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THE CITY OF ARTESIA, CALIFORNIA

18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA 90701
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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF SCOPING MEETING FOR THE ARTESIA PLACE PROJECT (ARTESIA BOULEVARD CORRIDOR SPECIFIC PLAN AMENDMENT)

ATTENTION:	Agencies, Organizations, and Interested Parties
DATE:	August 10, 2022
CASE NO:	2022-13
PROJECT NAME:	Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)
CEQA LEAD AGENCY:	City of Artesia
NOTICE OF SCOPING MEETING LOCATION:	August 16, 2022 at 5:30 P.M. to 6:30 P.M. Council Chambers of Artesia City Hall 18747 Clarkdale Avenue Artesia, CA 90701
COMMENT PERIOD:	August 10, 2022 to September 9, 2022 5:00 P.M.
DOCUMENT AVAILABILITY:	The Artesia Place Project Initial Study can be viewed here: https://www.cityofartesia.us/336/Community-Development

The City of Artesia (City) intends to prepare a Draft Environmental Impact Report (EIR) for the proposed Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment) (Project). In accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15082, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible and trusty agencies, and other interested parties with information describing the Project and its potential environmental effects.

The Draft EIR will be prepared by outside consultants under the supervision of the City of Artesia Planning Department. The City requests your written comments as to the Draft EIR's scope and content, including mitigation measures to avoid/reduce the Project's potential environmental impacts. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the Draft EIR.

A Public Scoping Meeting will be held to receive input as to what environmental topics the Draft EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are provided below.

PROJECT LOCATION:

The Project site consists of two parcels: Assessor Parcel Number 7035-016-064 is approximately 3.3-acres in size and located at 11709 Artesia Boulevard; Assessor Parcel Number 7035-020-056 is 0.23 acre in size and located at 17212 Alburtis Avenue. The Project site is generally bound by industrial uses on the north, Artesia Boulevard on the south, Alburtis Avenue on the east, and Flallon Avenue on the west. The Project site is located in Quadrant 2 of the Artesia Boulevard

Corridor Specific Plan (ABCSP) Area. The Project site boundaries are shown in **Figure 1: Project Site Boundary Within ABCSP**.

PROJECT DESCRIPTION:

The Project proposes construction and operation of a mixed-use development comprised of 80 dwelling units (DU) and approximately 8,650 square feet (SF) of commercial uses. Specifically, the Project proposes to develop: one building with approximately 2,700 SF of commercial uses; one mixed-use building with approximately 3,450 SF of commercial uses on the ground level with 4 carriage-type townhome units above; 8 shopkeeper units – commercial condominiums totaling 2,500 SF on the ground level with townhomes above; 9 live/work townhome units; and 59 three-story townhome units. The Project also proposes approximately 40,265 SF of open space, a 462-SF pool building, 216 vehicle parking spaces, and 40 bicycle parking spaces. Project construction is anticipated to occur over approximately 24 months, beginning September 2023 and ending August 2025. The requested approvals include: a General Plan Amendment; a Zoning Code Text Amendment to amend the ABCSP to permit residential uses, establish a maximum allowable development within the Project site, and amend the ABCSP's Design Standards and Guidelines (among other chapters); Design Review; Vesting Tentative Tract Map, and a Development Agreement.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as shown on the checklist, below.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

PUBLIC SCOPING MEETING:

A Public Scoping Meeting will be held to share Project information, explain the environmental review process, and receive written public comments regarding the scope and content of the environmental analysis to be addressed in the Draft EIR. City staff, environmental consultants, and Project representatives will be available. You may stop by at any time between 5:30 P.M. and 6:30 P.M. at the location specified below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this Public Scoping Meeting.

Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. Furthermore, no decisions about the Project will be made at the Public Scoping Meeting. The date, time, and location of the Public Scoping Meeting are as follows:

Date: August 16, 2022
Time: 5:30 P.M. – 6:30 P.M.
Location: Council Chambers of Artesia City Hall
18747 Clarkdale Avenue, Artesia, CA 90701

FILE REVIEW AND COMMENTS:

The Initial Study is available for public review and download at:
<https://www.cityofartesia.us/336/Community-Development>

Copies of the Initial Study are also available for public review at the following locations:

- 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 90701

Please contact the City of Artesia Staff Planner, listed below, if you are having issues accessing the Initial Study document.

SUBMITTAL OF WRITTEN COMMENTS:

The City solicits comments regarding the scope, content and specificity of the Draft EIR from all interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City will consider all written comments regarding the Project's potential environmental impacts and issues to be addressed in the Draft EIR.

Please submit all comments in writing so they are received no later than September 9, 2022, 5:00 P.M.

Please direct your comments to:

E-mail: Planning@cityofartesia.us

Mail: City of Artesia
Planning Department
ATTN: Okina Dor, Community Development Director
18747 Clarkdale Avenue
Artesia, CA 90701

Fax: (562) 865-6240

THE CITY REQUESTS THAT ALL WRITTEN COMMENTS BE SUBMITTED ELECTRONICALLY VIA EMAIL. WRITTEN COMMENTS WILL ALSO BE ACCEPTED VIA MAIL AND FACSIMILIE, AND AT THE PUBLIC SCOPING MEETING.

In accordance with State CEQA Guidelines Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. The City of Artesia requests that written comments be provided at the earliest possible date, but no later than 5:00 P.M. on September 9, 2022.



Okina Dor
Community Development Director
City of Artesia
(562) 865-6262 x227

Attachments:

Figure 1: Project Site Boundary Within ABCSP

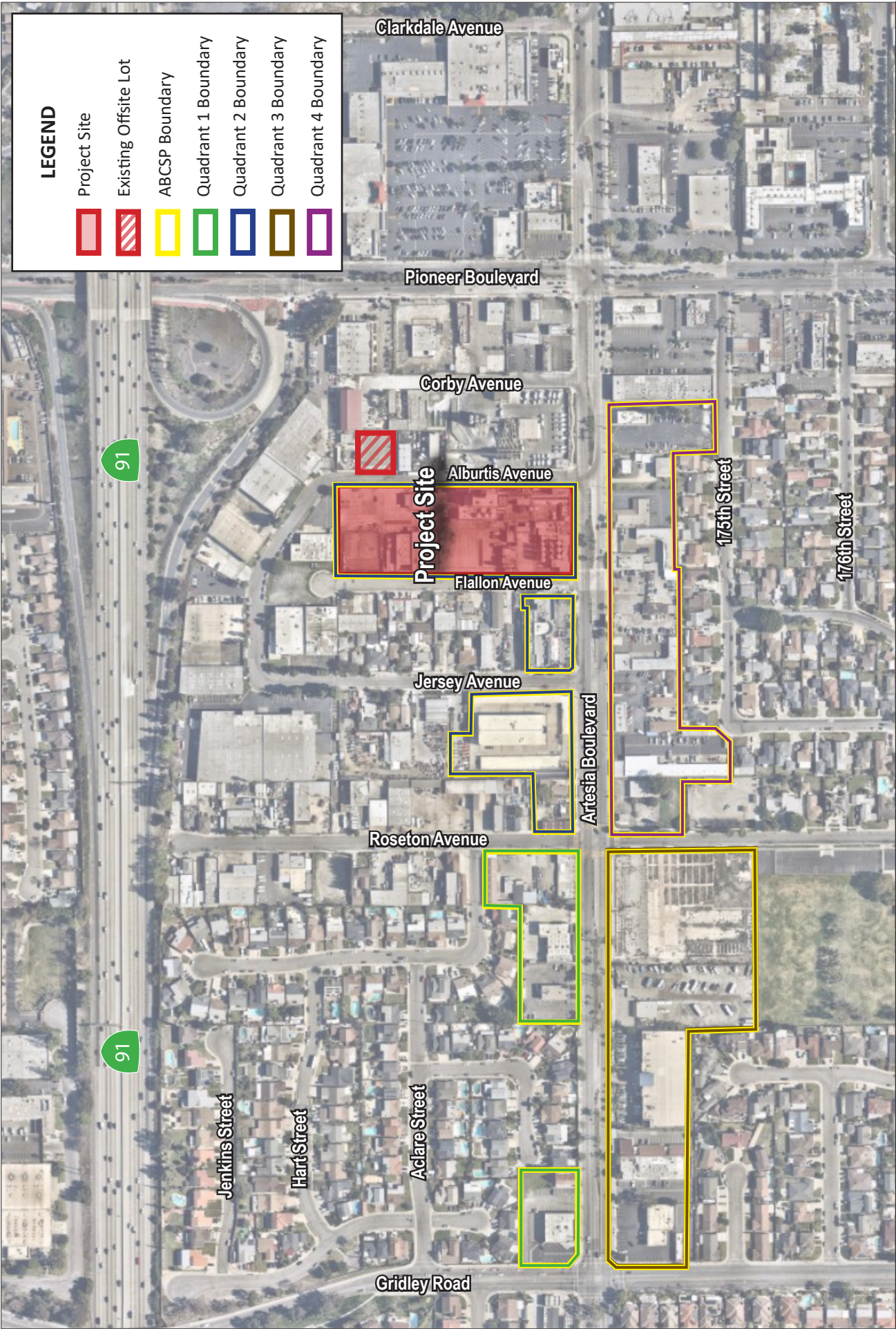


FIGURE 1: PROJECT SITE BOUNDARY WITHIN ABCSP
 Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)