trouble accessing these documents, please contact Amanda Acuna.