

### 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# 2010041003**

**Project Title:** Mixed Use Overlay (MU-O) Zone (Implementation of General Plan Community Development and Design Element & Land Use Sub Element Community Planning - Principal LU 1

**Lead Agency:** City of Artesia **Contact Person:** Salvador Lopez Jr.  
**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:** Pioneer Boulevard/Artesia Boulevard/South Street **Zip Code:** 90701

**Longitude/Latitude (degrees, minutes and seconds):** 118 ° 4 ' 46.8258" N / 33 ° 51 ' 36.0608" W **Total Acres:** 232

**Assessor's Parcel No.:** Multiple **Section:** Twp.: 3S **Range:** 11W **Base:**

**Within 2 Miles:** State Hwy #: 91 **Waterways:** San Gabriel River (Concrete Channel)

**Airports:** **Railways:** **SCHOOLS:** multiple

**Document Type:**

- |                                      |   |                                    |  |
|--------------------------------------|---|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input type="checkbox"/> Draft EIR                            | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input checked="" type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____   | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit/Neg Dec | Other: _____  | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation          |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment       |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit      |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: Zone Overlay |

**Development Type:**

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |  |

**Project Issues Discussed in Document:**

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks     | <input type="checkbox"/> Vegetation   |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality                                      |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater                |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic                      | <input checked="" type="checkbox"/> Sewer Capacity       | <input type="checkbox"/> Wetland/Riparian                                   |
| <input type="checkbox"/> Biological Resources                | <input type="checkbox"/> Minerals                              | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement                       |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste          | <input checked="" type="checkbox"/> Land Use                                |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects                      |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input checked="" type="checkbox"/> Other: GHGs, Utilities/Svcs, Mand Fndgs |

**Present Land Use/Zoning/General Plan Designation:**

Mixed commercial, industrial, residential, institutional/multiple zoning designations/multiple General Plan designations

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

Amend the Artesia Municipal Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 5, Establishment of Zones, Section 9-2.501, Established; to establish a Mixed-Use Overlay (MU-O) Zone enacted to implement, in part, the City of Artesia 6th Cycle Housing Element of the Artesia General Plan, to encourage and incentivize new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-income classifications. This ordinance further establishes a Community Benefit Program as set forth in Section 9-2.4609. This ordinance is not intended to alter development rights or standards applicable to the underlying zoning.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

- |  |  |
|--|--|
| <input 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 type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 7            | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input 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 type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input 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 type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development  | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date April 22, 2025 Ending Date May 23, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Willdan Engineering</u>	Applicant: <u>City of Artesia</u>
Address: <u>13191 Crossroads Parkway North, Ste 405</u>	Address: <u>18747 Clarkdale Avenue</u>
City/State/Zip: <u>Industry CA 91746</u>	City/State/Zip: <u>Artesia CA 90701</u>
Contact: <u>Christine Kudija JD AICP MLA</u>	Phone: <u>(562) 865-6262</u>
Phone: <u>(661) 904-2360</u>	

Signature of Lead Agency Representative:  Date: April 22, 2025

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