



Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting

- Project Name:** 1450 Artesia Boulevard Specific Plan Project (“Project”)
Project Applicant: InSite Property Group
Project Address: 1450 West Artesia Boulevard, City of Gardena
Public Comment Period: Thursday, June 8, 2023 to Monday, July 10, 2023
Public Scoping Meeting: Thursday, June 22, 2023 at 6:00 PM

Pursuant to California Public Resources Code §21165 and State California Environmental Quality Act (CEQA) Guidelines §15050: Lead Agency Concept, the City of Gardena (City) is the Lead Agency for preparation of an Environmental Impact Report (“EIR”) for the proposed 1450 Artesia Boulevard Specific Plan Project (“Project”). In accordance with State CEQA Guidelines §15082: Notice of Preparation and Determination of Scope of EIR, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

An Initial Study (see attached) was conducted to determine if the proposed Project has the potential to result in a significant effect on the environment. On the basis of this initial evaluation, the City has found that the proposed Project may have a significant effect on the environment and an EIR will be required. The City is requesting your agency’s specific and detailed input regarding the scope and content of the environmental information related to your agency’s statutory responsibility to be included in the Draft EIR. Pursuant to State CEQA Guidelines §15083: Early Public Consultation, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the Project’s environmental effects. Additionally, this NOP serves as a notice for the Public Scoping Meeting, which is held to expedite and facilitate the consultation process.

Project Location - The Project site is located on the southwest corner of Artesia Boulevard and Normandie Avenue and was part of the recently rescinded Artesia Corridor Specific Plan. The 1450 Artesia Boulevard Specific Plan would cover approximately 6.33 acres collectively consisting of the sites located on Assessor Parcel Numbers 6106-036-010, 6106-036-012, 6106-036-034, 6106-036-035, 6106-036-036, 6106-036-037.



Project Summary - The Applicant seeks approval of the 1450 Artesia Boulevard Specific Plan Project. The Proposed Project would involve the construction and operation of a mixed-use development with a total building area of 268,000 square feet (SF) and an approximate height of 75 feet, including a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units), an industrial warehouse use (one level totaling 72,000 GSF with ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). The Project’s proposed 72,000 GSF of warehouse use includes 10,000 GSF of potential future square footage to account for the potential future acquisition of a 0.23-acre parcel currently occupied by a single residential dwelling unit. Additionally, proposed associated facilities and improvements include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, and pavement for on-site parking spaces. Under the Specific Plan, the parking lot area would be used periodically for City-sponsored outdoor events outside of the Project’s warehouse/industrial component operating hours.

The Applicant is coordinating with the Atlantic Richfield Company (ARC), which is a responsible party working under the direction of the California Department of Toxic Substances Control (DTSC) to implement a Remedial Action Plan (RAP) by installing an engineered cap, soil vapor probes, and associated infrastructure before the Applicant commences construction of the Proposed Project. The Applicant will undertake measures to protect this remedy and avoid an unreasonable risk of harm to human health and the environment, such as installing soil vapor barrier and ventilation systems beneath the structure to protect building occupants against indoor soil vapor intrusion; recording a land use covenant on the Site to prohibit sensitive uses thereon, such as residential uses, but which would permit the Proposed Project's commercial and industrial uses; complying with all institutional controls that DTSC may require; and undertaking long-term monitoring and maintenance of the soil vapor barrier and ventilation systems for the Proposed Project's building. The Proposed Project structure would only overlap with the remediated Haack Rework area. The portion of the Proposed Project site that overlaps the Haack and Cooper sumps areas would be paved and utilized as a parking lot which would be located atop ARC's engineered cap as part of the DTSC-approved RAP.

Construction of the Proposed Project is expected to last approximately 18 months beginning in March 2024 and ending September 2025. The Proposed Project is anticipated to begin operations in October 2025. The Applicant's timing for construction would not interfere with the implementation of the RAP by ARC, nor with ARC's implementation of the RAP interfere with the Applicant's construction and operation of the Proposed Project.

Project Approvals: The Project will require the following approvals in addition to certification of the EIR, required CEQA findings, and adoption of a mitigation monitoring and reporting program:

- Adoption of the 1450 Artesia Boulevard Specific Plan
- Zone Text Amendment to delete 18.08.015 of the Gardena Zoning Code
- Development Agreement
- Site Plan Review
- Lot Merger to consolidate the 3 lots into one parcel

Environmental Issues to be Evaluated in the Environmental Impact Report - Based on the Initial Study, the Project would result in potentially significant environmental impacts concerning the environmental issue areas listed below, which will be further evaluated in the EIR:

- | | |
|-----------------------------------|---------------------------------|
| • Air Quality | • Hydrology and Water Quality |
| • Cultural Resources | • Land Use and Planning |
| • Energy | • Noise |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the Project site is listed on several environmental databases, as determined by the regulatory agency database search compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Environmental Review - A copy of this NOP and the Initial Study are available for review on the City of Gardena's Website beginning on Thursday, June 8, 2023 at: <https://www.cityofgardena.org/community-development/planning-projects/> .

If you cannot access the documents from the website, please contact Amanda Acuna, Senior Planner, at 310.217.6110 or via email at aacuna@cityofgardena.org.

Comment Period - The NOP's public review comment period is from June 8 – July 10, 2023. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project, which the City should address further in the EIR. Comments on the NOP can be submitted to Amanda Acuna, Senior Planner, at the City of Gardena by mail at City of Gardena Community Development Department, 1700 West 162nd Street, Gardena, California 90247, or by email at aacuna@cityofgardena.org, no later than 5:00 PM on July 10, 2023. However, e-mail is the preferred method of communication. Please label the subject line "1450 Artesia Boulevard Specific Plan Project/NOP Comment."

Public Scoping Meeting - Pursuant to CEQA Statute §21083.9(a)(2) and State CEQA Guidelines §15082(c), the City of Gardena will hold a public scoping meeting as follows:

When: Thursday, June 22, 2023 at 6:00 PM

Where: City of Gardena City Council Chambers, 1700 West 162nd Street, Gardena, CA 90247

At this meeting, agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.