

Initial Study

Artesia Place Project (Artesia Boulevard Corridor Specific Plan Case No. 2022-13)

Prepared for:

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1.0 INTRODUCTION

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

This Initial Study has been conducted in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000 et seq.). Pursuant to State CEQA Guidelines §15063, this Initial Study has been conducted to determine if the proposed Artesia Place Project ("Project") would have a significant effect on the environment. The Project site consists of an approximately 3.3-acre parcel located at 11709 Artesia Boulevard and an approximately 0.23-acre parcel located at 17212 Alburdis Avenue, in the City of Artesia ("City"), California. The Project proposes to construct up to 8,650 square feet (SF) of commercial uses and 80 dwelling units (DU), at a density of approximately 23.2 dwelling units per acre (DU/ac). The Project includes approximately 40,265 SF of open space, a 462-SF pool building, 218 vehicle parking spaces, and 40 bicycle parking spaces. 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; Development Agreement; Vesting Tentative Tract Map No. 83834; and the CEQA EIR certification.

State CEQA Guidelines §15063(b) states that if the Lead Agency determines that there is substantial evidence that any aspect of a project, either individually or cumulatively, may cause a significant effect on the environment, the Lead Agency shall prepare an Environmental Impact Report (EIR), use a previously prepared EIR, or determine, which of a project's effects were adequately examined by an earlier EIR or Negative Declaration (ND). Conversely, the Lead Agency shall prepare a ND if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

Pursuant to State CEQA Guidelines § 15063(c), the purposes of an Initial Study are to:

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a ND;
- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a ND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

This Initial Study is intended to be used as a decision-making tool for the Lead Agency and responsible agencies in considering and acting on the proposed Project. Responsible agencies would comply with CEQA by considering this environmental analysis for discretionary actions associated with Project implementation, if any.

State CEQA Guidelines §15063(g) specifies that as soon as a Lead Agency has determined that an Initial Study will be required for a project, the Lead Agency shall consult informally with all Responsible Agencies and all Trustee Agencies responsible for resources affected by the project to obtain their recommendations as to whether an EIR, Mitigated Negative Declaration (MND), or ND should be prepared.

1.2 SUMMARY OF FINDINGS

Pursuant to State CEQA Guidelines §15367, the City, as the Lead Agency, has the authority for environmental review and adoption of the environmental documentation, in accordance with CEQA. This Initial Study evaluated the environmental issues outlined in **Section 3.1: Environmental Factors Potentially Affected**. It provides decision-makers and the public with information concerning the Project's potential environmental effects.

Based on the Environmental Checklist Form and supporting environmental analysis, the Project would have no impact or a less than significant impact concerning all environmental issue areas, except the following, for which the Project would have a potentially significant impact:

- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

As set forth in State CEQA Guidelines §15081, the decision to prepare an EIR will be made either during preliminary review under State CEQA Guidelines §15060 or at the conclusion of an Initial Study after applying the standards described in State CEQA Guidelines §15064. On the basis of this initial evaluation, the Lead Agency has found that the proposed Project may have a significant effect on the environment and an EIR will be prepared to evaluate the Project's potentially significant impacts concerning the resource areas identified above.

1.3 INITIAL STUDY PUBLIC REVIEW PROCESS

In accordance with State CEQA Guidelines §15375, the City distributed a Notice of Preparation (NOP) to notify the responsible agencies, the Office of Planning and Research (OPR), and involved federal agencies that the City (i.e., Lead Agency) plans to prepare an EIR for the Project. The

NOP's purpose is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR.

Within 30 days after receiving the NOP, each responsible agency and OPR are required to provide the Lead Agency with specific details about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility that must be included in the Draft EIR. During the 30-day public review period, the NOP/Initial Study were made available for review on the City of Artesia website, at <https://cityofartesia.us/336/Community-Development>, and by request at the Community Development Department – please contact Okina Dor, Community Development Director, at 562.865.6262 Ext 227 or via email at Planning@cityofartesia.us. Written responses to the NOP/comments on this Initial Study may be sent to:

Okina Dor, Community Development Director
City of Artesia, Community Development Department
18747 Clarkdale Avenue
Artesia, California 90701
Email: Planning@cityofartesia.us

Please include in the subject matter line "Artesia Place Project (ABCSP Amendment) NOP/IS Comment." Additionally, please note that email is the preferred method.

1.4 REPORT ORGANIZATION

This document has been organized into the following sections:

Section 1.0 – Introduction. This section provides a Project introduction and overview, cites the CEQA Statute and Guidelines provisions to which the proposed Project is subject, and summarizes the Initial Study's conclusions.

Section 2.0 – Project Description. This section identifies the Project site location, environmental setting, characteristics, discretionary actions, construction program, phasing, agreements, and required permits and approvals. This Section also identifies the Initial Study's intended uses, including a list of anticipated permits and other approvals.

Section 3.0 – Initial Study Checklist. The Environmental Checklist Form provides an overview of the potential impacts that may or may not result from Project implementation.

Section 4.0 – Environmental Analysis. This section contains an analysis of environmental impacts identified in the environmental checklist.

Section 5.0 – References. This section identifies resources used to prepare the Initial Study.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Project site is in the City of Artesia, approximately 14 miles southeast of downtown Los Angeles; see **Figure 2-1: Regional Vicinity Map**. The Project site consists of two parcels: Assessor Parcel Number (APN) 7035-016-064 is 3.3 acres in size and located at 11709 Artesia Boulevard; and APN 7035-020-056 is 0.23 acre in size and located at 17212 Alburdis Avenue; see **Figure 2-2: Site Vicinity Map**. The Project site is generally bound by industrial uses on the north, Artesia Boulevard on the south, Alburdis Avenue and an active concrete batch plant on the east, and Fallon Avenue on the west.

The Project site is at the northeast portion of the 21-acre ABCSP area, which extends along Artesia Boulevard, generally between Corby Avenue on the east and Gridley Road on the west. As shown in **Figure 2-3: Project Site Boundary Within ABCSP**, the Project site is at the eastern extent of ABCSP's Quadrant 2, which is comprised of approximately 6.0 acres located north of Artesia Boulevard between Alburdis Avenue on the east and Roseton Avenue on the west. Two major freeways provide regional access to the Project site: Artesia Freeway (SR-91) to the north; and Interstate 605 (I-605) to the west. From SR-91, access to the Project site is provided via Pioneer Boulevard, which is east of the Project site. From I-605, local access to the Project site is provided via Artesia Boulevard, which bisects the ABCSP area. Artesia Boulevard is a four-lane divided arterial roadway oriented east-west through the ABCSP area. Local access is also provided via Pioneer Boulevard, which is a four-lane arterial oriented north-south to the west of the Project site.

2.2 ENVIRONMENTAL SETTING

The City encompasses approximately 1.6 square miles in southeast Los Angeles County. The City is a suburban jurisdiction with a mix of residential densities, although low-density residential uses predominate. The City also contains a mix of retail commercial, office, and industrial uses.

The ABCSP area is designated Gateway Community Commercial, except two parcels southeast of the Roseton Avenue at Artesia Boulevard intersection (within ABCSP's Quadrant 4), which are designated Low Density Residential.¹ The Gateway Community Commercial designation provides for a complementary mix of job-creating industrial, manufacturing uses, and local/regional-serving commercial retail and office uses.² The Low Density Residential designation, which is the City's predominant land use designation, is characterized by single-family, detached units.³

¹ City of Artesia. (2010). *City of Artesia General Plan 2030*. Exhibit LU-3: General Plan 2030 Land Use. [http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=.](http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=)

² City of Artesia. (2010). *City of Artesia General Plan 2030*. Land Use Sub-Element. Page LU-10. [http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=.](http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=)

³ City of Artesia. (2010). *City of Artesia General Plan 2030*. Land Use Sub-Element. Page LU-9. [http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=.](http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=)

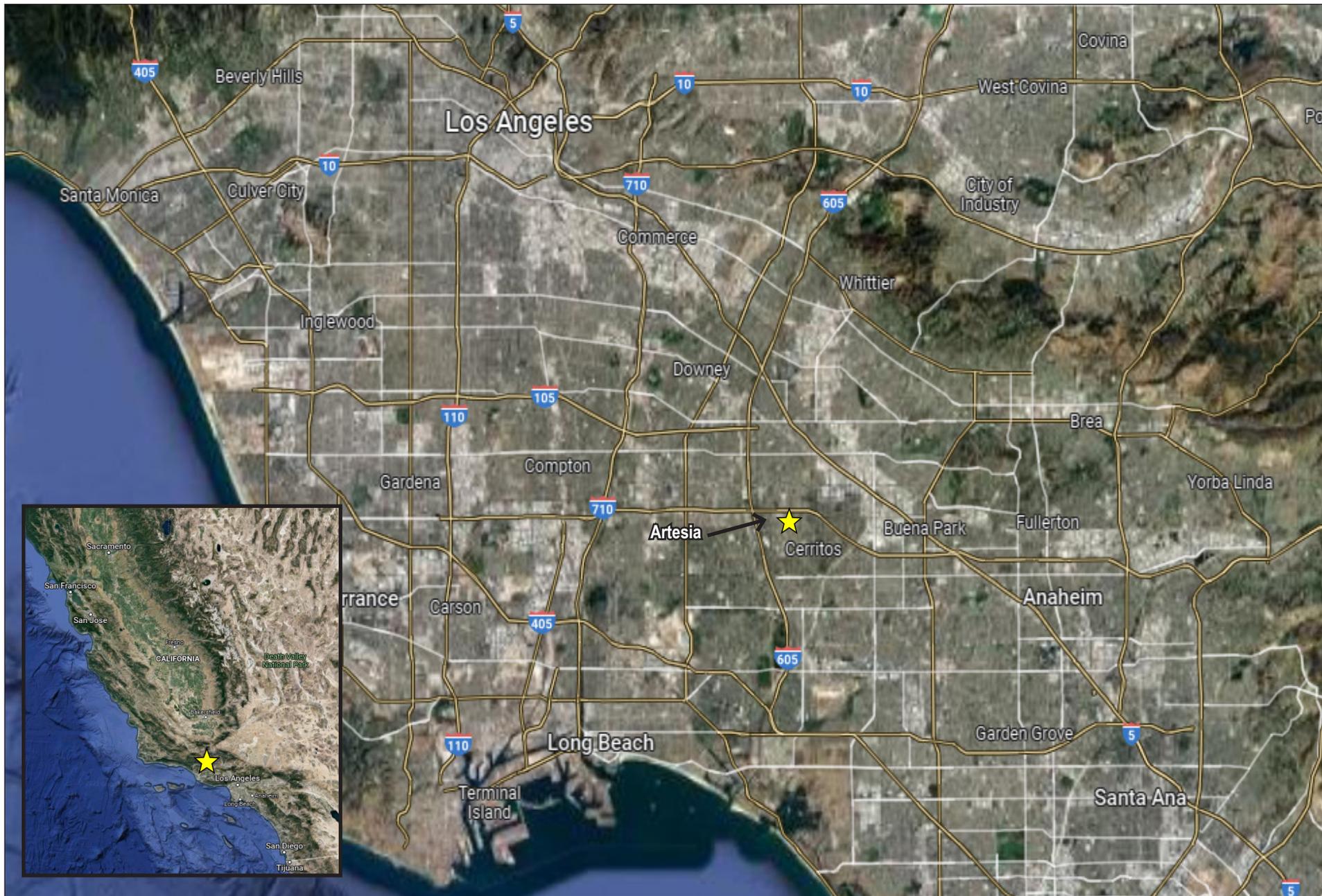


FIGURE 2-1: REGIONAL VICINITY MAP

Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)

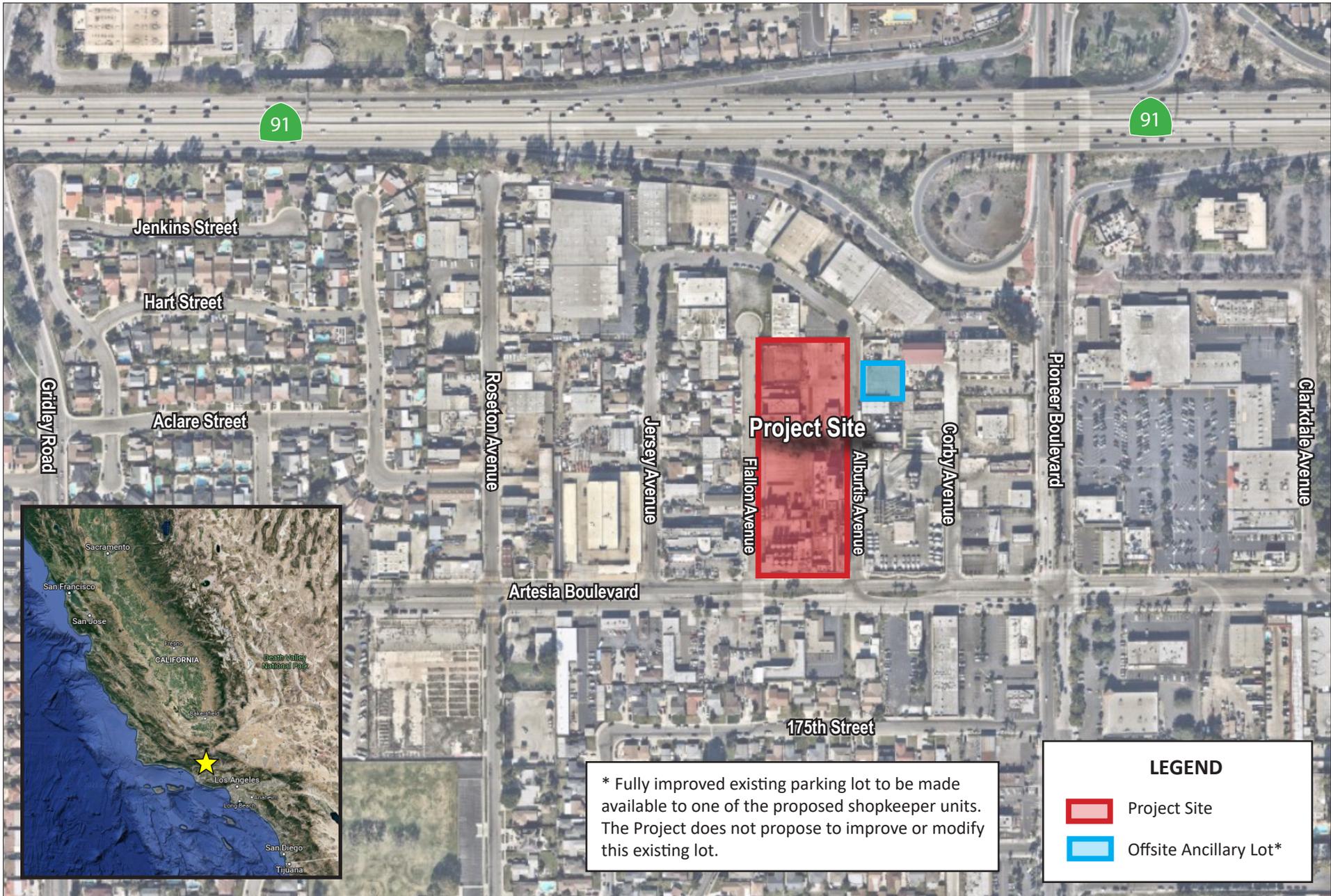


FIGURE 2-2: LOCAL VICINITY MAP

Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)

* Fully improved existing parking lot to be made available to one of the proposed shopkeeper units. The Project does not propose to improve or modify this existing lot.

LEGEND

- Project Site
- Offsite Ancillary Lot*

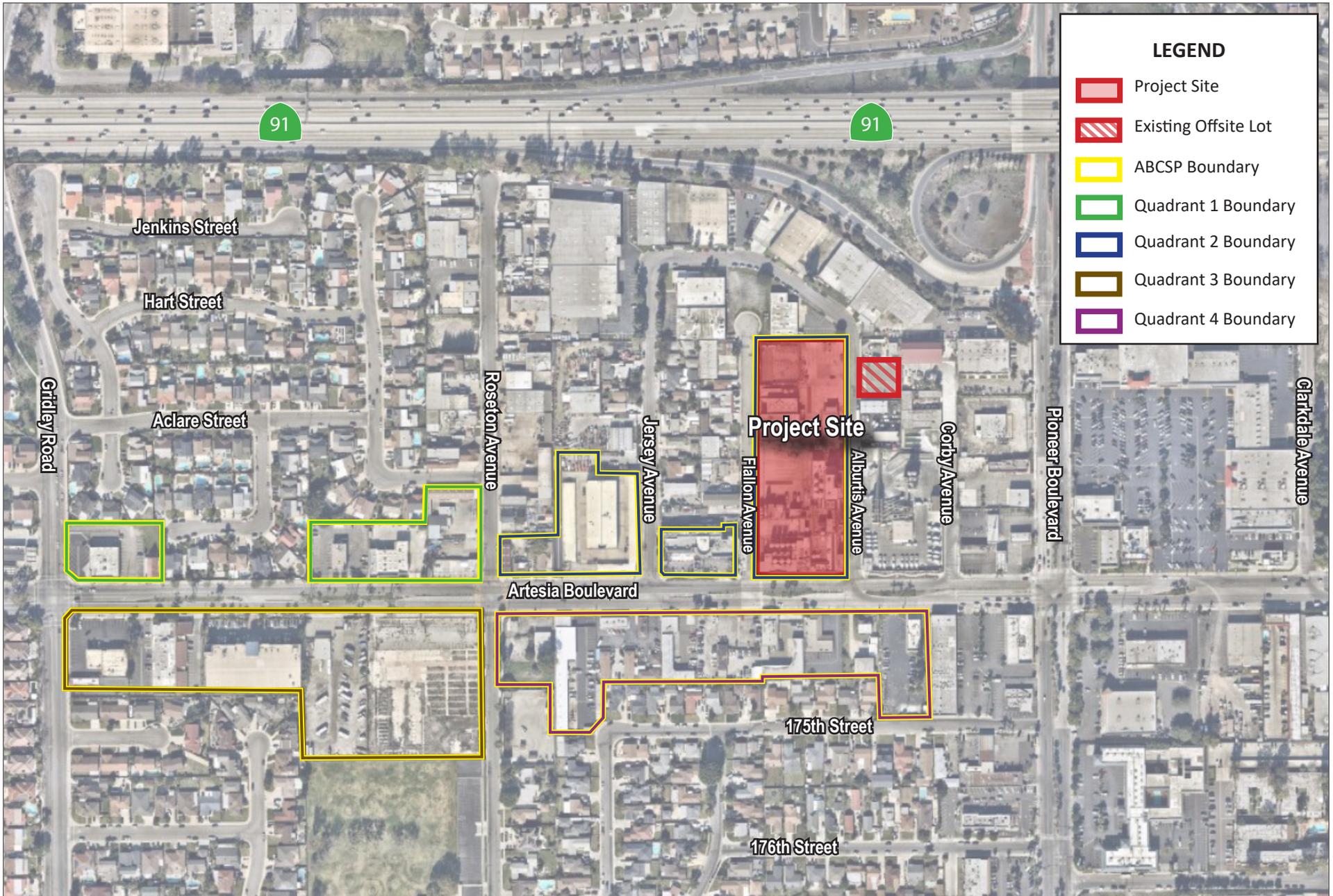


FIGURE 2-3: PROJECT SITE BOUNDARY WITHIN ABCSP
 Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)

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As noted above, the Project site is in ABCSP Quadrant 2. Quadrant 2 is comprised of five parcels with four unique landowners. Quadrant 2 supports a variety of commercial, retail, and industrial uses. Existing uses include a Public Storage complex, a small industrial building, and a retail center that was redeveloped in 2004. The Project site comprises the eastern portion of Quadrant 2.

2.2.1 Existing General Plan and Zoning

The Project site is designated Gateway Community Commercial.⁴ As noted above, Gateway Community Commercial designation provides for a complimentary mix of job-creating industrial and manufacturing uses, and local/regional-serving commercial retail and office uses.

The City's Zoning Map classifies the Project site as Artesia Boulevard Corridor Specific Plan (ABCSP).⁵ The ABCSP establishes the City's vision for a 21-acre area along Artesia Boulevard, between Gridley Road and Pioneer Boulevard. For Quadrant 2, the City's primary goal is to establish a retail, commercial, and industrial center.

2.2.2 Onsite Land Uses

The Project site is currently vacant. California Dairies, Inc., a dairy manufacturing plant totaling approximately 27,290 gross SF, occupied the Project site until it was demolished in 2022. All existing onsite utility connections remain capped and abandoned onsite.

2.2.3 Surrounding Land Uses

The Project site is generally surrounded by residential, business park, commercial, and light industrial land uses, as well as an active concrete batch plant. Land uses and corresponding zoning districts bordering the Project site are summarized in **Table 2-1: Onsite and Surrounding Land Uses and Zoning**.

⁴ City of Artesia. (2010). *City of Artesia General Plan 2030*. Exhibit LU-3: General Plan 2030 Land Use. <http://www.cityofartesia.us/DocumentCenter/View/226/Artesia-General-Plan?bidId=>

⁵ City of Artesia. (2019). *Zoning Map*. <https://www.cityofartesia.us/DocumentCenter/View/1877/Zoning-Map-January-7-2019?bidId=>

TABLE 2-1: ONSITE AND SURROUNDING LAND USES AND ZONING		
Description	Existing Land Use	Zoning ¹
Project Site	Vacant and a 0.2-acre fully-improved parking lot (34 spaces) that historically served as overflow parking for the dairy manufacturing plant that previously occupied the Project site	Artesia Boulevard Corridor Specific Plan (ABCSP)
North	Industrial	Light Manufacturing and Industrial (M-1)
South	Residential and Commercial	ABCSP and Single-Family Residential (R-1)
East	Residential, Commercial, and Industrial	Heavy Manufacturing and Industrial and Artesia Boulevard Specific Plan
West	Industrial	M-1 and ABCSP
Notes:		
<ol style="list-style-type: none"> 1. City of Artesia. (2019). Zoning Map. https://www.cityofartesia.us/DocumentCenter/View/1877/Zoning-Map-January-7-2019?bidId=. 2. California Dairies, Inc. (2020). California Dairies, Inc Announces Closure of its Artesia Manufacturing Facility. https://www.californiadairies.com/news/california-dairies-inc-announces-closure-its-artesia-manufacturing-facility. 		

2.3 BACKGROUND AND HISTORY

The Project site was formerly developed with a circa 1958 dairy manufacturing plant (California Dairies, Inc.) totaling approximately 27,290 gross SF and associated surface parking lot. The plant, which has been closed since approximately June 2020, was demolished in 2022.

As discussed above, the Project site comprises the eastern portion of ABCSP’s Quadrant 2. As stated in the ABCSP, the City’s primary goal for Quadrant 2 is to establish a retail, commercial, and industrial center. This mix of business uses is intended to allow for flexibility while maintaining compatibility with the existing commercial and industrial uses located to the north and east. To facilitate the incorporation of commercial, retail, and industrial businesses in Quadrant 2, no residential uses shall be permitted within Quadrant 2.⁶

On June 15, 2022, the Project Applicant submitted their Design Review and Vesting Tentative Tract Map Application to the City’s Community Development Department Planning Division for a mixed-use development comprised of 80 DU and approximately 8,650 SF of commercial uses on the Project site. The City deemed the application complete on June 21, 2022. Upon initial Project review, the City confirmed the proposed development’s residential component was not permitted in Quadrant 2. The ABCSP specifies the following concerning permitted land uses in Quadrant 2: “For Quadrant 2 the City’s primary goal is to establish a retail, commercial, and industrial center...no residential uses shall be permitted within this quadrant.”⁷ The ABCSP specifies that land use changes constitute a Major Modification, thus, require an amendment to the ABCSP.

⁶ City of Artesia. (2011). *Artesia Boulevard Corridor Specific Plan*. Page 42.

⁷ City of Artesia. (2011). *Artesia Boulevard Corridor Specific Plan*. Page 42.

That ABCSP Amendment and the proposed development, among other elements, are collectively referred to as the “Project” subject of this Initial Study and the forthcoming EIR.

2.4 PROJECT CHARACTERISTICS

2.4.1 Project Overview

The Project proposes the construction and operation of a mixed-use development comprised of 80 DU and approximately 8,650 SF of commercial uses, as described below. To allow the proposed development, the Applicant proposes to amend the ABCSP. The proposed Zoning Code Text Amendment would amend the ABCSP to permit residential uses on the Project site, establish a maximum allowable development within the Project site, and amend the ABCSP’s Design Standards and Guidelines (among other chapters). In addition to the Zoning Code Text Amendment, the Project seeks approval of the following entitlements: General Plan Amendment; Design Review; Development Agreement; Vesting Tentative Tract Map No. 83834; and CEQA EIR certification. These requested approvals, which are collectively referred to as the “Project,” are further described below.

2.4.2 Conceptual Site Plan

The Project would construct a mixed-use development generally comprised of two portions – a commercial portion and a residential portion – connected by pedestrian walkways. **Figure 2-4: Conceptual Site Plan**, depicts the proposed land plan. In total, the Project proposes approximately 8,650 SF of commercial uses and 80 DU, including the components described below. The proposed land uses would be developed at a density of 23.2 DU/ac.

- 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;
- Eight 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 is designed to be a mixed-use, pedestrian-oriented placemaking development with various commercial opportunities. The buildings are linked by a central pedestrian walkway through a series of landscaped courtyards. The Project site is divided into two portions: the northern portion is bisected by the central pedestrian walkway, pool, and pool building and consists of traditional paseo Rowtown residential clustering around a recreation area; and the southern portion fronting Artesia Boulevard consists of the urban commercial mixed-use buildings.

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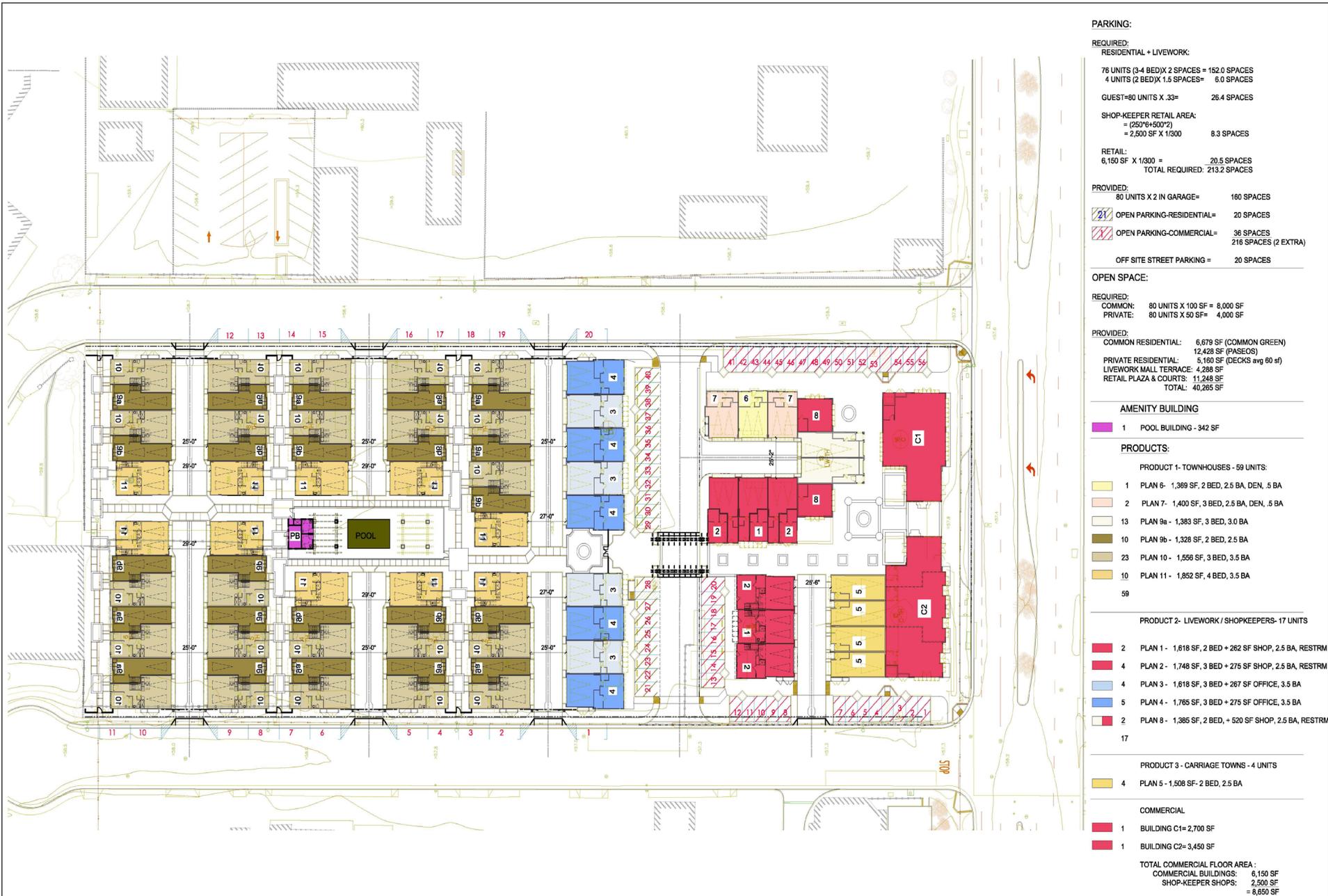


FIGURE 2-4: CONCEPTUAL SITE PLAN

Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)

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The Project proposes a total of 40,265 SF of open space and a 462-SF pool building; see **Table 2-2: Open Spaces and Amenities**.

TABLE 2-2: OPEN SPACES AND AMENITIES	
Open Space	Amount (SF)
Common Residential: Common Green	6,679
Common Residential: Paseos	12,428
Private Residential: Decks	5,160
Live/work Mall Terrace	4,288
Retail Plaza and Courts	11,248
Pool Building	462
Total	40,265

2.4.3 Architecture

As noted above, the Project site is divided into the traditional paseo Rowtown residential clustering around a recreation area at the site’s northern portion and the urban commercial mixed-use buildings at the site’s southern portion fronting onto Artesia Boulevard. The Project is designed for a gradual transition of building types. The single-story “Main Street” style sidewalk retail shops are backed by a California-style courtyard with storefronts and newsstand kiosks. The shopkeeper units gradually transition to smaller shops.

The architecture contains a blend of modern styles. Midcentury detailing is consistent with shades of neutral colors and enriched material selections, including linear “wood” sidings, stone veneers, light color plaster, and dark window frames. The commercial, shopkeeper, and live/work units have a “weathered” antique white brick veneer to differentiate from the modern elements of the residential units. The white brick, dark window frames, and accent-colored front doors mimic modernized, repurposed, and renovated historic buildings.

2.4.4 Parking, Access, Circulation

PARKING

Onsite Parking. Pursuant to Artesia Municipal Code (AMC) §9-2.1103: Parking Spaces Required, the Project would require 214 vehicle parking spaces to meet the parking demand generated by the proposed land uses. The Project proposes 216 vehicle parking spaces, as follows: for the residential uses, two spaces per garage for a total of 160 spaces and 20 guest spaces; and 36 parking spaces for the commercial uses (i.e., the livework/shopkeeper units and retail uses).

Offsite (Onstreet) Parking. The Project would also provide 20 offsite onstreet parking spaces (parallel and perpendicular) along Fallon Avenue and Alburdis Avenue. These offsite onstreet spaces are not proposed to meet the Project’s parking demand (as described), but are instead proposed by the Applicant as a community benefit.

Offsite (Vehicle Storage). The fully improved, existing 0.2-acre parking lot located at 17212 Alburdis Avenue would be made available to one of the eight proposed shopkeeper units for vehicle storage purposes. The Project does not propose to improve or modify this existing lot. The Specific Plan will detail the land uses permitted on this lot.

Rideshare Parking. An approximately three-space rideshare pickup/drop-off (e.g., Lyft or Uber) location is proposed at the Project site's southern portion, along Artesia Boulevard.

ACCESS

The Project site would be accessed via a left-turn pocket on eastbound Artesia Boulevard onto Alburdis Avenue. The Project Site would also be accessed via westbound Artesia Boulevard onto Alburdis Avenue and Fallon Avenue.

CIRCULATION

The Project would provide pedestrian-oriented accessible walkways to all of its components. A central pedestrian walkway is provided between the uses and also down the center of the Project site. The walkway leads through landscaped courtyards towards a recreational area and the pool. Sidewalks would be provided on all Project site frontages and boundaries. The residential units that front the adjacent streets would include lockable gate access to the walkways that connect with the surrounding streets.

2.4.5 Specific Plan Amendment

The ABCSP includes six chapters to provide information and guidelines for development and implementation of land uses within the ABCSP area's boundaries.

INTRODUCTION

ABCSP Section 1: Introduction provides the concept for the ABCSP area and defines the corridor goals, objectives, vision, history, project setting, regulations, and existing conditions. The proposed Project will include updated zoning districts and Project Entitlement History to document the amendment to the ABCSP. It will define the amendment changes and highlight document revisions.

LAND USE PLAN

ABCSP Section 2: Land Use Plan introduces the proposed development approach for the ABCSP area, provides a vision for the ABCSP area quadrants, and incorporates an updated Land Use Map and Table of Permitted Uses. Key elements include Quadrant 2a and 2b vision, conceptual development scenario, and proposed and permitted land uses. The Project proposes to amend the ABCSP Land Use Plan to include Quadrant 2a as Multiple Business Use and 2b (the Project site) as Mixed-Use to permit residential and other uses.

URBAN DESIGN STANDARDS AND GUIDELINES

ABCSP Section 3: Urban Design Standards and Guidelines provides specific standards for how buildings in the ABCSP area can be developed (e.g., setbacks, parking requirements, etc., and provides guidelines to enhance the architectural style of buildings. This section also provides guidelines for design features (e.g., streetscapes, signage, lighting, rooflines, building materials) and other design elements. The Project proposes to amend the design guidelines and standards to include amended Quadrants 2a and 2b and specific related design standards and guidelines.

MOBILITY PLAN

ABCSP Section 4: Mobility Plan identifies established and planned roadway conditions within the ABCSP, including through contextual exhibits and conceptual street sections. This section also addresses options for alternative transportation modes within the corridor (e.g., bicycles, buses, and walking). The Project proposes to amend the ABCSP Mobility Plan to include updated access points for ingress/egress at the Project site, address onsite and offsite parking, and trip generation to include the amended quadrants.

INFRASTRUCTURE PLAN

ABCSP Section 5: Infrastructure Plan addresses key utilities and public services including water, sewer, energy, police, fire, and other services necessary for the ABCSP area's development. The Project's proposed utilities and infrastructure are potable and reclaimed water, sewer, stormwater drainage and water treatment, electricity, natural gas, and telecommunications. The ABCSP area already includes the distribution, location, extent of major components of public and private utilities and infrastructure, and other essential facilities needed to support the proposed Project. The Project does not propose to amend the ABCSP Infrastructure Plan.

ADMINISTRATION AND IMPLEMENTATION

ABCSP Section 6: Administration and Implementation identifies strategies to execute the ABCSP's recommendations, and specifies the steps needed to implement and modify the ABCSP. The Project does not propose to amend the ABCSP Administration and Implementation Section.

GENERAL PLAN CONSISTENCY

ABCSP Appendix A: The General Plan Consistency ties the ABCSP to the Citywide General Plan. The ABCSP Amendment will ensure omission of the former site operations and will be updated to include pertinent information on the amended Quadrant 2 into Quadrant 2a and 2b.

2.4.6 Construction and Phasing

The Project construction is anticipated to occur as three phases, but would be continuous with no pauses; see **Figure 2-5, Construction Phasing Plan**.

- Phase I:
 1. Grading, site work, and base paving for all alleys, streets, and underground utilities;

2. Construction of all commercial buildings;
 3. Construction of a mix of units (including model homes) fronting Flallon Avenue.
- Phases II and III would consist solely of vertical construction of the buildings.

Phased occupancy of the proposed Project would be permitted. A Temporary Certificate of Occupancy may be issued pending clearance of certain final Project conditions of approval, subject to City approval.

Project construction is anticipated to occur over approximately 24 months, beginning September 2023 and ending August 2025. For purposes of this environmental analysis, opening year is assumed to be 2025.

Grading for the Project would require cut and fill, which would be balanced onsite. The Project site would be graded to mimic the existing grading and drainage patterns. The overall site grading and drainage pattern would be southerly to confluence with street flows to the Artesia Boulevard at Flallon Avenue intersection.

2.5 AGREEMENTS, PERMITS, AND APPROVALS

The City, as Lead Agency for the Project, has discretionary authority over the Project. In order to implement the Project, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

Case No. 2022-13, consisting of the following components:

- General Plan Amendment to permit integrated, mixed-use commercial and residential development to be considered and regulated with the adoption of specific plans;
- Zoning Code Text Amendment to amend the ABCSP to permit residential uses, establish a maximum allowable development within the Project site, and to amend the ABCSP's Design Standards and Guidelines (among other chapters);
- Design Review to review and approve the development's proposed physical design;
- Vesting Tentative Tract Map No. 83834 to subdivide and accommodate 80 Units for condominium purposes;
- Development Agreement; and
- Environmental Impact Report (EIR) certification.

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3.0 INITIAL STUDY CHECKLIST

1. Project title:

Artesia Place Project (Artesia Boulevard Corridor Specific Plan Amendment)

2. Lead agency name and address:

City of Artesia
18747 Clarkdale Avenue
Artesia, California 90701

3. Contact person and phone number:

Okina Dor, Community Development Manager
Tel: 562-865-6262 Ext: 227
Planning@cityofartesia.us

4. Project location:

11709 Artesia Boulevard
Artesia, California 90701

5. Project sponsor's name and address:

G3 Urban
15235 South Western Avenue
Gardena, California 90249

6. General plan designation:

Gateway Community Commercial

7. Zoning:

Artesia Boulevard Corridor Specific Plan

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

See **Section 2.4: Project Characteristics**

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

See **Section 2.2.3: Surrounding Land Uses**

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

To be determined, as part of EIR preparation.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1? If so, is there a

plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City prepared letters addressed to each Native American tribe listed on the May 20, 2021 Los Angeles County Native American Heritage Commission (NAHC) Tribal Consultation List. Outreach letters were sent to Tribal representatives on June 14, 2022, initiating consultation with tribes pursuant to Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18); see also **Section 4.18: Tribal Cultural Resources**.

3.1 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 indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <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 |

DETERMINATION:

On the basis of this initial evaluation (check one):

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CERTIFICATION:



Signature

8/8/22

Date

4.0 ENVIRONMENTAL ANALYSIS

4.1 AESTHETICS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Except as provided in Public Resources Code §21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

IMPACT ANALYSIS

1a) *Have a substantial adverse effect on a scenic vista?*

No Impact. Under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly-valued landscape for the public's benefit. No scenic vistas or other scenic resources have been identified within the City of Artesia.⁸ Therefore, the Project would not have an adverse effect

⁸ City of Artesia (2010). *City of Artesia General Plan 2030 EIR*. Page 5.3-3.

on a scenic vista, and no impact would occur in this regard. This issue will not be further analyzed in the EIR.

1b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No scenic resources have been identified within the City.⁹ The California Department of Transportation (Caltrans) does not list any highways within the City as officially designated State Scenic Highways.¹⁰ Therefore, the Project would not damage scenic resources within a State Scenic Highway, and no impact would occur in this regard. This issue will not be further analyzed in the EIR.

1c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The Project site is in an urbanized area and is surrounded by urban uses. As noted in Response 1a, no scenic vistas or other scenic resources exist in the City. The Project site is zoned ABCSP. ABCSP Section 2: Land Use Plan, and ABCSP Section 3: Urban Design Standards and Guidelines include regulations and guidelines that influence visual quality. However, the ABCSP does not include regulations or guidelines that govern scenic quality. Therefore, the Project would not conflict with applicable zoning or other regulations governing scenic quality. This issue will not be further analyzed in the EIR.

The Project does propose to amend ABCSP Sections 2 and 3. ABCSP Section 2 provides a Land Use Map and list of permitted uses. ABCSP Section 3 provides specific standards for how buildings in the ABCSP area can be developed (e.g., setbacks, parking requirements, etc.), and provides guidelines to enhance the architectural style of buildings. ABCSPA Section 3 also provides guidelines for design features (e.g., streetscapes, signage, lighting, rooflines, building materials) and other design elements. The Project is designed to be a mixed-use, pedestrian-oriented, and placemaking development with various commercial opportunities. ABCSP Section 3.2.9: Mixed Use Buildings provides overarching elements that should be considered in the design of mixed-use buildings, including "allow[ing] both vertical and horizontal integration of uses in mixed use development, with an emphasis on tying the uses together with appropriate pedestrian linkages." The Project would provide various mixed-use buildings consisting of ground level commercial uses with townhome units above. The Project's various buildings would be linked by a central pedestrian walkway through a series of landscaped courtyards. As such, the Project would incorporate elements as listed in ABCSP Section 3 to ensure quality and well-planned development occurs as it relates to mixed-use buildings. Further, while the Project's proposed

⁹ City of Artesia (2010). *City of Artesia General Plan 2030 EIR*. Page 5.3-3.

¹⁰ California Department of Transportation. (2019). *California State Scenic Highway System Map*.

<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaccq>.

amendments to ABCSP Sections 2 and 3 would allow for residential uses on the Project site, they would be consistent with the regulations and guidelines concerning Quadrants 2 and 4, which would allow for the additions of new retail, and live/work shopkeeper development along with residential uses. Therefore, the proposed amendments to ABCSP would not degrade the area's visual quality. This issue will not be further analyzed in the EIR.

1d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant Impact. The proposed Project would generate lighting from two primary sources: lighting from building interiors that would pass through windows and lighting from exterior sources (e.g., street lighting, parking lighting, building illumination, security lighting, and landscape lighting). The proposed Project would adhere to the ABCSP's comprehensive development standards for lighting, including a requirement that spotlighting or glare from any site lighting from adjacent properties, and direct lighting at a specific object or target area is shielded. Project implementation would require review by designated review authorities to enforce these standards, as outlined in ABCSP Section 6.3: Administration. Therefore, the Project would not create a new source of substantial light or glare that would adversely affect the area's day or nighttime views, and impacts would be less than significant. This issue will not be further analyzed in the EIR.

4.2 AGRICULTURE AND FORESTRY RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of</p>				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland, to non-agricultural use or conversion of forest land to non-forest use?				

IMPACT ANALYSIS

- 2a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- 2b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- 2c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g))?*
- 2d) *Result in the loss of forest land or conversion of forest land to non-forest use?*
- 2e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. No Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance is mapped in the City.¹¹ Further, the Project site is not the subject of a Williamson Act Contract.¹² No agricultural, forest land, or timberland zoning exists in the City. According to the California Department of Forestry and Fire Land Cover Mapping and Monitoring Program, the Project site is not designated as forest or Timberland.¹³ Therefore, the Project would result in no impact concerning mapped farmlands, Williamson Act contracts, agricultural, forest, or timber land zoning, or the conversion or loss of Farmland, forest land or timberland. These issues will not be further analyzed in the EIR.

¹¹ California Department of Conservation. (2016). *California Important Farmland Finder*. <https://maps.conservation.ca.gov/dlrp/ciff/>.
¹² California Department of Conservation. (2016). *Williamson Act/Land Conservation Act*. <http://www.conservation.ca.gov/dlrp/lca>.
¹³ California Department of Forestry and Fire Protection. (2006). *Land Cover Mapping and Monitoring Program: Los Angeles County*.

4.3 AIR QUALITY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

The Project site is within the South Coast Air Basin (SCAB), which is under the South Coast Air Quality Management District's (South Coast AQMD) jurisdiction. The South Coast AQMD significance criteria may be relied upon to make the above determinations. According to the South Coast AQMD, an air quality impact is considered significant if a proposed project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The South Coast AQMD has established thresholds of significance for air quality during Project construction and operations.

The proposed Project would also be subject to ambient air quality standards. These are addressed through an analysis of localized CO impacts.

In addition to the CO hotspot analysis, the South Coast AQMD developed Local Significance Thresholds ("LSTs") for emissions of NO₂, CO, PM₁₀, and PM_{2.5} generated at new development sites. LST analysis for construction is applicable for all projects that disturb 5.0 acres or less on a single day.

IMPACT ANALYSIS

- 3a) *Conflict with or obstruct implementation of the applicable air quality plan?*
- 3b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- 3c) *Expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. The South Coast AQMD is required, pursuant to the Federal Clean Air Act (FCAA), to reduce criteria pollutant emissions for which SCAB is in non-attainment. The Project proposes to construct up to 8,650 SF of commercial uses and 80 DUs on the Project site, generating construction traffic for material and construction worker trips. Project construction activities would generate short-term criteria air pollutant emissions. During operations, the proposed land uses would generate vehicle trips and there would be intermittent deliveries. The Project's operational emissions would be associated with area sources, energy sources, and mobile sources. Project construction and operations could result in the release of air contaminants. Therefore, the EIR will further evaluate these potential impacts.

- 3d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

Less than Significant Impact. During construction-related activities, some odors (not substantial pollutant concentrations) that the public may detect are those typical of construction vehicles (e.g., diesel exhaust from grading and construction equipment). These odors are a temporary short-term impact, which are typical of construction projects and disperse rapidly.

The South Coast AQMD CEQA Air Quality Handbook (South Coast AQMD, 1993) identifies certain land uses as sources of odors. These land uses include agriculture, wastewater treatment plant, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project is a mixed-use development and does not propose to include any odor-inducing uses on the site. Therefore, the Project would result in a less than significant impact related to other emissions leading to odors adversely affecting a substantial number of people. This issue will not be further analyzed in the EIR.

4.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
approved local, regional, or state habitat conservation plan?				

IMPACT ANALYSIS

- 4a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- 4b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*
- 4c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological?*

No Impact. The Project site is currently vacant, but was formerly occupied by an industrial use. No natural habitats are present onsite. The Project site is bounded by industrial uses to the north; residential and commercial uses to the south; residential, commercial, and an active concrete batch plant to the east; and industrial uses to the west. No natural habitats are present on these adjacent areas, and only landscaping (i.e., ornamental vegetation) is present. Based on review of the existing and adjacent site conditions, no candidate, sensitive, or special-status plant or wildlife species, riparian habitat or other sensitive natural community, or wetlands are present on or adjacent to the Project site. Therefore, the Project would not have an adverse effect on any candidate, sensitive, or special-status plant or wildlife species, riparian habitat or other sensitive natural community, or wetlands. No impact would occur, and these issues will not be further analyzed in the EIR.

- 4d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact. Corridors are linear linkages between two or more habitat patches, which provide for wildlife movement and dispersal. The Project site has been previously disturbed and developed, and no natural habitats are present onsite. The Project site is surrounded by uses. No natural habitats are present in adjacent areas, and only landscaping (i.e., ornamental vegetation) is present. The Project would provide trees in the landscaped courtyards, walkways, and Project site perimeter. Although unlikely, these trees could potentially provide nesting sites for migratory birds. However, the Project would comply with the Migratory Bird Treaty Act (MBTA), which regulates

vegetation removal during the nesting season to ensure that significant impacts to migratory birds would not occur. In accordance with the MBTA, any tree removal activities associated with the Project would take place outside of the nesting season (February 1 – August 31), to the extent feasible. Should vegetation removal activities occur during the nesting season, a biological monitor would be present during the removal activities to ensure that no active nests would be impacted. If active nests are found, a buffer would be established until the fledglings have left the nest. With compliance with the MBTA, the Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and no impact would occur. This issue will not be further analyzed in the EIR.

- 4e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- 4f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. The City does not have a tree preservation policy or ordinance, or any other local policies or ordinances protecting biological resources. The Project site is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, the Project would not conflict with such policies, ordinances, or plans. No impact would occur in this regard. These issues will not be further analyzed in the EIR.

4.5 CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	X			
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

IMPACT ANALYSIS

5a) *Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?*

No Impact. The Project site is vacant. There are no potentially significant historic resources present onsite. Therefore, the Project would not cause an adverse change in the significance of a historical resource. No impact would occur in this regard. This issue will not be further analyzed in the EIR.

5b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

Potentially Significant Impact. Past development has previously disturbed the Project site, thus, the Project site is considered to have low archeological sensitivity. Given the extent of onsite ground disturbances from previous development and the area’s urbanized nature, there is low potential for the Project’s ground-disturbing activities to encounter an archaeological resource. Notwithstanding, although unlikely, the potential exists for accidental discovery of archaeological resources during ground-disturbing activities. The EIR will further evaluate this potential impact.

5c) *Disturb any human remains, including those interred outside of dedicated cemeteries?*

Less than Significant Impact. No dedicated cemeteries or other places of human interment are on or adjacent to the Project site. The Project site has been previously graded and developed. As such, the upper levels of sediment and fill are not likely to contain any human remains. In the unlikely event that human remains are unearthed during Project construction, State Health and Safety Code §7050.5 requires that no further disturbance shall occur until the County Coroner has

made the necessary findings as to origin and disposition pursuant to California PRC §5097.98. If human remains of Native American origin are discovered during Project construction, compliance with State laws, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (PRC §5097), relating to the disposition of Native American burials will be adhered to. Therefore, following compliance with the established regulatory framework described above, the Project's potential impacts concerning disturbance to human remains would be less than significant. This issue will not be further analyzed in the EIR.

4.6 ENERGY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

IMPACT ANALYSIS

- 6a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- 6b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Potentially Significant Impact. Southern California Edison (SCE) provides electricity to the Project area.¹⁴ Southern California Gas Company (SoCalGas) provides natural gas service to the Project area.¹⁵ During Project construction, transportation fuel use would depend on the type and number of trips, vehicle miles traveled (VMT), fuel efficiency of vehicles, and travel mode. During Project operations, residential and commercial energy fuel consumption would be associated with vehicle trips, delivery truck trips, and maintenance and repair crew trips. Additionally, the Project's electrical and natural gas usage would depend on the forecast population growth and the characteristics of the permitted non-residential uses.

The Project's energy demand is expected to be served by the existing utilities described above. The Project's construction and operational electrical, gas, and fuel demand, as well as consistency with State and local plans for renewable energy and energy efficiency, will be evaluated in the EIR.

¹⁴ City of Artesia. *Utility Providers*. <https://www.cityofartesia.us/190/Utility-Providers>.

¹⁵ City of Artesia. *Utility Providers*. <https://www.cityofartesia.us/190/Utility-Providers>.

4.7 GEOLOGY AND SOILS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or				X

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

A Preliminary Geotechnical Investigation was prepared for the Project site by Albus & Associates, Inc. in December 2021, and an updated letter was prepared for the Project site by Albus & Associates, Inc. in July 2022; see **Appendix A: Preliminary Geotechnical Investigation**.

IMPACT ANALYSIS

7a) *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

7a.i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist-Priolo Earthquake Fault Zoning Act’s main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Alquist-Priolo Earthquake Fault Zoning Act requires the State Geologist to establish regulatory zones, known as “Alquist-Priolo (AP) Earthquake Fault Zones,” around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet). The Project site is not located within an Alquist-Priolo Earthquake Fault Zone.¹⁶ Additionally, no evidence exists of a known fault within or adjacent to the Project site. The closest known seismically active fault to the Project site is the Puente Hills (Coyote Hills) fault located approximately 2.7 miles to the northeast.¹⁷ The Project would not expose people or structures to adverse effects involving rupture of a known earthquake fault. Therefore, no impact would occur in this regard. This issue will not be further analyzed in the EIR.

¹⁶ California Department of Conservation. (2015). Earthquake Zones of Required Investigation Inglewood Quadrangle. http://gmw.consrv.ca.gov/SHP/EZRIM/Maps/INGLEWOOD_EZRIM.pdf.

¹⁷ Albus & Associates, Inc. (2021). *Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California.* Page 7.

7a.ii) Strong seismic ground shaking?

Less than Significant Impact. The Project site is in an area of high regional seismicity. Ground shaking originating from earthquakes along active faults in the region is expected to induce lower horizontal accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. The closest known seismically active fault to the Project site is the Puente Hills (Coyote Hills) fault located approximately 2.7 miles to the northeast.¹⁸ Based on the Project's location within the seismically active Southern California region, Project implementation could expose people and structures to potential adverse effects involving strong seismic ground shaking. The intensity of ground shaking on the Project site would depend upon the earthquake's magnitude, distance to the epicenter, and geology of the area between the Project site and epicenter. Regulatory controls to address potential seismic hazards would be imposed on the Project through the permitting process. The Project would be subject to compliance with AMC Title 8, Chapter 1: Building Code, building standards, including specific provisions for seismic design of structures. Moreover, the City's Building and Safety Department would review the Project's construction plans to verify compliance with standard engineering practices, the City's Building Code, and the California Building Code (CBC). Following compliance with standard engineering practices and the established regulatory framework (i.e., the City's Building Code and the CBC), the Project's potential impacts concerning exposure of people or structures to potential adverse effects involving strong seismic ground shaking would be less than significant. This issue will not be further analyzed in the EIR.

7a.iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction is a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. For liquefaction to occur, three criteria must be met:

- A source of ground shaking, such as an earthquake, capable of generating soil mass distortions.
- A relatively loose silty and/or sandy soil.
- A relative shallow groundwater table (within approximately 50 feet below ground surface) or completely saturated soil conditions that will allow positive pore pressure generation.

The Project site is located within a State-designated zone of potentially liquefiable soils.¹⁹ As part of the Geotechnical Investigation, a site-specific liquefaction analysis was performed for the Project site. The liquefaction susceptibility of the onsite soils was evaluated by analyzing the potential concurrent occurrence of the above-mentioned three basic factors under the guidance the State of California Special Publication (SP) 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California. The liquefaction analysis indicated that liquefaction could

¹⁸ Albus & Associates, Inc. (2021). Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California. Page 7.

¹⁹ Albus & Associates, Inc. (2021). Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California. Pages 6-7.

occur in soils located below a depth of 10 feet if groundwater were to rise to shallowest historic levels concurrent with a strong ground motion. Design-based recommendations, such as well-reinforced foundations, post-tensioned slabs, grade beams with structural slabs, or mat foundations, would reduce the potential risks of liquefaction. Specific recommendations to ensure the Project would not cause potential substantial adverse effects associated with liquefaction are provided in the Geotechnical Investigation. The City contracts with the Los Angeles County Department of Public Works (LACDPW) Building and Safety Department, which would review the Project's grading and construction plans to verify compliance with standard engineering practices, the City's Building Code, and the Geotechnical Investigation's recommendations. Specifically, the Project would be required to comply with the City's Standard Condition of Approval requiring that all development activities conducted on the Project site incorporate the professional recommendations contained in the Geotechnical Investigation and all recommendations set forth in a site-specific, design-level geologic and geotechnical investigation(s) approved by the City Engineer or their designee, provided such recommendations meet and/or surpass relevant State and City laws, ordinances, and Code requirements, including California Geological Survey's Special Publication 117A and the City's Building Code. Following compliance with standard engineering practices, the City's Building Code, the CBC, and the Geotechnical Investigation's recommendations, the Project's potential impacts involving adverse effects associated with seismic-related ground failure, including liquefaction, would be less than significant. This issue will not be further analyzed in the EIR.

7a.iv) Landslides?

No Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. The Project site is relatively flat²⁰ and is not located in an area mapped as an earthquake-induced landslide hazard area.²¹ Therefore, the Project would not cause potential substantial adverse effects involving landslides. There would be no impact in this regard. This issue will not be further analyzed in the EIR.

7b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Grading and earthwork activities during construction would expose soils to potential short-term erosion by wind and water. During construction, the Project would be subject to compliance with AMC Title 6 Chapter 7: Storm Water Management and Discharge Control, which requires compliance with the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction Activities (Construction General Permit). The Construction General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the Construction General Permit to control potential construction-related erosion. Following compliance with the established regulatory framework

²⁰ Albus & Associates, Inc. (2021). *Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California*. Page 8.

²¹ California Department of Conservation. (2022). *Earthquake Zones of Required Investigation*. <https://maps.conservation.ca.gov/cgs/EQZApp/>.

(i.e., the AMC and Construction General Permit), the Project's potential impacts concerning soil erosion and loss of topsoil would be less than significant. This issue will not be further analyzed in the EIR.

7c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

Less than Significant Impact. The conditions favorable for hazards associated with unstable geologic unit or soil (landslide (see Threshold 4.7a.iv) or subsidence/collapse) are not present in the City; however, the Project site is located within a State-designated zone of potentially liquefiable soils (see Threshold 4.7a.iii). The Geological Investigation concluded that lateral spreading is not a significant risk at the Project site in consideration of the relatively flat site topography and lack of a nearby channel face or slope.²²

Subsidence occurs when the withdrawal of groundwater, oil, or natural gas vertically displaces a large portion of land. Soils that are particularly subject to subsidence include those with high silt or clay content. Soil materials encountered at the Project site consisted of approximately 2.0 feet of artificial fill over alluvial soils. The artificial fill is predominately comprised of grayish brown sandy silt and silty sand. Underlying the artificial fills are native soils consisting of young alluvial fan deposits (Qyfa). The alluvial fan deposit materials were encountered to the maximum depth explored of 51.5 feet and are comprised of grayish brown to light gray, interlayered silty sand and sand that are damp to wet and loose to very dense. Occasional lenses and layers of sandy silt are also present that are generally very moist to wet and firm to very stiff.²³ No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring, or planned, at the Project site or in the general Project site vicinity. The Geological Investigation concluded that near surface soils will shrink about 5 to 10 percent when removed and replaced as compacted fill. Subsidence due to reprocessing of removal bottoms is anticipated to be about 0.05 feet.²⁴

The Geotechnical Investigation makes recommendations concerning design parameters, foundations, slabs, and general earthwork and grading, among other factors. The City contracts with the LACDPW Building and Safety Department, which would review the Project's grading and construction plans to verify compliance with standard engineering practices, the City's Building Code, the CBC, and the Geotechnical Investigation's recommendations, including those concerning landslides, lateral spreading, subsidence, liquefaction, and collapse. Specifically, the Project would be required to comply with the City's Standard Condition of Approval requiring that all development activities conducted on the Project site incorporate the professional recommendations contained in the Preliminary Geotechnical Investigation and all

²² Albus & Associates, Inc. (2021). *Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California*. Page 8.

²³ Albus & Associates, Inc. (2021). *Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California*. Pages 3-4.

²⁴ Albus & Associates, Inc. (2021). *Preliminary Geotechnical Investigation, Proposed Industrial Development, 11709 Artesia Blvd. Artesia, California*. Page 8.

recommendations set forth in a site-specific, design-level geologic and geotechnical investigation(s) approved by the City Engineer or their designee, provided such recommendations meet and/or surpass relevant State and City laws, ordinances, and Code requirements, including California Geological Survey's Special Publication 117A and the City's Building Code. Following compliance with standard engineering practices, the established regulatory framework (i.e., the City's Building Code and CBC), and the Geotechnical Investigation's recommendations, the Project would not result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, impacts would be less than significant in this regard. These issues will not be further analyzed in the EIR.

7d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Less than Significant Impact. The Geotechnical Investigation concluded the Project site's near-surface soils are generally anticipated to possess a low expansion potential. The City contracts with the LACDPW Building and Safety Department, which would review the Project's grading and construction plans to verify compliance with standard engineering practices, the City's Building Code, the CBC, and the Geotechnical Investigation's recommendations, including those concerning expansive soils. Specifically, the Project would be required to comply with the City's Standard Condition of Approval requiring that all development activities conducted on the Project site incorporate the professional recommendations contained in the Preliminary Geotechnical Investigation and all recommendations set forth in a site-specific, design-level geologic and geotechnical investigation(s) approved by the City Engineer or their designee, provided such recommendations meet and/or surpass relevant State and City laws, ordinances, and Code requirements, including California Geological Survey's Special Publication 117A and the City's Building Code. Following compliance with standard engineering practices, the City's Building Code, and the Geotechnical Investigation's recommendations, the Project would not create substantial direct or indirect risks to life or property concerning expansive soils. Therefore, impacts would be less than significant in this regard. This issue will not be further analyzed in the EIR.

7e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. The Project would connect to the City's sewer system and would not include use of septic tanks or alternative wastewater disposal systems. Therefore, there would be no impact in this regard. This issue will not be further analyzed in the EIR.

7f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Potentially Significant Impact. Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. These resources are valued for the information they yield about the Earth's history and its past ecological settings. The potential for

fossil occurrence depends on the rock type exposed at the surface in a given area. Previous construction-related excavation on the Project site has disturbed sediments beyond depths at which buried prehistoric cultural resources are likely. Notwithstanding, the potential exists for accidental discovery of paleontological resources during ground-disturbing activities. The EIR will further evaluate these potential impacts.

4.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

IMPACT ANALYSIS

8a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Potentially Significant Impact. The proposed Project would generate greenhouse gas (GHG) emissions directly from construction-related activities. Construction GHG emissions are typically summed and amortized over the Project’s lifetime (assumed to be 30 years), then added to the operational emissions.²⁵ Operational or long-term emissions would occur over the proposed Project’s life. The Project’s operational GHG emissions would result from direct emissions such as Project-generated vehicular traffic, onsite combustion of natural gas, and operation of any landscaping equipment. Operational GHG emissions would also result from indirect sources, such as off-site generation of electrical power, the energy required to convey water to the Project site and wastewater from the Project site, the emissions associated with solid waste generated from the Project site, and any fugitive refrigerants from air conditioning or refrigerators. Project construction and operations could generate GHG emissions that may have a significant impact on the environment. Therefore, the EIR will further evaluate these potential impacts.

8b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Potentially Significant Impact. The City does not currently have an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. As such, the EIR will evaluate the Project’s potential to conflict with any other applicable plan, policy, or regulation of an agency adopted to reduce GHG emissions, including, but not limited to, the 2017 Scoping

²⁵ The Project lifetime is based on South Coast AQMD’s standard 30-year assumption (South Coast Air Quality Management District, Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13, August 26, 2009).

Plan, the Southern California Association of Governments (SCAG) Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Title 24, AB 32, and SB 32.

4.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

This analysis was based on the following studies prepared for the Project:

- Phase I Environmental Site Assessment (ESA) and Phase II Subsurface Investigation (Ramboll, December 2021); see **Appendix B: Phase I Environmental Site Assessment and Phase II Subsurface Investigation**
- Human Health Risk Evaluation (Ramboll, June 2022); see **Appendix C: Human Health Risk Evaluation.**

IMPACT ANALYSIS

9a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less than Significant Impact. Project construction and operation would involve the transport, storage, use and/or disposal of limited quantities of hazardous materials, such as fuels, solvents, degreasers and paints. Examples of such activities include fueling and servicing construction equipment, and applying paints and other coatings. The Project proposes residential and commercial development, which are not anticipated to involve the routine transport, use, or disposal of quantities of hazardous materials that may create a significant hazard to the public or environment. The maintenance materials would be stored, handled, and disposed of in accordance with applicable regulations and the City’s programs to control and safely dispose of hazardous materials and wastes. Specifically, the City’s Hazardous Materials Release Response Plans and Inventory Program requires the owner or operator of any business that handles or stores hazardous materials equal to or above the reportable quantities to submit a Hazardous Materials Inventory and Contingency Plan. Compliance with these regulations would ensure that all hazardous wastes would be properly handled, recycled, treated, stored, and disposed. Following implementation of standard City practices and compliance with federal, State, and local regulations that address the routine transport, use, or disposal of hazardous materials, a less than significant impact would occur in this regard. This issue will not be further analyzed in the EIR.

9b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less than Significant Impact. A Phase I ESA and a Phase II Subsurface Investigation was completed for the Project site; see **Appendix B.** The Phase I ESA concluded there are no Recognized Environmental Conditions (RECs) in connection with the Project site. Soil and soil vapor samples were collected in areas including former employee and truck parking areas, the former

underground storage tank (UST) area, the former truck wash area, former chemical storage area, former main plant chemical storage area, former boiler area storage, and former sump pump area. Soil samples were analyzed for total petroleum hydrocarbons (TPH) and pH, while soil vapor was analyzed for volatile organic compounds (VOCs). TPH were not detected in soil above applicable screening criteria, and the soil pH was generally consistent with normal background conditions.

The Phase II Subsurface Investigation concluded that benzene, tetrachloroethane (PCE), and chloroform were the only VOCs detected in the soil vapor above applicable Department of Toxic Substance Control (DTSC)/United States Environmental Protection Agency (USEPA) residential and commercial screening levels (SLs) using 0.03 as an attenuation factor (AF). Chloroform was the only VOC detected above applicable DTSC/USEPA residential screening levels (RSLs) using 0.001 as an AF. No VOCs in soil vapor were detected above applicable DTSC/USEPA commercial screening levels using 0.001 as an AF.

A screening human health risk assessment (HHRA) was completed to assess the potential health risks to future onsite commercial employees and residents based on the results of the Phase II Subsurface Investigation.²⁶ All detected soil concentrations were screened using commercial/industrial and residential California Environmental Protection Agency (Cal/EPA) DTSC-modified SLs. If no SLs were available, the commercial/industrial and residential RSLs from USEPA were used. TPH soil data were compared to the California Regional Water Quality Control Board (RWQCB) – San Francisco Bay Region's Environmental Screening Levels (ESLs). These SLs were used in combination with a default future commercial buildings AF of 0.0005 and a default future residential AF of 0.001. The SLs were calculated to correspond to a target cancer risk (CR) of one in a million (1E-06) and a target non-cancer hazard quotient (HQ) of one. According to the National Contingency Plan, which is commonly cited as a basis for target risk and hazard levels, lifetime incremental CR posed by a site should not exceed 1E-06 to one hundred in a million (1E-04), and non-carcinogenic chemicals would not be present at levels expected to cause adverse health effects.

As concluded in the HHRA, all chemicals detected in the soil are well below their SLs and cumulatively would not exceed an excess lifetime CR above 1E-06 or an HQ above one. Based on the HHRA results, no significant health risks associated with exposures to soils at the Project site are expected to occur for the potential future onsite residents and employees, and no vapor mitigation systems are required or warranted.

Therefore, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, and impacts would be less than significant. This issue will not be further analyzed in the EIR.

²⁶ Ramboll US Consulting Inc. (2022). *Human Health Risk Evaluation for 11709 Artesia Boulevard, 17208 and 17212 Alburdis Avenue, Artesia, California.*

9c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. The school nearest the Project site, Gahr High School, located at 11111 Artesia Boulevard in City of Cerritos, is approximately 0.5 mile west of the Project site. Because the Project site would be located more than one-quarter mile from this school, any emissions and hazardous materials handling at the site, during construction and operations, would not pose a significant health risk to the school.

AMC §4-4.301: Established [Truck Routes], specifies that Artesia Boulevard, Pioneer Boulevard, and South Street are designated truck routes. Construction trucks leaving the Project site are anticipated to travel eastbound on Artesia Boulevard and north on Pioneer Boulevard to access SR-91 and connect with I-605. Based on these established truck routes, it is not anticipated that construction trucks would pass near Gahr High School. Thus, no impacts would occur in this regard. This issue will not be further analyzed in the EIR.

9d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Less than Significant Impact. Government Code §65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the DTSC. The Cortese list contains hazardous waste and substance sites including public drinking water wells with detectable levels of contamination, sites with known underground storage tanks (USTs) having a reportable release, solid waste disposal facilities from which there is a known migration, hazardous substance sites selected for remedial action, historic Cortese sites, and sites with known toxic material identified through the abandoned site assessment program.

The Project site is listed on several environmental databases, as determined by the regulatory agency database search conducted as part of the Phase I ESA. However, the Phase I ESA concluded that the listings in the environmental database report are unlikely to represent an environmental concern to the site given that the listings associated with the site were properly closed, removed, and documented and recommends no further investigation regarding this issue.²⁷ Therefore, although the Project site is listed, the Project would not create a significant hazard to the public or the environment. Impacts would be less than significant in this regard. This issue will not be further analyzed in the EIR.

²⁷ Ramboll US Consulting Inc. (2021). *Phase I Environmental Site Assessment and Phase II Subsurface Investigation*. Page 18.

9e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. There are no public airports or public use airports located within two miles of the Project site. Therefore, the Project would not result in an airport-related safety hazard or excessive noise for people residing or working on the Project site. No impact would occur in this regard. This issue will not be further analyzed in the EIR.

9f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less than Significant Impact. The Project Site is located in an unurbanized area where adequate circulation and access is provided to facilitate emergency response. The Artesia Emergency Operations Plan outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. Further, Project construction would not require the complete closure of any public or private streets during construction. Temporary construction activities would not impede use of the streets for emergencies or access for emergency response vehicles. The Project would be subject to compliance with General Plan Policy Action SAF 5.1.2, which requires that the City and associated public services departments (e.g., Police Department and Fire Department) review development proposals for potential impacts to the provision of emergency services. Therefore, the Project's potential impacts concerning impairing implementation of or physically interfering with an emergency response plan or related policies would be less than significant. This issue will not be further analyzed in the EIR.

9g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

No Impact. The Project site is in a fully urbanized area and is not adjacent to any wildland. Additionally, the Project site is not within a very high fire severity zone (VHFSZ); see **Section 4.20: Wildfire**. Therefore, the Project would not expose people or structures to risk involving wildland fires. No impact would occur in this regard. This issue will not be further analyzed in the EIR.

4.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

The following studies were prepared for the Project site:

- Preliminary Hydrology Study (C&V Consulting, Inc., June 2022); see **Appendix D: Preliminary Hydrology Study**.
- Preliminary Low Impact Development (LID) Plan (C&V Consulting, Inc., June 2022); see **Appendix E: Preliminary LID Plan**.

IMPACT ANALYSIS

10a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less than Significant Impact. The Project's construction-related activities would include excavation, grading, and trenching, which would displace soils and temporarily increase the potential for soils to violate water quality standards or waste discharge requirements. Construction activity would be subject to the National Pollutant Discharge Elimination System (NPDES) program's Construction General Permit. Construction activity subject to the Construction General Permit includes any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than 1.0 acres. To obtain coverage under the Construction General Permit, dischargers are required to file with the State Water Board the Permit Registration Documents, which include a Notice of Intent (NOI) and other compliance-related documents. The Construction General Permit requires development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan, which must include erosion-control and sediment-control Best Management Practices (BMPs) that would meet or exceed measures required by the Construction General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment control BMPs are designed to trap sediment once it has been mobilized. The types of required BMPs would be based on the amount of soil disturbed, the types of pollutants used or stored at the Project site, and proximity to water bodies. The Project would also be required to comply with City regulations (AMC Title 6 Chapter 7: Storm Water Management and Discharge Control) and General Plan Policy Action CFI 3.1.4, which requires continued participation in the NPDES program, to control storm water runoff and prevent violations of regional water quality standards. Following regulatory compliance, the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality.

As shown on Figure 2: BMP Exhibit of the Preliminary LID Plan, upon Project completion, the catch basin inlets and grated inlets that collect the Project site's generated runoff would be routed to an underground detention system that would feed into a bio-filtration system via a pump station for water quality treatment. The treated flow would be pumped to a parkway culvert and routed to the downstream system following the existing drainage pattern. When the underground detention is at full capacity, the confluence of the flows would be routed to the proposed overflow parkway culvert through the interconnected storm drain system. The Project would also implement site source control and treatment BMPs according to the Los Angeles County Department of Public Works Low Impact Development Standards Manual to ensure that water quality standards would not be violated.

Therefore, Project construction and operations would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. A less than significant impact would occur. This issue will not be further analyzed in the EIR.

10b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact.

Groundwater Supplies. The Project site is in Golden State Water Company's (GSWC) service area. The entire Artesia system, which is operated by GSWC and considered potable, is supplied from two main sources: local groundwater and imported water purchased from the City of Cerritos and Central Basin Municipal Water District (CBMWD). As required by the Urban Water Management Planning Act, GSWC has coordinated with nearby agencies while developing the Urban Water Management Plan (UWMP) to ensure consistency with other related planning efforts such as Groundwater Sustainability Plan(s) (GSP).

The GSWC's Southwest System has a total normal year active well capacity of 10,865 gallons per minute (gpm) (17,525 acre-feet per year [AFY]), of which 8,715 gpm (14,057 AFY) is in the West Coast Basin and 2,150 gpm (3,468 AFY) is in the Central Basin. The Southwest System is supplied by two active GSWC-owned wells in the Central Basin and 12 active GSWC-owned wells in the West Coast Basin. GSWC monitors well capacity, status, and water quality.

The Central Basin's groundwater storage capacity is approximately 13.8 million acre-feet (AF). The Central Basin adjudication limit (total of the allowed pumping allocations [APA] of each party) for groundwater extraction across the entire basin is 217,467 acre-feet per year (AFY). GSWC maintains an APA of 16,439 AFY. GSWC's APA is shared between all their systems that extract groundwater from the Central Basin. The storage capacity of the West Coast Basin's primary water producing aquifer, the Silverado aquifer, is estimated to be 6.5 million AF. The West Coast Basin adjudication limit for groundwater extraction across the entire basin is 64,468 AFY. GSWC maintains legal rights to 7,502 AFY. Three agencies, LACDPW, Water Replenishment District of Southern California (WRDSC), and CBMWD, collaborate with the water producers to ensure that the APA is available to the Central Basin and West Coast Basin pumpers.

The current ABCSP assumed development of retail and commercial uses on the Project site, which are the underlying assumptions for the UWMP. The Project proposes development of 8,650 SF of commercial uses and 80 DU on the Project site, which are anticipated to generate greater water demand than the UWMP's underlying development assumptions (based on the existing ABCSP). However, because the Central Basin and West Coast Basin are adjudicated, and the LACDPW, WRDSC, and WBMWD would continue to collaborate to avoid overdraft and ensure the APA is available to the pumpers, and the Project would be subject to the applicable State and local regulations concerning water conservation, the Project would not substantially deplete groundwater supplies such that it would impede sustainable groundwater management of the basin.

Groundwater Recharge. Basin recharge occurs through percolation of precipitation and artificial recharge activities at spreading grounds, among other sources. The Project site was formerly developed with an industrial use (i.e., a dairy manufacturing plant). Remnants of the past development result in negligible pervious area; therefore, the site is assumed to be 100 percent impervious. Upon Project buildout, the Project site would be approximately 86 percent impervious.²⁸ The Project would decrease the onsite impervious area resulting in more onsite percolation of precipitation. Additionally, the Project site does not involve spreading grounds. Thus, the Project would not interfere substantially with groundwater recharge such that it would impede sustainable groundwater management of a basin.

Therefore, potential impacts associated with depleting groundwater supplies or interfering substantially with groundwater recharge would be less than significant. This issue will not be further analyzed in the EIR.

10c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

10c.i) Result in substantial erosion or siltation on- or off-site?

10c.ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

10c.iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

10c.iv) Impede or redirect flood flows?

Less than Significant Impact. The existing drainage of the Project site generally surface flows southerly to confluence with the street flows to the existing catch basins at the public right of way adjacent to the Project site near the corner of Artesia Boulevard and Fallon Avenue. There is an

²⁸ C&V Consulting. (2022). *Preliminary Hydrology Report*. Page 2.

existing drainage inlet near the site's center that collects a portion of the site. As the portion of the site that collects flow is generally flat and the low point ponds to slope towards the Fallon Avenue, the site is analyzed as a single drainage area that is tributary to the downstream system.

The Project would decrease the site's impervious area, which could decrease the runoff volumes from the Project site. During Project operations, stormwater flows would be directed to storm drainage features, and not create an opportunity for erosion or siltation on- or off-site. As stated in Response 4.10a, upon Project completion, the catch basin inlets and grated inlets that collect the Project site's generated runoff would be routed to an underground detention system that feeds into a bio-filtration system via pump station for water quality treatment. The treated flow would be pumped to a parkway culvert and be routed to the downstream system following the existing drainage pattern. When the underground detention is at full capacity, the confluence of the flows would be routed to the proposed overflow parkway culvert through the interconnected storm drain system. No flooding is expected to occur on- or off-site due to Project implementation. As such, impacts would be less than significant. These issues will not be further analyzed in the EIR.

10d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant Impact. The Project site is in an area of minimal flood hazard as depicted on the Federal Emergency Management Agency's (FEMA) flood map (06037C1980F) for the City of Artesia.²⁹ Tsunamis are sea waves that are generated in response to large-magnitude earthquakes. When these waves reach shorelines, they sometimes produce coastal flooding. Seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. The Project site is approximately nine miles northeast of the Pacific Ocean, and there are no nearby bodies of standing water. Tsunamis and seiches do not pose hazards due to the Project site's inland location and lack of nearby bodies of standing water. The Project is not within a flood hazard, tsunami, or seiche zone and, thus, potential impacts associated with inundation by flood hazard, tsunami, or seiche would be less than significant. This issue will not be further analyzed in the EIR.

10e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. In 2014, the California Sustainable Groundwater Management Act (SGMA) was passed, which provides authority for agencies to develop and implement groundwater sustainability plans (GSP) or alternative plans that demonstrate water basins are being managed sustainably.³⁰ The Project site is located in a very low priority basin.³¹ Under the SGMA, the Central Basin and West Coast Basin are exempted from the requirement to form a

²⁹ Federal Emergency Management Agency. (2019). *FEMA Flood Map Service Center*. <https://msc.fema.gov/portal/search#searchresultsanchor>.

³⁰ State Water Resources Control Board. (2019). *Sustainable Groundwater Management Act (SGMA)*. https://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.html.

³¹ California Department of Water Resources. (2020). *Basin Prioritization Dashboard*. <https://gis.water.ca.gov/app/bp-dashboard/final/>.

Groundwater Sustainability Agency, since they are adjudicated basins. Therefore, the Project would not conflict with or obstruct implementation of a sustainable groundwater management plan. Impacts would be less than significant in this regard. This issue will not be further analyzed in the EIR. See Response 10a concerning water quality.

4.11 LAND USE AND PLANNING

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

IMPACT ANALYSIS

11a) Physically divide an established community?

No Impact. Examples of projects that could physically divide an established community include a new freeway or highway that traverse an established neighborhood. The Project proposes residential and commercial development. The Project involves redevelopment of a previously developed site within the ABCSP and does not propose any new streets or other physical barriers, which could physically divide an established community. The ABCSP encourages infill development including a mix of commercial and retail uses, blended with residential and office units. The flexibility presented in the ABCSP allows Artesia Boulevard to grow into a pedestrian- and auto-friendly corridor, as it is designated in the General Plan. The ABCSP also takes into consideration the surrounding properties, including existing neighborhoods and other sensitive uses, and is intended to create buffers and transitional areas when necessary. Given its nature and scope, the Project would not physically divide an established community. Therefore, no impact would occur in this regard. This issue will not be further analyzed in the EIR.

11b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The requested approvals include a General Plan Amendment; Zoning Code Text Amendment; Design Review; Development Agreement; Vesting Tentative Tract Map; and the CEQA EIR certification. While the Project would not be anticipated to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, an evaluation of the effects of the Project’s requested approvals, as well as an evaluation of the Project’s compliance with other applicable regional and local plans, policies, and regulations, will be further analyzed in the EIR.

4.12 MINERAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

IMPACT ANALYSIS

12a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

12b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. The Surface Mining and Reclamation Act of 1975 (SMARA) requires classification of land into mineral resource zones (MRZs) according to the area’s known or inferred mineral potential.³² The Project site is located in Mineral Resource Zone-1 (MRZ-1). Areas designated MRZ-1 are noted to have adequate information that no significant³³ mineral deposits are present or it is judged that little likelihood exists for their presence.³⁴ Therefore, the proposed Project would have no impact concerning mineral resources. These issues will not be further analyzed in the EIR.

³² California Department of Conservation. (2018). *California Statutes and Regulations for the California Geological Survey*. Sacramento, CA: California Geological Survey.

³³ Note that use of the term “significant” in this context is used in the MRZ definitions of zones to describe economic value of mineral resources and does not refer to a level of impact under CEQA.

³⁴ California Department of Conservation. (2015). *CGS Information Warehouse: Regulatory Maps. Special Report 143, Plate 4-1*. <http://maps.conservation.ca.gov/cgs/informationwarehouse/>.

4.13 NOISE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?	X			
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

IMPACT ANALYSIS

13a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earthmovers, material handlers, and portable generators, can reach high levels. Construction activities are anticipated to include site preparation, grading, building construction, paving, and architectural coating. Nearby noise-sensitive receptors could be exposed to elevated exterior noise levels during Project construction that exceed adopted standards. Construction activities could also cause increased noise along access routes to and from the Project site due to movement of equipment, materials, and workers. The EIR will further evaluate the potential for the Project's construction activities to result in a temporary increase in ambient noise levels in the Project's vicinity in excess of City standards.

The Project would introduce mobile and stationary source operational noise consistent with typical residential and commercial developments. The Project would also generate traffic volumes along nearby roadways, which could result in noise level increases along area roadways. The EIR will further evaluate the potential for Project operations to result in a temporary or permanent increases in ambient noise levels in the Project's vicinity in excess of City standards.

13b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Increases in groundborne vibration levels attributable to the Project would be primarily associated with short-term construction-related activities. Project construction could result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. The Project proposes a residential development on a site that was previously developed with industrial uses, where groundborne vibration associated with onsite operations and truck movements occurred. The EIR will further evaluate the Project's potential to generate excessive groundborne vibration or groundborne noise levels.

13c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no public airports or public use airports located within two miles of the Project site. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels on the Project site. No impact would occur in this regard. This issue will not be further analyzed in the EIR.

4.14 POPULATION AND HOUSING

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

IMPACT ANALYSIS

14a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. The City's current population as of January 1, 2022 is approximately 16,226 persons.³⁵ The City's housing stock totaled 4,760 DU with approximately 3.38 persons per household. The Project proposes to develop mixed-use development comprised of 80 DUs and approximately 8,650 SF of commercial uses. Given, the Project proposes new homes and businesses, Project implementation could induce unplanned population growth in the City. The EIR will further evaluate whether the Project's forecast population growth is substantial or unplanned.

14b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project would not displace existing housing or require construction of replacement housing elsewhere, since no housing is located on site. Therefore, no impact would occur in this regard. This issue will not be further analyzed in the EIR.

³⁵ California Department of Finance. (2022). *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021-2022.*

4.15 PUBLIC SERVICES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	X			
ii) Police protection?	X			
iii) Schools?	X			
iv) Parks?	X			
v) Other public facilities?	X			

IMPACT ANALYSIS

15a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

15a.i) *Fire protection?*

Potentially Significant Impact. The City contracts with the Los Angeles County Fire Department (LACFD) to provide fire protection and emergency medical services (EMS) for the City. The City entered into an automatic response agreement with the cities of Norwalk and Cerritos to provide dispatch regardless of city boundaries. LACFD operates two fire stations that serve the City: Fire Station 30, located at 19030 Pioneer Boulevard, in the City of Cerritos, and Fire Station 115, located

at 11317 Alondra Boulevard, in the City of Norwalk.³⁶ The Project's forecast population growth would incrementally increase the demand for fire protection and EMS to the Project site. The EIR will further evaluate the Project's potential to result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts.

15a.ii) Police protection?

Potentially Significant Impact. Police protection services to the City of Artesia are provided under contract with the Los Angeles County Sheriff's Department (LACSD). The City is served by the Lakewood Sheriff's Station located at 5130 Clark Avenue in the City of Lakewood. The Lakewood Station provides general and specialized community-oriented law enforcement services to over 270,000 residents in the contract cities of Artesia, Bellflower, Hawaiian Gardens, Lakewood, and Paramount.³⁷ The Project's forecast population growth would incrementally increase the demand for police protection services to the Project site. The EIR will further evaluate the Project's potential to result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts.

15a.iii) Schools?

Potentially Significant Impact. The Project site is within Los Angeles Unified School District (LAUSD) boundaries. The proposed Project is forecast to generate an increase in student population. The EIR will further evaluate the Project's potential to result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts.

15a.iv) Parks?

Potentially Significant Impact. See Response 4.16 below.

15a.v) Other public facilities?

Potentially Significant Impact. Los Angeles County Library operates 84 community-based library outlets, including four bookmobiles, in 51 of 88 cities and unincorporated areas. Los Angeles County Library is responsible for maintenance and library improvements to meet future library service's demands. The Project's forecast population growth would incrementally increase the demand for library services. The EIR will further evaluate the Project's potential to result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, the construction of which could cause significant environmental impacts.

³⁶ City of Artesia. (2010). *Artesia General Plan Update Public Review Draft Program EIR*. Pages 5.11-1, 5.11-2.

³⁷ City of Artesia. (2010). *Artesia General Plan Update Public Review Draft Program EIR*. Page 5.11-7.

4.16 RECREATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

IMPACT ANALYSIS

16a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

16b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Potentially Significant Impact. The Project's forecast population growth could incrementally increase the use of existing parks and/or recreational facilities. The EIR will further evaluate whether this incremental increase would be such that substantial physical deterioration of an existing recreational facility would occur or be accelerated. The EIR will also further evaluate the Project's potential to include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical impact on the environment.

4.17 TRANSPORTATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b) Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
d) Result in inadequate emergency access?			X	

IMPACT ANALYSIS

17a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Potentially Significant Impact. The Project would increase pedestrian, bicyclist, and vehicle traffic in the Project area. The EIR will further evaluate whether this increase would conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

17b) *Would the project conflict or be inconsistent with [State] CEQA Guidelines §15064.3, subdivision (b)?*

Potentially Significant Impact. The Project may increase the VMT over existing conditions. Therefore, the EIR will further evaluate the Project’s VMT for consistency with State CEQA Guidelines §5064.3(b).

17c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Potentially Significant Impact. The Project would redevelopment a vacant property and construct new onsite circulation features, including new access driveways and curved travelways, which may increase hazards due to a geometric design feature. The EIR will further evaluate the Project's design features for hazards and evaluate the Project's use for incompatibility.

17d) *Result in inadequate emergency access?*

Less than Significant Impact. As stated in Response 9f, the Project Site is located in an unurbanized area where adequate circulation and access is provided to facilitate emergency response. The Artesia Emergency Operations Plan outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. Further, Project construction would not require the complete closure of any public or private streets during construction. Temporary construction activities would not impede use of the streets for emergencies or access for emergency response vehicles. The Project would be subject to compliance with General Plan Policy Action SAF 5.1.2, which requires that the City and associated public services departments (e.g., Police Department and Fire Department) review development proposals for potential impacts to the provision of emergency services. Therefore, the Project's potential impacts concerning resulting in inadequate emergency access would be less than significant. This issue will not be further analyzed in the EIR.

4.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?	X			
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	X			

IMPACT ANALYSIS

18a) *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California:*

18a.i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k)?*

18a.ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Potentially Significant Impact. Past development has previously disturbed the Project site. Given the extent of onsite ground disturbances from previous development and the area's urbanized nature, there is low potential for the Project's ground-disturbing activities to encounter tribal cultural resources. Notwithstanding, the potential exists for accidental discovery of tribal cultural resources during ground-disturbing activities. The EIR will further evaluate these potential impacts.

4.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	X			
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	X			

IMPACT ANALYSIS

- 19a) *Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- 19b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- 19c) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- 19d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- 19e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Potentially Significant Impact. The Project would increase utility usage and demands within the Project site, potentially resulting in the need to relocate or construct new utility facilities, insufficient water supplies, a determination by the wastewater provider of insufficient capacity, or excessive waste. The EIR will further evaluate these potential impacts.

4.20 WILDFIRE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

IMPACT ANALYSIS

- 20a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- 20b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- 20c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other*

utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

20d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No Impact. According to California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zone Map for Los Angeles County, the Project Site is not within a State Responsibility Area. The Project site is in a Non-Very High Fire Hazard Severity Zone (Non-VHFHSZ) within a local responsibility area.³⁸ The Project site and surrounding vicinity are relatively flat. Project design and site access would adhere to LACFD regulations and designs. Further, Project construction would not require the complete closure of any public or private streets during construction. Temporary construction activities would not impede use of the streets for emergencies or access for emergency response vehicles. The Project would tie into existing infrastructure that currently serves the Project site. Project implementation would not result in the construction, installation, or maintenance of new infrastructure that would exacerbate fire risk. Additionally, there are no known landslides near the site nor is the site in the path of any known or potential landslides. Therefore, no impacts related to wildfire would occur. These issues will not be further analyzed in the EIR.

³⁸ CalFire. (2011). Los Angeles County FHSZ Map. <https://osfm.fire.ca.gov/media/7280/losangelescounty.pdf>.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

IMPACT ANALYSIS

21a) *Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

21b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

21c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact. The Project would redevelop the Project site with approximately 8,650 SF of commercial uses and 80 DU, which could degrade the quality of the environment, result in cumulatively considerable impacts, or adverse effects on human beings. The EIR will further evaluate these potential impacts.

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