

Appendix 16

Comment Letters and Response to Comments

Letter A

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Cindy A <cynradrian@gmail.com>
Sent: Saturday, September 17, 2022 8:20 PM
To: Art Bashmakian <abashmakian@sagecrestplanning.com>
Subject: 11700 Arkansas Street Project

Hello ,

1 We just received correspondence in regards of the 17000 Arkansas project. As a single family home residence we live in a quiet area . Agreeing to have this project from development it is crucial and very unfavorable to all the quiet families residing in this point of region, our neighborhood is quiet and peaceful neighborhood. Having this development will be taking my privacy away from us . 59 townhouses were they will have the ability to look over residence is NOT WHAT WE PURCHASED OUR HOME FOR . Our privacy and space will be taken away . We will like for council to reconsider the decision on building these condos to be built elsewhere. 59 townhouses are not townhouses but apartments style living which will bring uncertain circumstances over crowned neighborhoods. The point of living here is having a peaceful neighborhood.

2 The decision is very important for all the residents in Arkansas St who had be living here for years. For the City of Artesia not acknowledging the residence on making this change is error in the City. Why not built this 59 townhouses in the city of Cerritos. The City is taking away

2
cont our peace, security, the love we have in our neighborhood. The city should be ashamed on the decision considering the residents. This will bring some much disruption in our quiet peaceful neighborhood.

3 Unagreeable on this project .

4 Hope we are given the right to have a voice or vote on the decision. We like more information in this project .

5 Requesting a draft of the decision and description. Please submit information to my email address.

6 Please help residence in Arkansas St.

Best Regards,
Cindy Adrian

RESPONSE TO COMMENT LETTER A

- A-1** Comment noted. The City appreciates Ms. Adrian's interest in the project, and the comment is now part of the public record. The comment provides an opinion of the project and does not address the adequacy of the Mitigated Negative Declaration (MND) or raise any environmental issues. The commenter will be able to comment on the project's merits at the Planning Commission hearing.

It should be noted that the applicant met with Ms. Adrian via Zoom on November 7, 2022, to review the project and the project design. Ms. Adrian indicated in the Zoom meeting that she had initially felt the project sounded too dense, but after seeing the plans, she had a greater understanding of the project and appreciated the additional information.

- A-2** Comment noted. Same response as A-1 above.

- A-3** Comment noted.

- A-4** In reply to this comment, Mr. Bashmakian sent the following e-mail on September 19, 2022:

An important part of the City's review of projects proposed by developers is the opportunity for the public's participation. At this step of the review process, the City is accepting comments on the proposed draft Mitigated Negative Declaration (MND). As required by State law, the City has evaluated the project's impact on the environment. This document (the MND) is available for public review. The City encourages public comments. The project will eventually go before the Planning Commission at a noticed public hearing. The public will have an opportunity to voice concerns regarding the proposed project.

No decision has been made. Decisions will be made by the Planning Commission at a noticed public hearing and at a noticed public hearing before the City Council when Council considers the Planning Commission's recommendation and takes final action.

I'm happy to arrange a time should you want to discuss this project.

- A-5** The commenter is on the mailing list to receive all notices of public hearings.

- A-6** Comment noted. Same response as A-1 above.

Letter B

09/19/2022

To: City Of Artesia, Community Development Department
Attn: Art Bashmakian
18747 Clarksdale Ave.
Artesia, CA 90701

RECEIVED

SEP 22 REC'D

PLANNING DEPARTMENT

From: May Wang
11655 Arkansas St
Artesia, CA 90701
562-399-2675

Re: Comment on 11700 Arkansas st Mixed used Project

1 I can say that my comments are not just my sentiment but are shared my neighbors as well, many of whom have lived in this neighborhood for decades as I have. It is reprehensible that there will be a three story ginormous building project on our quiet neighborhood. There are many issues with this proposal which I will list below;

2 1. The view from the 2nd and 3rd floor will have clear view into our bedrooms all day, everyday. We will have no privacy whatsoever, unless we kept our windows closed all the time.

3 2. The traffic congestion during school drop off and pick up hours are horrible to say the least. Adding more population density near Pioneer and 166th st. will make the matter worse. Already it is impossible to get in and out during those time along with parking issues which the city hardly enforces.

4 3. The project has business unit at the ground floor. From my understanding is there will be restaurants that will most likely be open late into the night. It will disrupt our quiet neighborhood with loud noises, traffic, and rats, late into the night.

5 Please, I implore you to either toned down the proposal to 1 or 2 story at the most without commercial units or cancelled entirely. I have lived here for more than 20 years now but will be think of selling and moving away if it were to go though as it stands now.

Yours truly,



May Wang

RESPONSE TO COMMENT LETTER B

- B-1** Comment noted. The City appreciates Ms. Wang's interest in the project, and the comment is now part of the public record. The comment provides an opinion of the project and does not address the adequacy of the Mitigated Negative Declaration (MND) or raise any environmental issues. The commenter will be able to comment on the project's merits at the Planning Commission hearing.
- B-2** The applicant had a telephone conversation with Mr. Thomas Wang and they discussed having a follow-up Zoom meeting to review the exhibits. However, Mr. Wang was not available to meet. The buildings adjacent to the community to the west will be designed to provide privacy for the community to the west through the use of clerestory windows and other mechanisms. As a matter of information, clerestory windows are defined as vertical windows located on high walls, extending up from the roofline, designed to allow light and breezes into a space without compromising privacy.
- B-3** A traffic analysis was conducted in coordination with City staff. Per City regulation/standards, the intersections of Pioneer/166th, Alburdis/166th, and Pioneer/Arkansas are all anticipated to operate at acceptable conditions with the addition of the proposed project. It should also be noted the project is not creating safety issues.
- B-4** The commenter is correct. Commercial units will be available, comprising 4,544 square feet of commercial space, in the buildings fronting Arkansas Street. All uses within the project must abide by Section 5-2 of the Municipal Code, which outlines noise limits in residential areas as indicated in the table below. The limit is decreased by 5 dBA if the noise is an impact of simple tone, speech, or music.

Table 1: City of Artesia Noise Limits

Location	Time Period	L ₅₀	L ₂₅	L ₈	L ₂	L _{max}
Exterior	7 AM – 10 PM	55	60	65	70	75
	10 PM – 7 AM	50	55	60	65	70
Interior	7 AM – 10 PM	--	--	55	60	65
	10 PM – 7 AM	--	--	45	50	55

In addition, per Section 5-2.05(i) of the Municipal Code, commercial establishments are prohibited from continuous, repeated, or sustained noise or vibration audible from 10 PM to 7 AM from the exterior wall of the adjacent residential dwelling unit.

Traffic was analyzed per the City's requirements and found to operate within City standards. Regarding rats, any restaurant would have to meet all requirements to maintain their Environmental Health permits, including cleanliness.

B-5 Comment noted.

Letter C

From: [Cindy A](#)
To: [Art Bashmakian](#)
Cc: [Diane Jenkins; Planning](#)
Subject: Re: 11700 Arkansas Street Project
Date: Tuesday, September 27, 2022 9:08:02 PM

1

Yes , this will be great for the residents to have an opportunity to have a voice regarding this project.

Sincerely,
Cindy Adrian

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

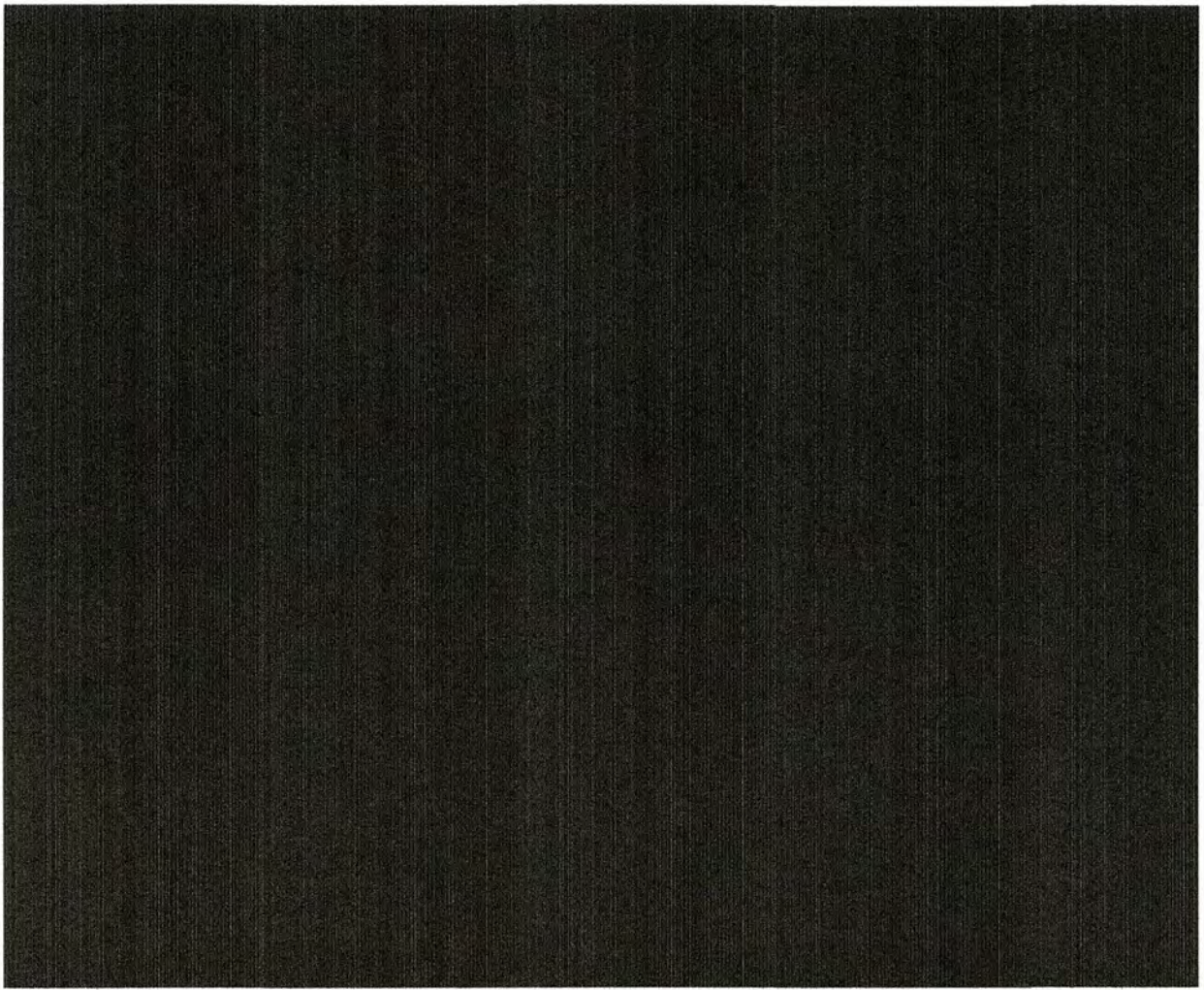
[Redacted]

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RESPONSE TO COMMENT LETTER C

- C-1** Comment noted. The comment is a response to the e-mail Mr. Bashmakian sent on September 19, 2022; see response A-4 – Letter A.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: HURTADO, CATHY <MA2797@att.com>
Date: Thursday, September 29, 2022 at 7:53 AM
To: Art Bashmakian <abashmakian@sagecrestplanning.com>
Subject: RE: CITY OF ARTESIA - 11700 ARKANSAS STREET PROJECT

Good morning, Art

1

Please see Engineers response below. All further inquiries regarding this request should be directed to the Engineer.

2

AT&T does not have existing facilities service to the address.

Parichat Sano

OSP Planning & Engineering Design

AT&T Technology Operations, CA Out Of Franchise/West

143 E Amerige Ave. 1st floor Fullerton Ca 92832 m 714-454-5952 | ps030a@att.com

Thank You,

Cathy

RESPONSE TO COMMENT LETTER D

- D-1** Comment noted. All further inquiries will be directed to Mr. Sano, OSP Planning & Engineering Design.
- D-2** Comment noted.

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life*

October 12, 2022

Okina Dor, Community Development Director
City of Artesia
18747 Clarksdale Avenue
Artesia, CA 90701



RE: Arkansas St. Specific Plan Project &
11700 Arkansas St. Project
SCH # 2022090272
Vic. LA-91/PM R18.1
GTS # LA-2022-04069-MND

Dear Okina Dor:

1

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The Arkansas Street Specific Plan Project proposed by the City of Artesia encompasses the 4.22-acre area. The Specific Plan Project aims to create a document that provides abilities for the future redevelopment of underutilized parcels. The 11700 Arkansas Street development project, described below, is encompassed within the proposed Arkansas Street Specific Plan. It will consist of 4,544 square feet of commercial space facing Arkansas Street. It will also include fifty-nine (59) townhomes with private garages, drive aisles, sidewalks, guest parking, and common landscaped areas on 2.65-acres. Twenty-two (22) townhomes will include live/work flex space within the dwelling units.

2

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<http://opr.ca.gov/ceqa/updates/guidelines/>

3

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

4

The VMT analysis shows that the project VMT is forecasted to be 11.1 VMT/capita and the Specific Plan VMT is forecasted to be 11.0 VMT/capita. Both are lower than the thresholds discussed in the memo (11.6 VMT/capita or 11.8 VMT/capita). The retail portion of the project screens out of a VMT analysis based on the size of the retail center. Therefore, the project will have a less than significant VMT impact.

5

We highly recommend the Lead Agency perform a post-development VMT analysis for the VMT validation and monitoring purposes and for future project thresholds in the area. A post-development VMT analysis should include an actual VMT survey and interviews with real drivers. This VMT analysis would produce a more accurate outcome in the area for the Lead Agency. Additional mitigation measures should be implemented when the post-development VMT analysis discloses any traffic significant impact.

6

The project is near a school zone (John H Niemen Elementary School), it is expected that there will be peak pedestrian activities in the AM and PM peak hours. Potential pedestrian impact at/near the project site should be identified and mitigated.

7

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large-size truck trips be limited to off-peak commute periods.

8

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2022-04069-MND.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse

RESPONSE TO COMMENT LETTER E

- E-1** The commenter provides a summary of the project description.
- E-2** The commenter explains their role in providing a safe and reliable transportation network that serves everyone and respects the environment. The comment notes the codification of Senate Bill 743 into the California Environmental Quality Act (CEQA) and references the Governor's Office of Planning and Research (OPR). The comment does not address the adequacy of the Mitigated Negative Declaration (MND) or raise any environmental issues.
- E-3** The commenter states that Vehicle Miles Traveled (VMT) is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020. The comment does not address the adequacy of the Mitigated Negative Declaration (MND) or raise any environmental issues.
- E-4** The commenter reiterates the VMT analysis found in the MND. The comment does not address the adequacy of the Mitigated Negative Declaration (MND) or raise any environmental issues.
- E-5** The City appreciates the comment and understands the purpose of post-development VMT analysis for VMT validation but is not yet in a position to carry this forward throughout all City projects. The comment does not address the adequacy of the Mitigated Negative Declaration (MND) or raise any environmental issues.
- E-6** The project is not anticipated to have any pedestrian impacts as there is no direct access between the project and the school. Single-family homes separate the project from the school. Furthermore, existing pedestrian infrastructure is in place (i.e., sidewalks/lighting).
- E-7** Comment noted. If there is a need to transport heavy construction equipment and/or materials that require using oversized-transport vehicles on State highways, the contractors responsible will seek a Caltrans transportation permit.
- E-8** Comment noted.

Letter F



**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

October 12, 2022

Ref. DOC 6697561

Mr. Art Bashmakian
City of Artesia, Community Development Department
18747 Clarksdale Avenue
Artesia, CA 90701

Dear Mr. Bashmakian:

NOI Response to Arkansas Street Specific Plan Project and 11700 Arkansas Street Project

The Los Angeles County Sanitation Districts (Districts) received a Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the subject projects on September 16, 2022. We offer the following comments regarding sewerage service:

1. Part of the project area is outside the jurisdictional boundaries of the Districts and will require annexation into District No. 2 before sewerage service can be provided to the proposed projects. For a copy of the Districts' Annexation Information and Processing Fee sheets, go to www.lacsd.org, under Services, then Wastewater Programs & Permits and select Annexation Program. For more specific information regarding the annexation procedure and fees, please contact Ms. Donna Curry at (562) 908-4288, extension 2708.
2. The Districts should review all future individual developments within the Arkansas Street Specific Plan (Specific Plan) to determine whether sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by the project.
3. The wastewater flow originating from the proposed projects will discharge to local sewer lines, which are not maintained by the Districts, for conveyance to either or both the Districts' Joint Outfall "A" 1A Gridley Road Interceptor Trunk Sewer, located in Gridley Road at Artesia Boulevard, or Joint Outfall "C" Unit 8E Trunk Sewer, located in Pioneer Boulevard at Ashworth Street. The Districts' 20-inch diameter Joint Outfall "A" 1A Gridley Road Interceptor Trunk Sewer has a capacity of 2.9 million gallons per day (mgd) and conveyed a peak flow of 1.0 mgd when last measured in 2020. The Districts' 18-inch diameter Joint Outfall "C" Unit 8E Trunk Sewer has a capacity of 4.4 mgd and conveyed a peak flow of 0.3 mgd when last measured in 2022.
4. The wastewater generated by the proposed projects will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 243.1 mgd, or the Long Beach Water Reclamation Plant, which has a capacity of 25 mgd and currently processes an average recycled flow of 12.7 mgd.
5. The expected increase in average wastewater flow from the Specific Plan, described in the NOI as 38,734 square feet of non-residential use and 99 residential units, is 29,549 gallons per day, after all structures on the project site are demolished; 12,982 gallons per day of which is expected from the 11700 Arkansas Street Project, described in the NOI as 4,544 square feet of commercial use and 59 townhomes. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater

Programs & Permits and select Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.

6. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before the projects are permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family Home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.
7. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacsd.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

cc: C. Curry
A. Howard
A. Schmidt

RESPONSE TO COMMENT LETTER F

- F-1** The commenter provides information that the part of the project is outside the jurisdictional boundaries of the Los Angeles County Sanitation District and will require annexation into District No. 2. Information on processing the annexation is provided in the comment.

- F-2** The Los Angeles County Sanitation Districts will review all new projects within the Specific Plan.

- F-3** The comment provides information on the sanitation system.

- F-4** The comment provides the latest information on the project area's wastewater treatment facilities.

- F-5** The commenter incorrectly assumes that the project, as described in the Notice of Intent (NOI), represents an increase in the average wastewater flow projected by the proposed Specific Plan. However, the average increase in wastewater flow proposed by the proposed Specific Plan is the net change in land use proposed by the Specific Plan over what is already proposed and planned for under the City's General Plan.

While it may be true that the Specific Plan as proposed will create an average wastewater flow of 29,549 gallons per day for the 38,734 square feet of non-residential use and 99 residential units. The Arkansas Street project will create 12,982 gallons per day for the 4,544 square feet of commercial use and 59 townhomes. Some of this wastewater flow was already planned for under the existing General Plan.

Under the General Plan 2030 Update, the area is planned for light industrial and mixed-use commercial and residential development. The proposed Specific Plan will change the designation to mixed-use commercial and residential development, increasing the existing housing inventory by 92 dwelling units, the population by 331 persons, and will decrease the non-residential floor area by approximately 718 square feet from what was planned under the 2030 General Plan Update. Therefore, the net change in the average wastewater flow for the area will be for an additional 92 residential units and a decrease in non-residential floor area over what had been planned for the area under the General Plan 2030.

Net Average Wastewater Flow			
Condos	92 units	195 gpd	17,940 gpd
Manufacturing	-718 sq. ft.	-200 gpd	-143,600 gpd
Net Decrease in Planned Wastewater Flow			-125,660 gpd

Nevertheless, all new development will be in direct contact with the Los Angeles County Sanitation Districts for appropriate wastewater connection procedures and fees.