

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 #: 2022080202

Project Title: Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)

Lead Agency: City of Artesia

Contact Name: Okina Dor, Community Development Director

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

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

The Project proposes the construction and operation of a mixed-use development comprised of 80 dwelling units (DU) and approximately 11,257 gross square feet (GSF) of non-residential (commercial and office) land uses. The Project also proposes approximately 39,803 square feet (SF) of open space, a 462 SF pool building, and 216 vehicle parking spaces. Project construction is anticipated to occur over approximately 24 months, beginning September 2023 and ending August 2025.

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

Mitigation measures would reduce potentially significant impacts with regard to Air Quality – expose sensitive receptors to substantial pollutant concentrations; Cultural Resources – Project construction on archaeological resources; Geology and Soils – Project construction on paleontological resources; Noise – Project construction and operational impacts on substantial temporary permanent increase in ambient noise levels; Public Services – Project construction and operation impacts on parks and recreational facilities; and Utilities and Service Systems – Project construction and operation impacts on construction of new or expanded facilities.

MM AQ-1 would require all off-road diesel-powered construction equipment greater than 50 horsepower to meet CARB Tier 4 Final off-road emission standards or incorporate CARB Level 3 Verified Diesel Emission Control Strategy, as well as other construction equipment specifications to be provided to the City prior to the issuance of grading permits.

MM CUL-1 requires the Applicant to retain a qualified archaeologist to conduct sensitivity training for construction personnel, for field personnel to stop work in the immediate vicinity of a find, and for the qualified archaeologist to prepare plans for feasible mitigation of impacts to the find.

MM GEO-1 requires the Applicant to retain a qualified paleontologist to conduct sensitivity training for construction personnel, for field personnel to stop work in the immediate vicinity of a find, and for the qualified paleontologist to assess, survey, and prepare a report to document the find for preservation, conservation, or relocation of the resource.

MM NOI-1 requires implementation of sound insulation to minimize interior noise levels at habitable rooms of residences along Alburdis Avenue to ensure the Project would be consistent with CCR Title 24, Part 2, Section 1206.4.

The mitigation measures for parks and recreation, tribal cultural resources, and utilities and service systems are related to the mitigation measures described above. The potentially significant impacts would be reduced to less than significant with mitigation measures incorporated. Detailed analysis is provided in Section 4.0: Environmental Impact Analysis of this Draft EIR.

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 comment letters received from the agencies on the Notice of Preparation raised the following general topics of issues, all of which are discussed within the Draft EIR: Project-related traffic causing congestion, Project residents' proximity to the concrete facility, estimated greenhouse gas (GHG) emissions from construction and operation, Project water demand and wastewater service availability, and the potential discovery of cultural resources by grading and development of the site.

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

City of Artesia (Lead Agency)
South Coast Air Quality Management District