



Appendix 12.1

Initial Study/Notice of Preparation



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Interested Parties

DATE: March 30, 2010

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report for the Artesia General Plan Update**

CEQA Staff Contact: Mr. Okina Dor, Associate Planner, Planning Department
LEAD AGENCY: City of Artesia, 18747 Clarkdale Avenue, Artesia, California 90701
Tel.: 562.865.6262; FAX: 562.865.6240; Email: Odor@cityofartesia.us

The City of Artesia is commencing the preparation of a Draft Environmental Impact Report for the Artesia General Plan Update and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA).

The City wants to know your views and your specific concerns related to the Project's potential environmental effects. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts.

If you are a public agency, the City is interested in your agency's views, as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or approval of a project in your jurisdiction.

NOP COMMENT PERIOD:

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent not later than 30 days after receipt of this notice. **The NOP public comment period begins on April 1, 2010 and ends on May 3, 2010.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

DOCUMENT AVAILABILITY:

The Project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study Checklist is attached. Copies of the attached materials, including the Initial Study Checklist are available for public review at the following locations:

- Artesia City Hall, Planning Department, 18747 Clarkdale Avenue, Artesia, California 90701;
- Artesia Public Library, 18722 S. Clarkdale Avenue, California 90701; and
- City website at www.artesiaonline.com

PROJECT LOCATION:

The City of Artesia is comprised of 1.62 square miles located in southeast Los Angeles County, approximately 19 miles southeast of the City of Los Angeles and 10 miles northeast of the City of Long Beach. The City is bordered by the City of Norwalk to the north, and the City of Cerritos to the south, east, and west.

PROJECT DESCRIPTION:

The General Plan Update is a comprehensive update of the 1993 General Plan. The Artesia General Plan is a policy document designed to guide the City of Artesia in achieving its community development and economic goals. The purpose of the General Plan Update is to provide the City Council, Planning Commission, City Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through buildout. The work program includes a comprehensive update of the General Plan baseline data, goals, and policies. The General Plan describes Artesia's goals and policies regarding land use, community design, mobility, infrastructure and community facilities, conservation/sustainability, open space/recreation, safety, noise, and economic development. An implementation program identifies specific implementation actions for the goals and policies.

SUMMARY OF PROBABLE ENVIRONMENTAL EFFECTS:

Implementation of the proposed Project may result in significant environmental effects in the areas of Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (i.e., police and fire protection, schools, parks, libraries), Recreation, Transportation and Traffic, and Utilities and Service Systems (water, wastewater, solid waste, etc). An EIR will be prepared to evaluate the Project's potential impacts on the environment and analyze alternatives.

NOTICE OF PREPARATION

CITY OF ARTESIA GENERAL PLAN UPDATE



LEAD AGENCY:

City of Artesia

Community Development Department
18747 Clarkdale Avenue
Artesia, California 90701
Contact: Mr. Okina Dor
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PREPARED BY:

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March 30, 2010

JN 10-105039



PROJECT INFORMATION PACKET

I. INTRODUCTION

Pursuant to CEQA Guidelines Section 15082, *Notice of Preparation and Determination of Scope of EIR*, the City of Artesia has distributed this Notice of Preparation/Project Information Packet for the Artesia General Plan Update and Program EIR. The General Plan Update involves a process of revising the City's existing 1993 General Plan.

The City's existing General Plan consists of the following State mandated and optional elements:

- Land Use Element;
- Circulation and Public Infrastructure Element;
- Housing Element;
- Open Space and Conservation Element;
- Safety and Seismic Safety Element; and
- Noise Element.

The sections that follow describe the City's regional location, summarize the General Plan Update document, and list the issue areas to be evaluated through a Program EIR, which will be prepared in accordance with CEQA Guidelines Section 15168, *Program EIR*.

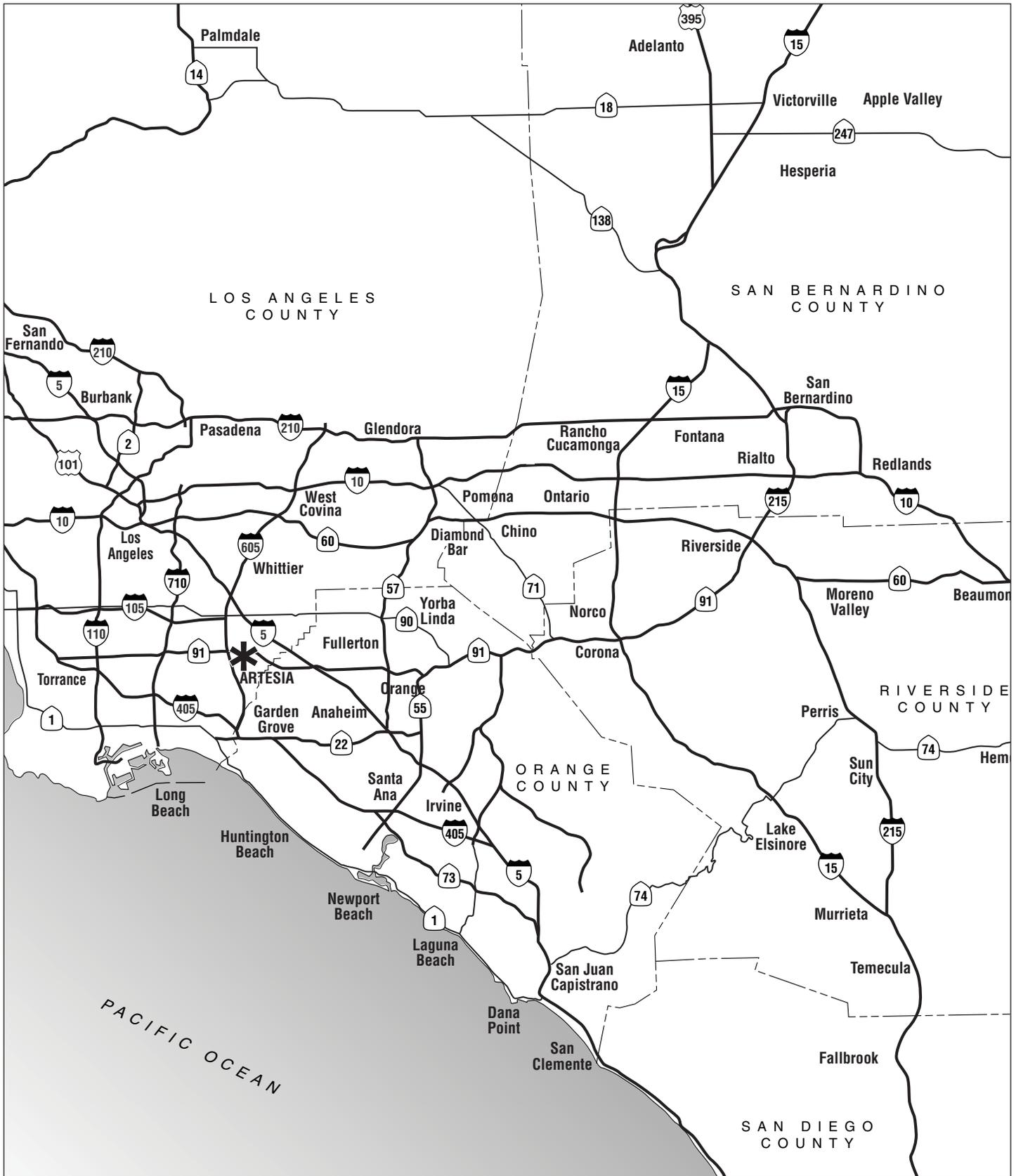
II. REGIONAL LOCATION

The City of Artesia (City) is comprised of 1.62 square miles located in southeast Los Angeles County, approximately 19 miles southeast of the City of Los Angeles and 10 miles northeast of the City of Long Beach; refer to Exhibit 1, *Regional Location*. The City is bordered by the City of Norwalk to the north, and the City of Cerritos to the south, east, and west. Regional access to the City is provided via the Artesia Freeway (State Route 91) and the San Gabriel River Freeway (Interstate 605). Local access is provided via Pioneer Boulevard, Artesia Boulevard, 183rd Street, and South Street.

III. GENERAL PLAN UPDATE PROJECT DESCRIPTION

The General Plan Update is a comprehensive update of the 1993 General Plan. While this General Plan may contain similar goals, policies, or other components of the previous plan, this version has been custom-tailored to meet the needs and issues of the City at the present time and foreseeable future. The update process is anticipated to be completed by July 2010. The purpose of the General Plan Update is to provide the City Council, Planning Commission, and Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through to the General Plan Horizon Year (2030). Goals and policies have been included as integral components to support each General Plan Element. Goals express the community's views and desires for its future growth and development, and policies are necessary for the implementation of each goal. Goals and policies reflect both short-term and long-term ambitions.

An Implementation Strategy that addresses each of the goals, objectives, and policies for all elements is proposed in the General Plan. Information, such as identifying the City departments with responsibility for specific actions, a method of monitoring progress, and possible issues to consider in assessing the feasibility of achieving each action will also be included.



NOT TO SCALE



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ARTESIA GENERAL PLAN UPDATE
PROGRAM ENVIRONMENTAL IMPACT REPORT

Regional Location

Exhibit 1



Notice of Preparation Artesia General Plan Update EIR

The General Plan Update's major components are:

1. Update of existing conditions, with year 2009 serving as the baseline year.
2. Update of General Plan development projections to the year 2030. Projections for population, and residential and non-residential development, have been updated for the year 2030.
3. Update of the Land Use Element, including the establishment of building intensities for all non-residential (commercial, industrial, and institutional) land use categories.
4. Addition of a Community Culture and Economy Element that seeks to reinforce the connections between individual well-being, economic prosperity, community involvement, and cultural and historic resources.
5. Addition of a Sustainability Element, in order to establish a framework for implementing sustainability principles appropriate for the City; and evaluate the City's current programs and efforts towards implementing sustainability.
6. Establishment of planning principles upon which to develop new goals, policies, and implementation measures and programs.
7. The creation of geographically-defined land use categories (i.e., Pioneer Boulevard Commercial, Gateway Community Commercial, South Street Commercial, and Norwalk Boulevard Commercial), and a mixed-use land use category (City Center Mixed-Use), in order to address the corridors' unique land use patterns.
8. Additions, deletions, or modifications to the 1993 General Plan goals, policies, objectives, and programs.
9. Amendments to the remaining General Plan Elements to reflect items 1, 2, 4, 5, and 6 above.

The City of Artesia is approximately 99 percent built out, and as such, the General Plan Update will focus on preserving residential neighborhoods, guiding the remaining development and redevelopment opportunities, and encouraging the revitalization of selected areas. As of 2009, the City consisted of approximately 490 acres of residential uses (an estimated 4,088 dwelling units); approximately 284 acres of non-residential uses (approximately 2.5 million square feet); approximately 6.7 acres vacant land; and approximately 254 acres of right-of-way.¹

Table 1, *Proposed General Plan Land Use in 2030*, provides a summary of the anticipated development conditions in 2030, based on the proposed General Plan Update.

¹ Preliminary data based on County of Los Angeles tax assessor's roll data.



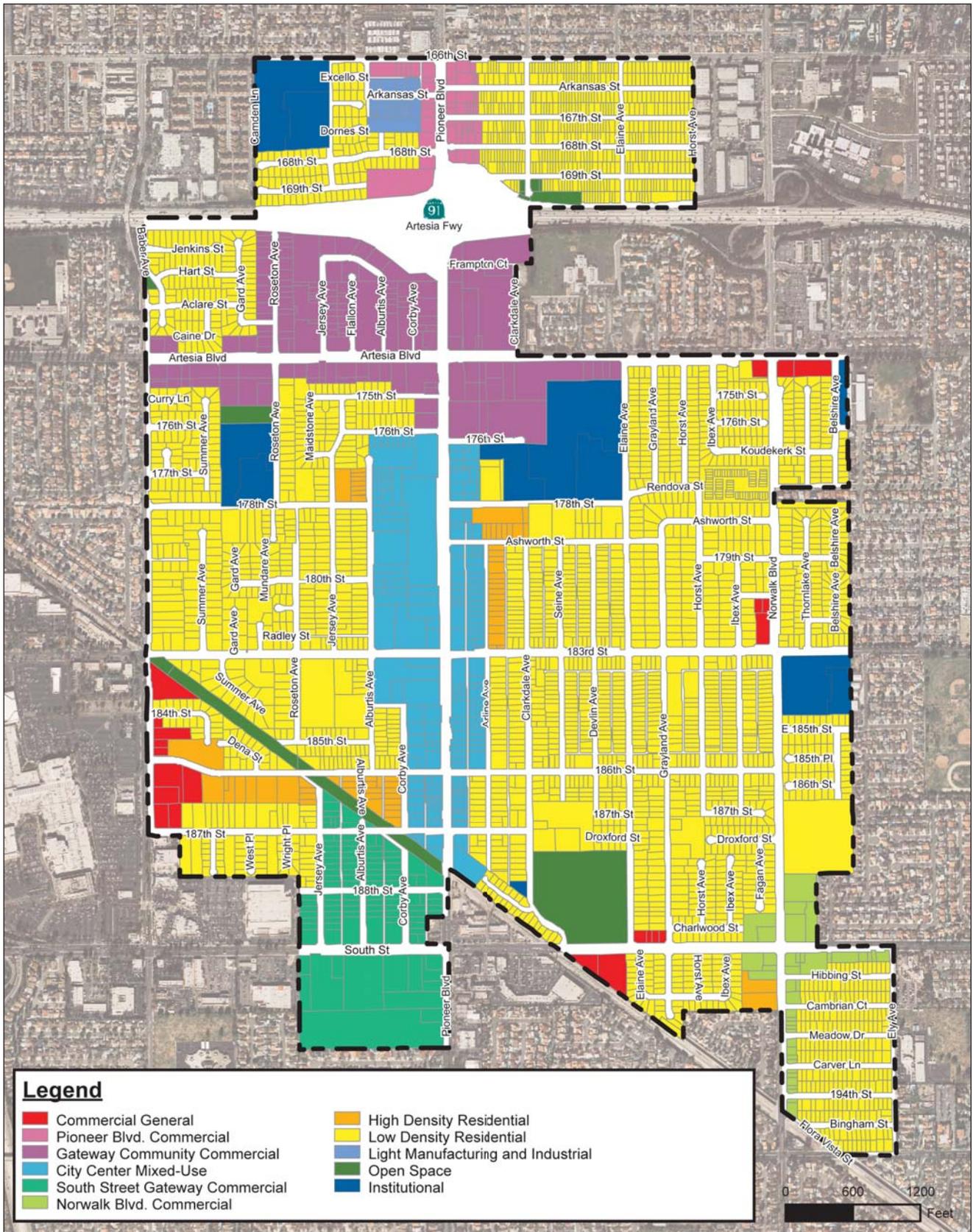
**Table 1
Proposed General Plan Land Use in 2030**

Land Use Designations	Acres	Residential Density	Development Intensity (FAR)
Low Density Residential	461.04	7.0 DU/AC	
High Density Residential	21.24	30.0 DU/AC	
Commercial General	14.15		1.0
Pioneer Boulevard Commercial	11.90	30.0 DU/AC	1.5
Gateway Community Commercial	77.32		1.0
South Street Gateway Commercial	43.93		1.0
Norwalk Boulevard Commercial	12.50		0.5
City Center Mixed Use	59.65	30.0 DU/AC	2.0
Light Manufacturing and Industrial	4.47		1.0
Open Space	26.27		
Institutional	50.44		
Sub-Total	783.17		
Rights-of-Way	253.53		
Total	1,036.70		

Collectively, these numbers represent a total of approximately 483 acres of residential land uses and approximately 274 acres of non-residential land uses. Additionally, a total of approximately 26 acres of open space and approximately 254 acres of right-of-way would be provided. Exhibit 2, General Plan Update Preliminary Land Use Map, illustrates the proposed General Plan Update land use map.

The General Plan integrates developmental policy and environmental mitigations into a concise package. The General Plan is a policy document focused on sustainability, and summarizes the essential goals, strategies and actions, and acts as the “constitution of development” for Artesia’s future. The General Plan Policy Document is organized as follows:

- **Community Development and Design Element:** This Community Planning Theme identifies land use constraints and opportunities, and attempts to balance the amount of growth in the City. It sets forth a pattern of land use, and sets out standards for the density of population and the intensity of development based on the availability of public services and infrastructure.
 - **Land Use Sub-Element:** Offers guidance on how the land within the City can serve as a multi-functional economic base, and describes existing and newly formed land uses and their purpose.
 - **Housing Sub-Element:** Assesses housing needs on a citywide and regional scale; and plans for the provision of housing for all income levels.
 - **Mobility Sub-Element:** Identifies the strengths, opportunities and weaknesses of the existing circulation system, and establishes goals, strategies and actions on how to integrate multimodal transportation opportunities throughout the City for pedestrians, motorists, and cyclists while improving the street network around the City.
 - **Community Facilities and Infrastructure Sub-Element:** Identifies key issues of the City's infrastructure and public service systems, and establishes a framework for determining appropriate improvements and expansion of public services within Artesia.



Legend

- Commercial General
- Pioneer Blvd. Commercial
- Gateway Community Commercial
- City Center Mixed-Use
- South Street Gateway Commercial
- Norwalk Blvd. Commercial
- High Density Residential
- Low Density Residential
- Light Manufacturing and Industrial
- Open Space
- Institutional

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ARTESIA GENERAL PLAN UPDATE
PROGRAM ENVIRONMENTAL IMPACT REPORT

General Plan Update Preliminary Land Use Map

Exhibit 2



Notice of Preparation Artesia General Plan Update EIR

- Community Resources and Wellness Element: This Community Planning Theme centers on topics related to the natural systems within the City. It focuses on maintaining and enhancing the City's environmental resources for the benefit and enjoyment of all residents.
 - Air Quality and Climate Change Sub-Element: Discusses air quality standards and what measures can be taken to improve them over time, as well as how reducing emissions locally will benefit the City of Artesia.
 - Natural Resources Conservation, Open Space, Parks and Recreation Sub-Element: Provides guidance in conserving precious local natural resources, as well as expanding resource opportunities. Identifies current open space areas, as well as future passive and active open space opportunities for current and future residents and visitors.
 - Community Safety Sub-Element: Comprehensively identifies the potential hazards in the City and establishes goals, strategies, and actions to reduce their impacts on the community.
 - Noise Sub-Element: Provides goals and policies to guide compatible land uses and the incorporation of noise attenuation measures for new uses protect people living and working in the City from an excessive noise environment.
- Community Culture and Economy Element: This Community Planning Theme focuses on the people of Artesia, and seeks to reinforce the connections between individual well-being, economic prosperity, community involvement, and cultural and historic richness.
 - Cultural and Historic Resources Sub-Element: Provides an inventory of cultural and historic resources within the City to celebrate Artesia's cultural heritage and preserve historic sites in order to improve tourism-related activities.
 - Economic Development Sub-Element: Identifies economic opportunities and constraints in order to develop ways for the City of Artesia to maintain and expand its local economy, and provide retail opportunities and services which may attract consumers from surrounding areas.
 - Intellectual Infrastructure Sub-Element: Discusses the importance of preserving human capital—the knowledge, skills, and abilities—required for civic involvement and a sustained workforce within the City.
- Sustainability Element: Identifies a framework for implementing sustainability principles appropriate for the City; and evaluates the City's current programs and efforts towards implementing sustainability.
- Implementation Policies and Priorities: Outlines the implementation measures and programs for each of the General Plan Elements.

IV. EIR PROJECT DESCRIPTION

The Draft Program EIR shall evaluate potential environmental impacts resulting from the following revisions to the City's General Plan, including but not limited to:

- Update of the City's land use database.
- Update of the City's traffic model.
- Revision to the General Plan noise and air quality databases based upon the new traffic model runs.
- Revisions to maps, figures, text, charts, and tables to reflect updated data/information.
- Deletion of redundant and/or completed goals, policies, or programs.



Notice of Preparation Artesia General Plan Update EIR

- Addition of new goals and policies based upon the new planning factors established for the General Plan Update.

The Artesia General Plan was last comprehensively updated in 1993. The General Plan Update supersedes the 1993 General Plan and is based upon the community's vision for Artesia and expresses the community's long-term goals. The goal of the Update is to evaluate the remaining development in a way that can be correlated to existing uses and conditions, while simultaneously capitalizing on future development and/or redevelopment potential.

IV. POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will focus on the following environmental issues:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation and Traffic; and
- Utilities and Service Systems.

Due to the decision to prepare an Environmental Impact Report, an Initial Study was not prepared. This option is permitted under CEQA Guidelines Section 15063(a), which states that if the Lead Agency determines that an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR. Notwithstanding, an Environmental Checklist is attached to indicate the areas being considered within the EIR.



**CEQA Guidelines - Appendix G
Initial Study Checklist**

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?		✓		
2. AGRICULTURE AND FOREST RESOURCES. <i>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 Department 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:</i>				
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?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. 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?				✓
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?		✓		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		



**Notice of Preparation
Artesia General Plan Update EIR**

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		✓		
d. Expose sensitive receptors to substantial pollutant concentrations?		✓		
e. Create objectionable odors affecting a substantial number of people?		✓		
4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
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?				✓
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 U.S. Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
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?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	



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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d. Disturb any human remains, including those interred outside of formal cemeteries?		✓		
6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) 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.				✓
2) Strong seismic ground shaking?		✓		
3) Seismic-related ground failure, including liquefaction?		✓		
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?			✓	
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?		✓		
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
e. 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?				✓
7. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓		
8. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓		
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?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓		



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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓		
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 for people residing or working in the project area?		✓		
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		✓		
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?		✓		
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		✓		
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		✓		
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		✓		
e. 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?		✓		
f. Otherwise substantially degrade water quality?		✓		
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		✓		



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Artesia General Plan Update EIR**

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		✓		
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?		✓		
j. Inundation by seiche, tsunami, or mudflow?				✓
10. LAND USE AND PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
11. MINERAL RESOURCES. <i>Would the project:</i>				
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?				✓
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?				✓
12. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		✓		
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		
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 expose people residing or working in the project area to excessive noise levels?		✓		
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		✓		
13. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial 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)?		✓		



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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	
14. PUBLIC SERVICES.				
a. Would the project 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:				
1) Fire protection?		✓		
2) Police protection?		✓		
3) Schools?		✓		
4) Parks?		✓		
5) Other public facilities?		✓		
15. 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?		✓		
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?		✓		
16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓		
e. Result in inadequate emergency access?		✓		



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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.		✓		
17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓		
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓		
e. 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?		✓		
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓		
g. Comply with federal, state, and local statutes and regulations related to solid waste?		✓		
18. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Would the project:</i>				
a. Does the project have the potential to 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, 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?		✓		
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)?		✓		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓



LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that, although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 5.0 have been incorporated. A NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigation incorporated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



Signature

City of Artesia

Agency

Okina Dor
Associate Planner

Printed Name and Title

March 30, 2010

Date