



City of Artesia
Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties
From: City of Artesia
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Pioneer Place Mixed Use Project

The City of Artesia (“City”) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds that issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Pioneer Place Mixed Use Project

Project Description: The City of Artesia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of an approximately 0.83-acre vacant site with a mixed-use project (project) located at 17610-17618 Pioneer Boulevard within the City of Artesia in the County of Los Angeles (APNs 7033-007-016, -017, and -018). The project proposes the development of a six-story mixed-use building in a podium style, with most living units and other elements above two levels of parking. The project site has a General Plan land use designation of City Center Mixed Use with a zoning designation of Artesia Live Specific Plan. The City Center Mixed Use Designation encourages the development and redevelopment of a complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City’s core commercial area. The City Center Mixed Use designation is intended to serve as the City’s core. The City Center Mixed Use designations encourage physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods.

Project Location: 17610-17618 Pioneer Boulevard, Artesia, CA 90701

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur because of the proposed project. Potentially significant impacts for which mitigation measures are proposed are related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, transportation, tribal cultural resources, and mandatory findings of significance. After mitigation, these impacts are reduced to less than significant.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 30 days, starting on **March 28, 2025 and ending on April 28, 2025**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Artesia
Salvador Lopez Jr., Interim Community Development Director
Phone: 562-865-6262 Ext. 200 or 224
Email: InterimCDDirector@cityofartesia.us

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at the following locations:

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

The document is available online on the City’s website at: <https://www.cityofartesia.us/336/Community-Development>