Regular Meeting of the Artesia City Council
City Council Chambers
18747 Clarkdale Avenue
Artesia, CA 90701
(562) 865-6262

You may view this meeting live over the internet at
https://ca-artesia2.civicplus.com/241/City-Council-Meetings-Video

Monday, June 9, 2025
7:00 p.m.

1. CALL TO ORDER

1.A. Call to Order

2. ROLL CALL

2.A. Roll Call

3. INVOCATION

3.A. Invocation

4. PLEDGE OF ALLEGIANCE

4.A. Pledge of Allegiance

5. PUBLIC COMMENTS

This is the portion of the meeting set aside to invite public comments regarding any matter within the subject matter jurisdiction of the City Council. Public comments may also be submitted by email at publiccomments@cityofartesia.us before 12:00 p.m. on the date of the meeting. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the City Council vote. Under the provisions of the Brown Act, the City Council is prohibited from taking action on items that are not listed on the agenda, but may refer the matter to staff or to a subsequent meeting. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

5.A. Public Comments

6. COUNCILMEMBER COMMENTS

6.A. Councilmember Comments

7. CEREMONIAL PRESENTATIONS

7.A. LGBTQ+ Pride Month Proclamation

8. BUSINESS PRESENTATIONS - NONE

9. CONSENT CALENDAR

It is recommended that Items (A) through (L) be acted on simultaneously in one vote unless a member of the City Council requests separate discussion and/or action on the item. In the event a member of the City Council requests separate discussion on a Consent Calendar item, or the item is removed from the Consent Calendar to allow for public comments on the item to be read. The City Council will consider that item immediately following approval of the rest of the Consent Calendar.

9.A. Waive Reading of All Ordinance and Resolutions Adoptions on the Agenda and Read by Title Only

— Recommendation: Waive Reading, by Title Only, of all Ordinances and Resolutions. Said Ordinances and Resolutions Which Appear on the Public Agenda Shall Be Determined to Have Been Read by Title and Further Reading Waived.

9.B. Accounts Payable Check Register - May 2025

— Recommendation: Receive and File.

9.C. City Financial Report - April 2025

— Recommendation: Receive and File.

9.D. AB 1234 Reporting

— Recommendation: Receive and File.

9.E. City Council Meeting Minutes

— Recommendation: Approve Minutes as Presented for May 8, 2025 - Special Meeting, May 12, 2025 - Special Meeting, May 12, 2025 - Regular Meeting, May 20, 2025 - Special Meeting.

9.F. Second Reading of an Ordinance Amending the Process for the Abatement of Public Nuisances

— Recommendation: Consider and Find That This Ordinance Is Expempt From CEQA Pursuant to Section 15061(B)(3) of the CEQA Guidelines; And

— Adopt Ordinance 25-967, Amending Chapter 7 (Administrative Citations) of Title 1 (General Provisions) and Chapter 1 (Public Nuisances) of Title 5 (Public Welfare) of the Artesia Municipal Code Relating to the Abatement of Public Nuisances.

9.G. First Amendment to Professional Services Agreement with BOA Architecture Inc.

— Recommendation: Approve Amendment No. 1 to the Professional Services Agreement With BOA Architecture Inc. Extending the Term, Expanding the Scope of Work, and Increasing the Contract Amount by $40,800, for a Revised Not-To-Exceed Total of $107,800, and Authorize the City Manager To Execute the Amendment.

9.H. Senate Bill 1 (SB1) Pavement Rehabilitation Project for FY 2025-26 - Residential Streets

— Recommendation: Adopt Resolution No. 25-3037, Adopting a Project for Fiscal Year 2025-26 to be Funded by Senate Bill (SB1), the Road Repair and Accountability Act of 2017

9.I. Event Production Services Agreement with Ramirez Productions and Event Rentals, Inc.

— Recommendation: Event Production Services Agreement With Ramirez Productions and Event Rentals, Inc. For the 2025 International Street Fair and Diversity Festival in the Amount Not-To-Exceed $83,677.50, and Authorize the City Manager To Execute the Agreement

9.J. Levy of the Special Tax for Community Facilities District No. 2017-1

— Recommendation: Adopt Resolution No. 25-3041, Acting in Its Capacity as the Legislative Body of the City of Artesia Community Facilities District No. 2017-1 (Services) Providing for the Levy of the Special Tax for Fiscal Year 2025-26

9.K. Budget Amendment to Fund 350 Measure A - Park Improvement

— Recommendation: Approve a Budget Amendment to the Measure a Park Improvement Fund To Reflect the Receipt of the Los Angeles County Regional Parks and Open Space District (RPOSD) Measure A - Acquisition Only Competitive Grant for $585,000 and the Associated Expenses With Implementation of This Grant

9.L. Memorandum of Understanding (MOU) - General Unit Employees

— Recommendation: Adopt Resolution No. 25-3038, Adopting Memorandum of Understanding (MOU) Between the City of Artesia and the American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 – General Unit; And

— Authorize the City Manager To Execute the MOU on Their Behalf

10. PUBLIC HEARING

10.A. AB 2561 Vacancies, Recruitment and Retention Annual Report

— Recommendation: Receive and File.

10.B. Amendments to Vacant Properties Registration Fee

— Recommended Action: Adopt Resolution No. 25-3042, Approving an Updated Fee Schedule for Vacant Property Registration and Monitoring, Repealing Resolution No. 21-2843, and Determining the Project To Be Exempt Under CEQA, Pursuant to Section 15273(a)(4).

10.C. Street Light Maintenance District Diagram and Assessment

— Recommendation: Adopt Resolution No 25-3043, Confirming a Diagram and Assessment for the 2025/2026 Fiscal Year and Ordering the Improvements in Connection With the City of Artesia Street Lighting Maintenance District Pursuant to the Provisions of Part 2 of Division 15 of the Streets and Highways Code.

10.D. 2021-2029 Housing Element Update

— Staff recommends that the City Council Open and conduct a public hearing; and

— Receive public comments and council member comments on the housing element, and staff will incorporate any changes into the draft Housing Element.

10.E. Case No. 2023-01: Zoning Code Amendment, Zoning Text Amendment and Zone Map Amendment Pertaining To Mixed Use Overlay

— Recommendation: Adopt Resolution No. 25-3048, Approving a Proposed Zoning Code Amendment Establishing a Mixed-Use Overlay (Mu-O) Zone (Case No. 2023-01), Amend the City of Artesia Zoning Map, and Certify a Supplemental Environmental Impact Report for the Proposed Zoning Code Amendment;

— Introduce and Waive the First Reading of Ordinance No. 25-970, Adding Article 46 (Mixed-Use Overlay Zone (Mu-O)) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code; and

— Direct Staff to File Notice of Determination.

10.F. Case No. 2024-22: General Plan Amendment, Amendment to the Artesia Live Specific Plan, Amendment to the Zoning Ordinance, Vesting Tentative Tract Map No. 84570, Design Review and Mitigated Negative Declaration for Project Located at 17610 & 17618 Pioneer Boulevard

— Recommendation: Adopt Resolution No. 25-3044 Adopting Mitigated Negative Declaration (Sch #2025040131) and Mitigation Monitoring and Reporting Program Pursuant to the California Environmental Quality Act (CEQA) for Tentative Tract Map No. 84570; Amendment to the Artesia Live Specific Plan; General Plan and Zoning Code Amendments and Design Review Associated With the Proposed Pioneer Place Mixed Use Project Consisting of 83 Unit Residential Condominiums and a 1,600 Square Feet of Rooftop Restaurant With Alcohol Sales, in a 6-Story Building;

— Adopt Resolution No. 25-3045 Approving an Amendment to the General Plan by Modifying the Description of City Center Mixed Use Land Use Designation by Adding the Following Sentence “Residential Density May Exceed 70 Dwelling Units per Acre Subject to Approval of a Specific Plan” to the City Center Mixed Use Land Use Designation and Adding a Footnote Below Table Lu-4 in the General Plan To State: “Residential Density May Exceed 70DU/AC Subject to Approval of a Specific Plan”;

— Adopt Resolution No. 25-3046 Approving Vesting Tentative Tract Map No. 84570 To Allow a Mixed Use Development Consisting of 83 Residential Units and a 1,600 Square Foot Rooftop Restaurant To Be Subdivided for Condominium Purposes Located at 17610 & 17618 Pioneer Boulevard (Assessor’s Parcel Numbers 7033-007-016, 017 & 018);

— Introduce and Waive the First Reading of Ordinance No. 25-968, Amending the Artesia Live Specific Plan;

— Introduce and Waive the First Reading of Ordinance No. 22-969, Amending Section 9-2.3453 (Specific Plan Zones) of Article 34.5 (Specific Plan Zones (SP)) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code; And

— Affirm Planning Commission’s Conditional Approval of a Design Review Application for Case No. 2024-22 and Adopt Resolution No. 25-3047 - A Mixed-Use Development Consisting of 83-Unit Residential Units, With 1,600 Square Foot Rooftop Restaurant With Alcohol Sales and Associated Parking and Landscaping Located at 17610 & 17618 Pioneer Boulevard (Assessor’s Parcel Numbers 7033-007-016, 017 & 018).

11. DISCUSSION

11.A. Memorandum of Understanding (MOU) - Managers and Supervisors Unit Employees

— Recommendation: Resolution No. 25-3039, Adopting a Memorandum of Understanding (“MOU”) Between the City of Artesia and the American Federation of State, County and Municipal Employees, Local 1520 (“AFSCME”) Council 36 – Managers and Supervisors Unit; And

— Authorize the City Manager to Execute on Their Behalf

11.B. Resolution Regarding the Salaries and Benefits for Unrepresented Management Employees

— Recommendation: Adopt Resolution No. 25-3040, Establishing a Compensation Plan and Salary Schedule for Unrepresented Management Employees of the City

11.C. Consideration of a Financial Plan and Approving a Budget for Fiscal Year 2025-26

— Recommendation: Resolution No. 25-3049, Adopting a Financial Plan and Approving a Budget for Fiscal Year 2025-26;

— Resolution No. 25-3050, Determining and Adopting an Appropriations Limit for Fiscal Year 2025-26 for the City of Artesia in Accordance With Article XIIB of the Constitution of the State of California;

— Resolution No. 25-3051, Approving and Adopting a City-Wide Salary Schedule as Required by the California Public Employees' Retirement System (CALPERS) For, Respectively, Unrepresented Management Employees, Employees of the Managers and Supervisors Unit, and Employees of the General Unit;

— Resolution No. 25-3052, Approving a Statement of Investment Policy, and Repealing Resolution No. 25-3030; And

— Resolution No. 25-3053, Adopting the Five-Year Capital Improvement Program for Fiscal Years 2025-26 Through 2029-30

12. CITY MANAGER INFORMATIONAL REPORTING

12.A. City Manager Reporting

13. COUNCILMEMBER COMMENTS

This is the time for Councilmembers to report on external boards and committee meetings attended and meetings attended at public expense. Additional general comments, announcements, and requests of staff and/or other issues of concern to Councilmembers may also be presented at this time.

14. ADJOURNMENT

Adjournment in Memory of Fernando Dutra Sr. and Eduardo Santos

14.A. Adjournment

The City of Artesia complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the City Clerk's office at 562-865-6262 at least 72 hours prior to the meeting. Copies of Staff Reports are on file in the Office of the City Clerk and are available for inspection.

Date Posted: June 5, 2025

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9A.**

TO: Mayor and Members of the City Council

SUBJECT: Waive Reading of All Ordinance and Resolutions Adoptions on the Agenda and Read by Title Only

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager

RECOMMENDATION:
It is recommended that the City Council waive reading, by title only, of all ordinances and resolutions. Said ordinances and resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

BACKGROUND:
California Government Code 36934 allows the legislative body to waive the requirement to read ordinances and titles by the action.

FISCAL IMPACT:
There is no fiscal impact associated with approval of this item.

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO:** **9B.**

TO: Mayor and Members of the City Council

SUBJECT: Accounts Payable Check Register - May 2025

FROM: Jamie Murguia, Finance Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager

RECOMMENDATION:
It is recommended that the City Council receive and file this report.

BACKGROUND:
The attached demands summary (accounts payable checks) is a list of all checks issued by the City of Artesia from May 1, 2025 through May 31, 2025.

Prior to printing each check, payment requests are approved by the department manager, Finance Manager, and City Manager. Once payment requests have been approved, a batch for disbursement is processed by the Senior Accountant, and approved by the Finance Manager. Each check is printed with its invoice detail, then signed by the City Manager and Mayor.

FISCAL IMPACT:
There is no fiscal impact associated with approval of this item.

RECOMMENDED COUNCIL ACTION:
It is recommended that the City Council receive and file this report.

Attachments

2025 May Demand Check Register.pdf

City of Artesia
May 2025 Check Register

Date	Transaction # Description	Transaction Type	Post Date Due Date	Transaction Amount	Payment #	Payment Date	Amount Paid
4LEAF, INC.							
05/14/2025	J4100M	Invoice	05/21/2025	$3,133.75	86364	05/21/2025	$3,133.75
	25/04 Code Enforcement		05/21/2025				
			Totals for 4LEAF, INC.:	$3,133.75			$3,133.75
ADRIK GONZAZ							
05/21/2025	IR-4192	Invoice	05/21/2025	$300.00	86365	05/21/2025	$300.00
	DJ Services for Youth		05/21/2025				
	baseball league closing						
			Totals for ADRIK GONZAZ:	$300.00			$300.00
AFSCME DISTRICT COUNCIL 36							
05/02/2025	05022025	Invoice	05/07/2025	$727.32	86307	05/07/2025	$727.32
	Union Dues, Payroll		05/07/2025				
05/16/2025	05162025	Invoice	05/21/2025	$725.44	86366	05/21/2025	$725.44
	Union Dues, Payroll		05/21/2025				
			Totals for AFSCME DISTRICT COUNCIL 36:	$1,452.76			$1,452.76
AJIT DUDHEKER							
04/23/2025	85677711	Invoice	05/07/2025	$1,500.00	86308	05/07/2025	$1,500.00
	Security Deposit Refund		05/07/2025				
			Totals for AJIT DUDHEKER:	$1,500.00			$1,500.00
ALBENIZ QUINTANA							
04/07/2025	101	Invoice	04/16/2025	$600.00	86309	05/07/2025	$600.00
	Performer Deposit for the		05/07/2025				
			Totals for ALBENIZ QUINTANA:	$600.00			$600.00
ALL CITY MANAGEMENT SERVICES							
04/15/2025	100354	Invoice	05/07/2025	$11,721.60	86310	05/07/2025	$11,721.60
	3/30- 4/12/25 Crossing		05/07/2025				
04/29/2025	100682	Invoice	05/07/2025	$5,209.60	86310	05/07/2025	$5,209.60
	4/13- 4/26/25 Crossing		05/07/2025				
03/05/2025	99372	Invoice	05/07/2025	$11,721.60	86310	05/07/2025	$11,721.60
	2/16- 3/1/25 Crossing Guard		05/07/2025				
05/14/2025	101129	Invoice	05/21/2025	$13,024.00	86367	05/21/2025	$13,024.00
	4/27- 5/10/25 Crossing		05/21/2025				
			Totals for ALL CITY MANAGEMENT SERVICES:	$41,676.80			$41,676.80
ARTESIA CHAMBER OF COMMERCE							
04/17/2025	42825	Invoice	04/17/2025	$40.00	86311	05/07/2025	$40.00
	Mix & Mingle Chamber		05/07/2025				
			Totals for ARTESIA CHAMBER OF COMMERCE:	$40.00			$40.00
BEST BEST & KRIEGER LLP							
05/15/2025	1028807	Invoice	05/21/2025	$2,312.00	86369	05/21/2025	$2,312.00
	25/04 HCD Notice		05/21/2025				
05/15/2025	1028804	Invoice	05/21/2025	$3,230.00	86369	05/21/2025	$3,230.00
	25/04 Labor/Employment		05/21/2025				
05/15/2025	1028810	Invoice	05/21/2025	$3,524.50	86369	05/21/2025	$3,524.50
	25/04 Code Enforcement		05/21/2025				
05/15/2025	1028795	Invoice	05/21/2025	$3,601.50	86369	05/21/2025	$3,601.50
	25/04 City Council Project		05/21/2025				
05/15/2025	1028806	Invoice	05/21/2025	$3,632.22	86369	05/21/2025	$3,632.22
	25/04 Motel 6		05/21/2025				
05/15/2025	1028798	Invoice	05/21/2025	$4,165.00	86369	05/21/2025	$4,165.00
	25/04 Planning		05/21/2025				
05/15/2025	1028811	Invoice	05/21/2025	$6,766.00	86369	05/21/2025	$6,766.00
	25/04 General Litigation		05/21/2025				
04/21/2025	1026205	Invoice	05/21/2025	$1,225.00	86368	05/21/2025	$1,225.00
	25/03 Administration		05/21/2025				
04/21/2025	1026214	Invoice	05/21/2025	$1,258.74	86368	05/21/2025	$1,258.74
	25/03 Motel 6		05/21/2025				
04/21/2025	1026204	Invoice	05/21/2025	$1,298.50	86368	05/21/2025	$1,298.50
	25/03 City Manager		05/21/2025				
04/21/2025	1026207	Invoice	05/21/2025	$1,324.00	86368	05/21/2025	$1,324.00

	25/03 City Clerk		05/21/2025				
04/21/2025	1026218	Invoice	05/21/2025	$1,954.50	86368	05/21/2025	$1,954.50
	25/03 General Litigation		05/21/2025				
04/21/2025	1026209	Invoice	05/21/2025	$2,082.50	86368	05/21/2025	$2,082.50
	25/03 Public Works		05/21/2025				
04/21/2025	1026217	Invoice	05/21/2025	$2,213.00	86368	05/21/2025	$2,213.00
	25/03 Code Enforcement		05/21/2025				
04/21/2025	1026206	Invoice	05/21/2025	$3,160.50	86368	05/21/2025	$3,160.50
	25/03 Planning		05/21/2025				
04/21/2025	1026215	Invoice	05/21/2025	$3,808.00	86368	05/21/2025	$3,808.00
	25/03 HCD Notice		05/21/2025				
04/21/2025	1026203	Invoice	05/21/2025	$3,926.08	86368	05/21/2025	$3,926.08
	25/03 City Council Project		05/21/2025				
04/21/2025	1026212	Invoice	05/21/2025	$5,100.00	86368	05/21/2025	$5,100.00
	25/03 Labor/Employment		05/21/2025				
04/21/2025	1026211	Invoice	05/21/2025	$34.00	86368	05/21/2025	$34.00
	25/03 Finance		05/21/2025				
05/15/2025	1028797	Invoice	05/21/2025	$441.00	86369	05/21/2025	$441.00
	25/04 Administration		05/21/2025				
05/15/2025	1028805	Invoice	05/21/2025	$408.00	86369	05/21/2025	$408.00
	25/04 Special Project		05/21/2025				
04/21/2025	1026210	Invoice	05/21/2025	$343.00	86368	05/21/2025	$343.00
	25/03 Utilities		05/21/2025				
04/21/2025	1026208	Invoice	05/21/2025	$294.00	86368	05/21/2025	$294.00
	25/03 Parks & Recreation		05/21/2025				
05/15/2025	1028803	Invoice	05/21/2025	$272.00	86369	05/21/2025	$272.00
	25/04 Finance		05/21/2025				
05/15/2025	1028800	Invoice	05/21/2025	$269.50	86369	05/21/2025	$269.50
	25/04 Parks & Recreation		05/21/2025				
05/15/2025	1028812	Invoice	05/21/2025	$148.50	86369	05/21/2025	$148.50
	25/04 Applicant - 11540		05/21/2025				
04/21/2025	1026216	Invoice	05/21/2025	$102.00	86368	05/21/2025	$102.00
	25/03 Eminent Domain RE		05/21/2025				
05/15/2025	1028802	Invoice	05/21/2025	$588.00	86369	05/21/2025	$588.00
	25/04 Utilities		05/21/2025				
05/15/2025	1028814	Invoice	05/21/2025	$600.00	86370	05/21/2025	$600.00
	25/04 Public Records Act		05/21/2025				
05/15/2025	1028808	Invoice	05/21/2025	$714.00	86370	05/21/2025	$714.00
	25/04 Economic		05/21/2025				
05/15/2025	1028796	Invoice	05/21/2025	$980.00	86370	05/21/2025	$980.00
	25/04 City Manager		05/21/2025				
05/15/2025	1028809	Invoice	05/21/2025	$1,048.90	86370	05/21/2025	$1,048.90
	25/04 Eminent Domain RE		05/21/2025				
05/15/2025	1028799	Invoice	05/21/2025	$1,095.00	86370	05/21/2025	$1,095.00
	25/04 City Clerk		05/21/2025				
05/15/2025	1028801	Invoice	05/21/2025	$1,788.50	86370	05/21/2025	$1,788.50
	25/04 Public Works		05/21/2025				
05/15/2025	1028813	Invoice	05/21/2025	$1,887.30	86370	05/21/2025	$1,887.30
	25/04 Applicant - 11709		05/21/2025				
04/21/2025	1026221	Invoice	05/21/2025	$520.00	86369	05/21/2025	$520.00
	25/03 Public Records Act		05/21/2025				
04/21/2025	1026213	Invoice	05/21/2025	$680.00	86369	05/21/2025	$680.00
	25/03 Special Project		05/21/2025				
		Totals for BEST BEST & KRIEGER LLP:		$66,795.74			$66,795.74
BUILDER BOY INC							
05/01/2025	8006020	Invoice	05/07/2025	$6,900.00	86312	05/07/2025	$6,900.00
	Artesia Park Color Coat and		05/07/2025				
04/10/2025	8005998	Invoice	05/07/2025	$7,900.00	86312	05/07/2025	$7,900.00
	Artesia Park Lath and Demo		05/07/2025				
		Totals for BUILDER BOY INC:		$14,800.00			$14,800.00
BYERS & BUTLER INC							
05/05/2025	315487	Invoice	05/14/2025	$495.00	86342	05/14/2025	$495.00
	25/05 EV Facility Gate		05/14/2025				
		Totals for BYERS & BUTLER INC:		$495.00			$495.00
CALE AMERICA INC.							
04/28/2025	185302	Invoice	05/07/2025	$1,526.16	86313	05/07/2025	$1,526.16

	25/04 Parking Meter IT		05/07/2025				
			Totals for CALE AMERICA INC.:	$1,526.16			$1,526.16
CALIFORNIA CANOPY							
04/29/2025	2125	Invoice	05/07/2025	$1,428.26	86314	05/07/2025	$1,428.26
	Custom Inflatable Arch with		05/07/2025				
			Totals for CALIFORNIA CANOPY:	$1,428.26			$1,428.26
CALIFORNIA PEST MANAGEMENT							
05/01/2025	231703	Invoice	05/07/2025	$134.00	86315	05/07/2025	$134.00
	25/05 Pest Control		05/07/2025				
04/01/2025	231703	Invoice	05/07/2025	$134.00	86315	05/07/2025	$134.00
	25/04 Pest Control		05/07/2025				
			Totals for CALIFORNIA PEST MANAGEMENT:	$268.00			$268.00
CALIFORNIA SCHOOL EMPLOYEES ASSOCIATION							
05/12/2025	86526240	Invoice	05/14/2025	$150.00	86343	05/14/2025	$150.00
	Security Deposit Refund		05/14/2025				
05/12/2025	86526289	Invoice	05/14/2025	$150.00	86343	05/14/2025	$150.00
	Security Deposit Refund		05/14/2025				
			Totals for CALIFORNIA SCHOOL EMPLOYEES ASSOCIATION:	$300.00			$300.00
CalPers							
05/01/2025	4203484552-05/2025	Invoice	05/01/2025	$72,227.13	41150	05/07/2025	$72,227.13
	25/05 Health Premium		05/01/2025				
			Totals for CalPers:	$72,227.13			$72,227.13
CBE OFFICE SOLUTIONS							
05/19/2025	IN2839473	Invoice	05/21/2025	$418.38	86371	05/21/2025	$418.38
	4/20-5/19/25 Overage		05/21/2025				
			Totals for CBE OFFICE SOLUTIONS:	$418.38			$418.38
CHANSON WALKER							
05/14/2025	051425	Invoice	05/28/2025	$150.00	86401	05/28/2025	$150.00
	Staff Jackets		05/28/2025				
			Totals for CHANSON WALKER:	$150.00			$150.00
CHEE SALETTE ARCHITECTURE OFFICE							
05/01/2025	2024-08-08	Invoice	05/14/2025	$51,393.00	86344	05/14/2025	$51,393.00
	Design Consultant Cost Tap		05/14/2025				
			Totals for CHEE SALETTE ARCHITECTURE OFFICE:	$51,393.00			$51,393.00
CINDY'S JUMPERS LLC							
05/02/2025	93933	Invoice	05/07/2025	$1,475.00	86316	05/07/2025	$1,475.00
	Mariachi Festival - Attraction		05/07/2025				
			Totals for CINDY'S JUMPERS LLC:	$1,475.00			$1,475.00
CINTAS CORP							
04/22/2025	4228184452	Invoice	05/28/2025	$149.78	86402	05/28/2025	$149.78
	25/04 AJ Park Janitorial		05/28/2025				
04/08/2025	4226699707	Invoice	05/28/2025	$630.81	86402	05/28/2025	$630.81
	25/04 Artesia Park Janitorial		05/28/2025				
			Totals for CINTAS CORP:	$780.59			$780.59
CITY OF BELLFLOWER							
04/30/2025	MISC1040	Invoice	05/21/2025	$600.00	86372	05/21/2025	$600.00
	FY25/26 Replenish WIB		05/21/2025				
			Totals for CITY OF BELLFLOWER:	$600.00			$600.00
CITY OF BREA							
05/14/2025	ASIT001507	Invoice	05/21/2025	$4,958.80	86373	05/21/2025	$4,958.80
	25/04 It service and onsite		05/21/2025				
			Totals for CITY OF BREA:	$4,958.80			$4,958.80
CITY OF NORWALK							
04/29/2025	04292025	Invoice	05/07/2025	$3,746.65	86317	05/07/2025	$3,746.65
	Refund for Payment issued		05/07/2025				
			Totals for CITY OF NORWALK:	$3,746.65			$3,746.65
CLARISSA HUMPHREYS							
05/19/2025	86854453	Invoice	05/21/2025	$75.00	86374	05/21/2025	$75.00
	Security Deposit Refund		05/21/2025				
			Totals for CLARISSA HUMPHREYS:	$75.00			$75.00
CMRTA							
05/27/2025	3983	Invoice	05/28/2025	$150.00	86403	05/28/2025	$150.00
	Membership Renewal		05/28/2025				
	Through December 31, 2025						
			Totals for CMRTA:	$150.00			$150.00

COLONIAL LIFE							
05/08/2025	70687030501191	Invoice	05/08/2025	$3,583.33	41151	05/14/2025	$3,583.33
	25/05 Supplemental Ins.		05/08/2025				
			Totals for COLONIAL LIFE:	$3,583.33			$3,583.33
DEB'S BOOKKEEPLUS							
05/07/2025	1814	Invoice	05/07/2025	$1,837.50	86318	05/07/2025	$1,837.50
	25/04 Accounting Service		05/07/2025				
			Totals for DEB'S BOOKKEEPLUS:	$1,837.50			$1,837.50
DERAIN DAVIS							
05/16/2025	911	Invoice	05/21/2025	$150.00	86375	05/21/2025	$150.00
	Memorial Day Ceremony - Professional Sound Service		05/21/2025				
			Totals for DERAIN DAVIS:	$150.00			$150.00
DUNN-EDWARDS CORPORATION							
04/29/2025	2074A32243	Invoice	05/14/2025	$141.78	86345	05/14/2025	$141.78
	Paint Supplies for Red Curbs		05/14/2025				
			Totals for DUNN-EDWARDS CORPORATION:	$141.78			$141.78
EDITH GUERRA							
05/21/2025	TuitionRemib5-19-25	Invoice	05/21/2025	$1,105.00	86376	05/21/2025	$1,105.00
	Tuition Reimbursement for		05/21/2025				
			Totals for EDITH GUERRA:	$1,105.00			$1,105.00
Enterprise FM Trust							
05/16/2025	480414A-050325	Invoice	05/16/2025	$4,447.45	41156	05/22/2025	$4,447.45
	25/05 Electric Vehicle Lease & Fleet Maintenance		05/16/2025				
			Totals for Enterprise FM Trust:	$4,447.45			$4,447.45
ERNESTO OLIVARES							
05/21/2025	JUNE2025	Invoice	05/21/2025	$221.12	86377	05/21/2025	$221.12
	25/06 Medical Premium		05/21/2025				
			Totals for ERNESTO OLIVARES:	$221.12			$221.12
FIDELITY SECURITY LIFE INSURANCE CO.							
05/13/2025	166777308	Invoice	05/13/2025	$543.55	41161	05/28/2025	$543.55
	25/05 Vision Coverage		05/13/2025				
			Totals for FIDELITY SECURITY LIFE INSURANCE CO.:	$543.55			$543.55
FIESTA COOPERATIVE INC.							
04/30/2025	250407	Invoice	05/21/2025	$10,549.04	86378	05/21/2025	$10,549.04
	25/04 Dial-a-Ride Services		05/21/2025				
			Totals for FIESTA COOPERATIVE INC.:	$10,549.04			$10,549.04
FRANCHISE TAX BOARD							
05/02/2025	05022025	Invoice	05/07/2025	$80.00	86319	05/07/2025	$80.00
	Ericka Jackson, 05/02/2025		05/07/2025				
05/16/2025	05162025	Invoice	05/21/2025	$80.00	86379	05/21/2025	$80.00
	Ericka Jackson, 05/16/2025		05/21/2025				
05/16/2025	05162025	Invoice	05/21/2025	$46.09	86380	05/21/2025	$46.09
	Rene Trevino, 05162025		05/21/2025				
			Totals for FRANCHISE TAX BOARD:	$206.09			$206.09
GENERAL CODE							
11/12/2024	pg000038730	Invoice	05/14/2025	$2,039.00	86346	05/14/2025	$2,039.00
	ECode360 Annual Maintenance & Ordinance Update		05/14/2025				
			Totals for GENERAL CODE:	$2,039.00			$2,039.00
GOLDEN STATE WATER COMPANY							
05/21/2025	00552386989-051325	Invoice	05/21/2025	$240.95	41157	05/22/2025	$240.95
	25/04 11938 South St.		05/21/2025				
05/21/2025	28650044382-052725	Invoice	05/21/2025	$175.54	41157	05/22/2025	$175.54
	25/04 18609 IRR Pioneer		05/21/2025				
05/21/2025	49057935782-051425	Invoice	05/21/2025	$217.13	41157	05/22/2025	$217.13
	25/04 18530 Corby Ave.		05/21/2025				
05/21/2025	13732300002-051525	Invoice	05/21/2025	$415.49	41157	05/22/2025	$415.49
	25/04 11504 Artesia Blvd		05/21/2025				
05/21/2025	80727400006-050825	Invoice	05/21/2025	$599.73	41157	05/22/2025	$599.73
	25/04 11710 South St IRR		05/21/2025				
05/21/2025	43024400004-050625	Invoice	05/21/2025	$507.65	41157	05/22/2025	$507.65
	25/04 11734 IRR Artesia		05/21/2025				

05/21/2025	42732300001-051625	Invoice	05/21/2025	$670.73	41157	05/22/2025	$670.73
05/21/2025	25/04 12034 Artesia IRR 11131392257-051525	Invoice	05/21/2025 05/21/2025	$598.85	41157	05/22/2025	$598.85
05/21/2025	25/04 17189 IRR Baber Ave. 97259400006-051525	Invoice	05/21/2025 05/21/2025	$50.81	41157	05/22/2025	$50.81
05/21/2025	25/04 17202 Alburtis 82177200001-051525	Invoice	05/21/2025 05/21/2025	$260.61	41157	05/22/2025	$260.61
05/21/2025	25/04 17203 Corby Ave. 87564300009-052025	Invoice	05/21/2025 05/21/2025	$921.95	41157	05/22/2025	$921.95
05/21/2025	25/04 17512 IRR Norwalk 79020300004-051525	Invoice	05/21/2025 05/21/2025	$1,705.43	41157	05/22/2025	$1,705.43
05/21/2025	25/04 17815 Pioneer Blvd 87836872074-051325	Invoice	05/21/2025 05/21/2025	$273.74	41157	05/22/2025	$273.74
05/21/2025	25/04 18506 IRR Pioneer 29424300001-050625	Invoice	05/21/2025 05/21/2025	$195.54	41157	05/22/2025	$195.54
05/21/2025	25/04 18641 Corby 22743000006-052725	Invoice	05/21/2025 05/21/2025	$271.77	41157	05/22/2025	$271.77
05/21/2025	25/04 18644 Alburtis Ave. 91743000001-050625	Invoice	05/21/2025 05/21/2025	$570.99	41157	05/22/2025	$570.99
05/21/2025	25/04 18747 Clarkdale Ave. 02743000008-050625	Invoice	05/21/2025 05/21/2025	$33.02	41157	05/22/2025	$33.02
05/21/2025	25/04 18747 Fp Clarkdale 12743000007-050625	Invoice	05/21/2025 05/21/2025	$626.03	41157	05/22/2025	$626.03
05/21/2025	25/04 18750 Clarkdale 85147443411-051325	Invoice	05/21/2025 05/21/2025	$557.32	41157	05/22/2025	$557.32
05/21/2025	25/04 18803 Elaine Ave. 63500932239-051325	Invoice	05/21/2025 05/21/2025	$129.47	41157	05/22/2025	$129.47
05/21/2025	25/04 Norwalk & South St. 55342200007-050625	Invoice	05/21/2025 05/21/2025	$408.94	41157	05/22/2025	$408.94
05/21/2025	25/04 Norwalk Blvd So of 91385393847-050625	Invoice	05/21/2025 05/21/2025	$1,274.09	41157	05/22/2025	$1,274.09
05/21/2025	25/04 17514 Norwalk Blvd 53533876818-050625	Invoice	05/21/2025 05/21/2025	$399.18	41157	05/22/2025	$399.18
05/21/2025	25/04 Droxford St Norwalk 76772389227-051425	Invoice	05/21/2025 05/21/2025	$254.07	41157	05/22/2025	$254.07
05/21/2025	25/04 11504 178th St. 23768366561-042325	Invoice	05/21/2025 05/21/2025	$408.94	41157	05/22/2025	$408.94
	25/04 186th ST & Jersey		05/21/2025				
			Totals for GOLDEN STATE WATER COMPANY:	$11,767.97			$11,767.97
Governmentjobs.com, Inc.							
05/24/2025	INV-136131	Invoice	05/28/2025	$6,905.94	86404	05/28/2025	$6,905.94
	FY25/26 Onboard Subscription		05/28/2025				
			Totals for Governmentjobs.com, Inc.:	$6,905.94			$6,905.94
GRAINGER							
05/05/2025	9496036980	Invoice	05/21/2025	$1,253.46	86381	05/21/2025	$1,253.46
05/05/2025	California and US Flags 9496036964	Invoice	05/21/2025 05/21/2025	$820.51	86381	05/21/2025	$820.51
	Safety Protective Equipment		05/21/2025				
			Totals for GRAINGER:	$2,073.97			$2,073.97
HEDSSON JIMENEZ							
05/05/2025	APR2025	Invoice	05/07/2025	$1,252.55	86320	05/07/2025	$1,252.55
05/22/2025	Apr '25 - Karate Class APR/MAY2025	Invoice	05/07/2025 05/28/2025	$1,296.75	86405	05/28/2025	$1,296.75
	Apr/May ' 25 Karate Classes		05/28/2025				
			Totals for HEDSSON JIMENEZ:	$2,549.30			$2,549.30
HUMAN SERVICES ASSOCIATION							
05/10/2025	04302425	Invoice	05/28/2025	$1,456.00	86406	05/28/2025	$1,456.00
	25/04 Senior Meals		05/28/2025				
			Totals for HUMAN SERVICES ASSOCIATION:	$1,456.00			$1,456.00
JOHN L HUNTER & ASSOCIATES							
05/12/2025	ART1UO12502	Invoice	05/14/2025	$668.75	86347	05/14/2025	$668.75
	25/02 Oil Payment Program		05/14/2025				
			Totals for JOHN L HUNTER & ASSOCIATES:	$668.75			$668.75
JOSE ASCENCIO							
05/21/2025	JUNE2025	Invoice	05/21/2025	$221.12	86382	05/21/2025	$221.12

	25/06 Medical Premium		05/21/2025				
			Totals for JOSE ASCENCIO:	$221.12			$221.12
JOSE MARTINEZ							
04/24/2025	REIMB	Invoice	05/07/2025	$345.00	86321	05/07/2025	$345.00
	Claim Damage		05/07/2025				
			Totals for JOSE MARTINEZ:	$345.00			$345.00
JUAN CARLOS GONZALEZ							
04/27/2025	022725	Invoice	05/07/2025	$3,600.00	86322	05/07/2025	$3,600.00
	12-Member Mariachi Band		05/07/2025				
			Totals for JUAN CARLOS GONZALEZ:	$3,600.00			$3,600.00
JUSTINE MENZEL							
05/21/2025	JUNE2025	Invoice	05/21/2025	$32.28	86383	05/21/2025	$32.28
	25/06 Medical Premium		05/21/2025				
			Totals for JUSTINE MENZEL:	$32.28			$32.28
KAREN HEATH							
05/21/2025	JUNE2025	Invoice	05/21/2025	$225.36	86384	05/21/2025	$225.36
	25/06 Medical Premium		05/21/2025				
			Totals for KAREN HEATH:	$225.36			$225.36
KIMLEY HORN AND ASSOCIATES INC							
03/31/2025	31635544	Invoice	05/14/2025	$6,208.06	86348	05/14/2025	$6,208.06
	25/03 Metro SGL Form 60		05/14/2025				
04/30/2025	31920942-22	Invoice	05/21/2025	$220.00	86385	05/21/2025	$220.00
	25/04 11701 South St (Car		05/21/2025				
04/30/2025	31920942-18	Invoice	05/21/2025	$750.00	86385	05/21/2025	$750.00
	25/04 11700 Arkansas Street		05/21/2025				
04/30/2025	31944575	Invoice	05/21/2025	$2,020.00	86385	05/21/2025	$2,020.00
	25/04 11709 Artesia		05/21/2025				
04/30/2025	31920942-21	Invoice	05/21/2025	$1,587.50	86385	05/21/2025	$1,587.50
	25/04 11709 Artesia		05/21/2025				
			Totals for KIMLEY HORN AND ASSOCIATES INC:	$10,785.56			$10,785.56
LA CONSERVATION CORPS							
05/07/2025	24-1479 APR25	Invoice	05/14/2025	$5,012.28	86349	05/14/2025	$5,012.28
	25/04 CAL FIRE Tree Mtc.		05/14/2025				
04/15/2025	24-1479 Mar 25	Invoice	05/14/2025	$5,405.40	86349	05/14/2025	$5,405.40
	25/03 CAL FIRE Tree Mtc.		05/14/2025				
			Totals for LA CONSERVATION CORPS:	$10,417.68			$10,417.68
LA COUNTY DEPT OF ANIMAL CONTROL							
05/25/2025	05252025	Invoice	05/28/2025	$2,599.55	86407	05/28/2025	$2,599.55
	25/04 Animal Housing		05/28/2025				
			Totals for LA COUNTY DEPT OF ANIMAL CONTROL:	$2,599.55			$2,599.55
LA COUNTY DEPT OF PUBLIC WORKS							
05/12/2025	25051205745	Invoice	05/28/2025	$3,141.57	86408	05/28/2025	$3,141.57
	25/04 Industrial Waste		05/28/2025				
			Totals for LA COUNTY DEPT OF PUBLIC WORKS:	$3,141.57			$3,141.57
LA COUNTY SHERIFF'S DEPARTMENT							
04/20/2025	252761TZ	Invoice	04/20/2025	$4,363.95	86350	05/14/2025	$4,363.95
	25/03 La Mirage Event		05/14/2025				
04/20/2025	252758TZ	Invoice	04/20/2025	$14,327.79	86350	05/14/2025	$14,327.79
	25/03 Gang Suppression		05/14/2025				
04/20/2025	252759TZ	Invoice	05/14/2025	$3,578.72	86350	05/14/2025	$3,578.72
	25/03 Foot Patrol		05/14/2025				
04/27/2025	252843TZ	Invoice	05/14/2025	$565.21	86350	05/14/2025	$565.21
	24/12 Helicopter Service		05/14/2025				
04/27/2025	252843TZ	Invoice	05/14/2025	$1,105.84	86350	05/14/2025	$1,105.84
	24/11 Helicopter Service		05/14/2025				
04/20/2025	252760TZ	Invoice	05/14/2025	$36,913.43	86350	05/14/2025	$36,913.43
	25/03 SAO Backfill		05/14/2025				
04/09/2025	252632TZ	Invoice	05/14/2025	$369,930.26	86350	05/14/2025	$369,930.26
	25/03 General Law		05/14/2025				
			Totals for LA COUNTY SHERIFF'S DEPARTMENT:	$430,785.20			$430,785.20
LEGAL SHIELD							
05/14/2025	05152025	Invoice	05/14/2025	$139.70	86351	05/14/2025	$139.70
	25/05 Supplemental Ins.		05/14/2025				
			Totals for LEGAL SHIELD:	$139.70			$139.70
LETICIA MORRIS							

05/21/2025	APR/May 2025	Invoice	05/21/2025	$237.90	86386	05/21/2025	$237.90
	Apr/May '25 Zumba PM		05/21/2025				
			Totals for LETICIA MORRIS:	$237.90			$237.90
LEXLU SERVICES LLC							
04/30/2025	3764	Invoice	05/14/2025	$5,644.00	86352	05/14/2025	$5,644.00
	Professional Office Cleaning		05/14/2025				
			Totals for LEXLU SERVICES LLC:	$5,644.00			$5,644.00
LIBERTY UTILITIES							
05/14/2025	200006718171-051425	Invoice	05/21/2025	$935.52	86387	05/21/2025	$935.52
	3/17-5/12/25 - 16712		05/21/2025				
			Totals for LIBERTY UTILITIES:	$935.52			$935.52
LINCOLN NATIONAL LIFE INSURANCE							
05/02/2025	4831010821	Invoice	05/02/2025	$1,858.82	41158	05/22/2025	$1,858.82
	25/05 Life & Disability Ins.		05/02/2025				
			Totals for LINCOLN NATIONAL LIFE INSURANCE:	$1,858.82			$1,858.82
LOS ANGELES COUNTY PUBLIC WORKS							
04/28/2025	IN250000753	Invoice	05/07/2025	$46,983.93	86323	05/07/2025	$46,983.93
	25/02 Building & Safety		05/07/2025				
			Totals for LOS ANGELES COUNTY PUBLIC WORKS:	$46,983.93			$46,983.93
LOS CERRITOS COMMUNITY NEWS							
05/02/2025	37526	Invoice	05/07/2025	$699.00	86324	05/07/2025	$699.00
	Advertisement - Mariachi		05/07/2025				
04/25/2025	37504	Invoice	05/07/2025	$3,158.10	86324	05/07/2025	$3,158.10
	Notice Ord 24-966, Ord 24-963, MUO PH, 17610 17618		05/07/2025				
03/21/2025	37442	Invoice	05/21/2025	$2,766.60	86388	05/21/2025	$2,766.60
	25/03 Publish EV Charging Facility Expansion Prj BID		05/21/2025				
			Totals for LOS CERRITOS COMMUNITY NEWS:	$6,623.70			$6,623.70
LOURDES TREROTOLA							
05/21/2025	JAN/APR 2025	Invoice	05/21/2025	$116.00	86389	05/21/2025	$116.00
	Jan/Apr '25 Yoga PM		05/21/2025				
			Totals for LOURDES TREROTOLA:	$116.00			$116.00
MAGIC TOUCH BALLOON CO.							
05/21/2025	0134640	Invoice	05/28/2025	$441.00	86409	05/28/2025	$441.00
	Helium tank replacement		05/28/2025				
			Totals for MAGIC TOUCH BALLOON CO.:	$441.00			$441.00
MARIPOSA LANDSCAPES INC							
04/30/2025	113461	Invoice	05/21/2025	$8,903.00	86390	05/21/2025	$8,903.00
	25/04 Landscape		05/21/2025				
04/24/2025	113320	Invoice	05/21/2025	$960.00	86390	05/21/2025	$960.00
	Turf Mowing - 4/1/2025		05/21/2025				
04/24/2025	113321	Invoice	05/21/2025	$960.00	86390	05/21/2025	$960.00
	Turf Mowing - 4/10/2025		05/21/2025				
04/24/2025	113322	Invoice	05/21/2025	$960.00	86390	05/21/2025	$960.00
	Turf Mowing - 4/15/2025		05/21/2025				
04/24/2025	113319	Invoice	05/21/2025	$1,725.00	86390	05/21/2025	$1,725.00
	25/04 Weed Abatement (3)		05/21/2025				
			Totals for MARIPOSA LANDSCAPES INC:	$13,508.00			$13,508.00
MARTIN GAMEZ							
05/21/2025	JUNE2025	Invoice	05/21/2025	$221.12	86391	05/21/2025	$221.12
	25/06 Medical Premium		05/21/2025				
			Totals for MARTIN GAMEZ:	$221.12			$221.12
MISS ARTESIA							
05/09/2025	IR-4132	Invoice	05/21/2025	$424.00	86392	05/21/2025	$424.00
	Crowns for Artesia Pageant		05/21/2025				
05/05/2025	IR-4098	Invoice	05/21/2025	$20.84	86392	05/21/2025	$20.84
	Miss Artesia Reimbursement		05/21/2025				
05/20/2025	IR-4229	Invoice	05/28/2025	$275.00	86410	05/28/2025	$275.00
	Form 1023 - Non Profit		05/28/2025				
			Totals for MISS ARTESIA:	$719.84			$719.84
MissionSquare Retirement							
04/30/2025	M18858	Invoice	05/07/2025	$1,600.60	86325	05/07/2025	$1,600.60
	Q1 2025 Administrative		05/07/2025				
01/31/2025	M18836	Invoice	05/07/2025	$1,532.63	86325	05/07/2025	$1,532.63

	Q4 2024 Administrative		05/07/2025				
			Totals for MissionSquare Retirement:	$3,133.23			$3,133.23
NATALIE HERRERA							
05/21/2025	JUNE2025	Invoice	05/21/2025	$221.12	86393	05/21/2025	$221.12
	25/06 Medical Premium		05/21/2025				
			Totals for NATALIE HERRERA:	$221.12			$221.12
NATIONAL ENVIRONMENTAL SERVICES							
04/30/2025	34677	Invoice	05/07/2025	$15,000.00	86326	05/07/2025	$15,000.00
	25/04 Street Sweeping		05/07/2025				
			Totals for NATIONAL ENVIRONMENTAL SERVICES:	$15,000.00			$15,000.00
NATIONWIDE EVENT RENTALS							
04/18/2025	Inv2025-1802	Invoice	05/14/2025	$6,500.00	86353	05/14/2025	$6,500.00
	Stage for 4th of July		05/14/2025				
			Totals for NATIONWIDE EVENT RENTALS:	$6,500.00			$6,500.00
OPC TRANSYSTEMS CORPORATION							
03/31/2025	INV-0004825593	Invoice	05/07/2025	$3,078.00	86327	05/07/2025	$3,078.00
	25/03 AJ Padelford Park		05/07/2025				
04/30/2025	INV-0004852235	Invoice	05/28/2025	$2,230.50	86411	05/28/2025	$2,230.50
	25/04 AJ Padelford Park		05/28/2025				
			Totals for OPC TRANSYSTEMS CORPORATION:	$5,308.50			$5,308.50
OSCAR GARIBAY							
02/20/2025	301	Invoice	05/07/2025	$1,800.00	86328	05/07/2025	$1,800.00
	Performer - Mariachi Festival		05/07/2025				
			Totals for OSCAR GARIBAY:	$1,800.00			$1,800.00
OUR LADY OF FATIMA CELEBRATION							
04/12/2025	51225	Invoice	05/14/2025	$413.46	86354	05/14/2025	$413.46
	Refund for Procession on		05/14/2025				
			Totals for OUR LADY OF FATIMA CELEBRATION:	$413.46			$413.46
PCAM, LLC							
04/30/2025	INVM0019746	Invoice	02/21/2025	$20,764.48	86394	05/21/2025	$20,764.48
	25/04 Bus Service		05/21/2025				
			Totals for PCAM, LLC:	$20,764.48			$20,764.48
PRODUCCIONES LLUVIA Y FUEGO							
05/01/2025	0021	Invoice	05/07/2025	$1,000.00	86329	05/07/2025	$1,000.00
	Mariachi Festival 2025		05/07/2025				
			Totals for PRODUCCIONES LLUVIA Y FUEGO:	$1,000.00			$1,000.00
Quadient Finance USA Inc.							
05/14/2025	80855574-050225	Invoice	05/14/2025	$1,003.00	41152	05/14/2025	$1,003.00
	Refilled Postage Machine		05/14/2025				
			Totals for Quadient Finance USA Inc.:	$1,003.00			$1,003.00
RAMIREZ PRODUCTIONS							
05/07/2025	1551-2	Invoice	05/07/2025	$7,675.00	86330	05/07/2025	$7,675.00
	Mariachi Festival production		05/07/2025				
	services- final payment						
			Totals for RAMIREZ PRODUCTIONS:	$7,675.00			$7,675.00
Registrar-Recorder/County Clerk							
04/25/2025	25-2048	Invoice	05/07/2025	$32,939.09	86331	05/07/2025	$32,939.09
	11/5/24 Presidential General		05/07/2025				
			Totals for Registrar-Recorder/County Clerk:	$32,939.09			$32,939.09
RINGCENTRAL							
04/30/2025	834200035	Invoice	05/07/2025	$1,029.08	86332	05/07/2025	$1,029.08
	Apr/May '25		05/07/2025				
	telecommunication Service						
			Totals for RINGCENTRAL:	$1,029.08			$1,029.08
ROBERT HALF							
05/01/2025	64918568	Invoice	05/07/2025	$1,396.50	86333	05/07/2025	$1,396.50
	HR Administrative		05/07/2025				
	Assistant WE 4/25/25						
05/01/2025	64916895	Invoice	05/07/2025	$1,454.08	86333	05/07/2025	$1,454.08
	Planning Administrative		05/07/2025				
04/24/2025	64892895	Invoice	05/07/2025	$1,749.44	86333	05/07/2025	$1,749.44
	Planning Administrative		05/07/2025				
04/24/2025	64882515	Invoice	05/07/2025	$1,898.75	86333	05/07/2025	$1,898.75
	HR Administrative Assistant		05/07/2025				
05/08/2025	64931966	Invoice	05/14/2025	$1,666.00	86355	05/14/2025	$1,666.00

	HR Administrative Assistant		05/14/2025				
05/08/2025	64942280	Invoice	05/14/2025	$1,817.60	86355	05/14/2025	$1,817.60
	Planning Administrative		05/14/2025				
05/22/2025	64991002	Invoice	05/28/2025	$1,817.60	86412	05/28/2025	$1,817.60
	Planning Administrative		05/28/2025				
05/15/2025	64959656	Invoice	05/28/2025	$1,454.08	86412	05/28/2025	$1,454.08
	Planning Administrative		05/28/2025				
05/22/2025	64991010	Invoice	05/28/2025	$1,960.00	86412	05/28/2025	$1,960.00
	HR Administrative Assistant		05/28/2025				
05/15/2025	64959666	Invoice	05/28/2025	$1,543.50	86412	05/28/2025	$1,543.50
	HR Administrative Assistant		05/28/2025				
			Totals for ROBERT HALF:	$16,757.55			$16,757.55
ROHAM INTERNATIONAL INC.							
04/28/2025	4467	Invoice	05/07/2025	$489.04	86334	05/07/2025	$489.04
	Two Tone Matted C Handle		05/07/2025				
			Totals for ROHAM INTERNATIONAL INC.:	$489.04			$489.04
RON IBARRA ENGINEERING							
05/01/2025	2025_04	Invoice	05/14/2025	$25,200.00	86356	05/14/2025	$25,200.00
	25/04 Engineering Services		05/14/2025				
05/01/2025	2025-04	Invoice	05/21/2025	$5,860.00	86395	05/21/2025	$5,860.00
	25/04 Encroachment Permits		05/21/2025				
			Totals for RON IBARRA ENGINEERING:	$31,060.00			$31,060.00
SAGECREST PLANNING AND ENVIRONMENTAL							
04/30/2025	5193	Invoice	05/14/2025	$1,200.00	86357	05/14/2025	$1,200.00
	25/04 11709 Artesia Blvd		05/14/2025				
04/30/2025	5192	Invoice	05/14/2025	$1,700.00	86357	05/14/2025	$1,700.00
	25/04 ADSP Special		05/14/2025				
04/30/2025	5191	Invoice	05/14/2025	$2,750.00	86357	05/14/2025	$2,750.00
	25/04 11746 South Street		05/14/2025				
04/30/2025	5195	Invoice	05/14/2025	$4,600.00	86357	05/14/2025	$4,600.00
	25/04 Housing Element		05/14/2025				
04/30/2025	5194	Invoice	05/14/2025	$14,850.00	86357	05/14/2025	$14,850.00
	25/04 17610-18 Pioneer		05/14/2025				
04/30/2025	5190	Invoice	05/14/2025	$15,375.00	86357	05/14/2025	$15,375.00
	25/04 General Planning		05/14/2025				
			Totals for SAGECREST PLANNING AND ENVIRONMENTAL:	$40,475.00			$40,475.00
SAMANTHA NAVARRO							
05/05/2025	Mariachi 2025	Invoice	05/07/2025	$400.00	86335	05/07/2025	$400.00
	Photography for Mariachi		05/07/2025				
			Totals for SAMANTHA NAVARRO:	$400.00			$400.00
SHAW INTEGRATED & TURF SOLUTIONS							
02/11/2025	999181855	Invoice	05/14/2025	$273,444.93	86358	05/14/2025	$273,444.93
	Floor Replacement for		05/14/2025				
			Totals for SHAW INTEGRATED & TURF SOLUTIONS:	$273,444.93			$273,444.93
SHUSTER ADVISORY GROUP							
04/30/2025	8261	Invoice	05/28/2025	$250.00	86413	05/28/2025	$250.00
	25/04 Advisory Fee		05/28/2025				
			Totals for SHUSTER ADVISORY GROUP:	$250.00			$250.00
Soroptimist International of Artesia-Cerritos							
05/07/2025	572025	Invoice	05/14/2025	$40.00	86359	05/14/2025	$40.00
	Soroptomist Cerritos/Artesia		05/14/2025				
	Luncheon						
			Totals for Soroptimist International of Artesia-Cerritos:	$40.00			$40.00
SOUTH ASIAN NETWORK							
05/07/2025	86349043	Invoice	05/14/2025	$150.00	86360	05/14/2025	$150.00
	Security Deposit Refund		05/14/2025				
			Totals for SOUTH ASIAN NETWORK:	$150.00			$150.00
SOUTH COAST AQMD							
04/16/2025	4527201	Invoice	05/14/2025	$167.47	86361	05/14/2025	$167.47
	FY 24/25 Hot Spots Program		05/14/2025				
			Totals for SOUTH COAST AQMD:	$167.47			$167.47
Southern California Edison Company							
05/06/2025	700454958639-042525	Invoice	05/06/2025	$26.05	41153	05/14/2025	$26.05
	25/04 18510 Corby Ave.		05/06/2025				
05/06/2025	700483004874-042825	Invoice	05/06/2025	$5,503.54	41153	05/14/2025	$5,503.54

	25/04 Various Locations		05/06/2025				
05/06/2025	700485859203-042525	Invoice	05/06/2025	$2,813.90	41153	05/14/2025	$2,813.90
	25/04 Various Traffic Signals		05/06/2025				
05/06/2025	700492283835-041725	Invoice	05/06/2025	$253.84	41153	05/14/2025	$253.84
	25/04 Various Locations TC-		05/06/2025				
05/06/2025	700492421150-041725	Invoice	05/06/2025	$148.29	41153	05/14/2025	$148.29
	25/04 Artesia/Gridley		05/06/2025				
05/06/2025	700498964105-041725	Invoice	05/06/2025	$1,799.42	41153	05/14/2025	$1,799.42
	25/04 18750 Clarkdale EV		05/06/2025				
05/06/2025	700560422190-041725	Invoice	05/06/2025	$66.32	41153	05/14/2025	$66.32
	25/04 18600 1/2 S Norwalk		05/06/2025				
05/06/2025	700562509108-041725	Invoice	05/06/2025	$67.95	41153	05/14/2025	$67.95
	25/04 12001 Artesia Blvd		05/06/2025				
05/06/2025	700405333439-042825	Invoice	05/06/2025	$688.39	41153	05/14/2025	$688.39
	25/04 Various Locations		05/06/2025				
05/06/2025	700491366274-050125	Invoice	05/06/2025	$18,055.34	41153	05/14/2025	$18,055.34
	25/04 Various Locations		05/06/2025				
			Totals for Southern California Edison Company:	$29,423.04			$29,423.04
Southern California Gas Company							
05/16/2025	12690659565-051425	Invoice	05/16/2025	$15.29	41159	05/22/2025	$15.29
	25/05 18641 Corby Ave.		05/16/2025				
05/16/2025	17740623008-050525	Invoice	05/16/2025	$22.86	41159	05/22/2025	$22.86
	25/05 18747 Clarkdale Ave.		05/16/2025				
05/16/2025	17950623003-050525	Invoice	05/16/2025	$54.97	41159	05/22/2025	$54.97
	25/05 18750 Clarkdale Ave.		05/16/2025				
05/16/2025	17949759637-051425	Invoice	05/16/2025	$44.51	41159	05/22/2025	$44.51
	25/05 18644 Alburtis Ave.		05/16/2025				
05/16/2025	12280628004-051525	Invoice	05/16/2025	$37.62	41159	05/22/2025	$37.62
	25/05 11931 South St.		05/16/2025				
			Totals for Southern California Gas Company:	$175.25			$175.25
SOUTHERN CALIFORNIA SECURITY CENTERS							
04/21/2025	108399	Invoice	05/07/2025	$368.59	86336	05/07/2025	$368.59
	AJ Park Rekey, Remove and		05/07/2025				
03/31/2025	108094	Invoice	05/21/2025	$615.66	86396	05/21/2025	$615.66
	Replacement of door lock at		05/21/2025				
			Totals for SOUTHERN CALIFORNIA SECURITY CENTERS:	$984.25			$984.25
SSD ALARM SYSTEMS							
03/01/2025	R-00571962	Invoice	03/30/2025	$283.29	86337	05/07/2025	$283.29
	3/1-5/31/25 18722 Clarkdale		05/07/2025				
05/14/2025	R-00591780	Invoice	05/14/2025	$283.29	86362	05/14/2025	$283.29
	6/1-8/31/25 18722 Clarkdale		05/14/2025				
05/14/2025	R-00591312	Invoice	05/14/2025	$262.11	86362	05/14/2025	$262.11
	6/1-8/31/25 18750 Clarkdale		05/14/2025				
05/14/2025	R-00592043	Invoice	05/14/2025	$1,451.16	86362	05/14/2025	$1,451.16
	6/1-8/31/25 18747 Clarkdale		05/14/2025				
			Totals for SSD ALARM SYSTEMS:	$2,279.85			$2,279.85
STATE CONTROLLER							
05/07/2025	FTB-00007655	Invoice	05/21/2025	$213.22	86397	05/21/2025	$213.22
	FY24/25 FTB OFFSETS		05/21/2025				
			Totals for STATE CONTROLLER:	$213.22			$213.22
Sterling Administration							
05/06/2025	861151	Invoice	05/06/2025	$700.82	41154	05/14/2025	$700.82
	25/05 FSA/DCA		05/06/2025				
05/20/2025	862272	Invoice	05/20/2025	$700.82	41162	05/28/2025	$700.82
	25/05 FSA/DCA		05/20/2025				
			Totals for Sterling Administration:	$1,401.64			$1,401.64
SUPERIOR OFFICE PRODUCTS							
04/23/2025	32711	Invoice	04/23/2025	$116.05	86338	05/07/2025	$116.05
	Copy Paper for Artesia Park		05/07/2025				
			Totals for SUPERIOR OFFICE PRODUCTS:	$116.05			$116.05
TERRA REALTY ADVISORS INC.							
05/02/2025	2025-02018	Invoice	05/07/2025	$907.83	86339	05/07/2025	$907.83
	25/04 Review Potential City		05/07/2025				
			Totals for TERRA REALTY ADVISORS INC.:	$907.83			$907.83
TNT Fireworks							
05/07/2025	IR-4075	Invoice	05/07/2025	$100.00	86340	05/07/2025	$100.00

	Gun Club Cleaning Fee		05/07/2025				
			Totals for TNT Fireworks:	$100.00			$100.00
TPX COMMUNICATIONS							
05/16/2025	185608981-0	Invoice	05/21/2025	$349.33	86398	05/21/2025	$349.33
	25/05 Telephone Service		05/21/2025				
			Totals for TPX COMMUNICATIONS:	$349.33			$349.33
TRANSFORMANCE CONSULTING							
05/01/2025	INVOICE #1.4	Invoice	05/28/2025	$6,250.00	86414	05/28/2025	$6,250.00
	Compensation Analysis and		05/28/2025				
			Totals for TRANSFORMANCE CONSULTING:	$6,250.00			$6,250.00
U.S. BANK CORPORATE PAYMENT SYSTEMS							
05/09/2025	7883-25/04	Invoice	05/09/2025	$41,295.79	41155	05/14/2025	$41,295.79
	25/04 Credit Card Purchases		05/09/2025				
			Totals for U.S. BANK CORPORATE PAYMENT SYSTEMS:	$41,295.79			$41,295.79
VEHICLE REGISTRATION COLLECTIONS							
05/02/2025	05022025	Invoice	05/07/2025	$185.81	86341	05/07/2025	$185.81
	Garnishment - Karla Garcia		05/07/2025				
05/16/2025	05162025	Invoice	05/21/2025	$185.81	86399	05/21/2025	$185.81
	Garnishment - Karla Garcia		05/21/2025				
			Totals for VEHICLE REGISTRATION COLLECTIONS:	$371.62			$371.62
WESTERN EXTERMINATOR COMPANY							
05/05/2025	77370870	Invoice	05/14/2025	$192.81	86363	05/14/2025	$192.81
	25/05 11870 169th St.		05/14/2025				
05/05/2025	77373517	Invoice	05/14/2025	$162.40	86363	05/14/2025	$162.40
	25/05 18750 Clarkdale Ave.		05/14/2025				
05/05/2025	77370542	Invoice	05/14/2025	$127.12	86363	05/14/2025	$127.12
	25/05 18747 Clarkdale Ave.		05/14/2025				
05/05/2025	77371916	Invoice	05/14/2025	$115.53	86363	05/14/2025	$115.53
	25/05 17203 Corby Ave		05/14/2025				
05/05/2025	77370446	Invoice	05/14/2025	$97.16	86363	05/14/2025	$97.16
	25/05 18644 Alburtis Ave.		05/14/2025				
05/05/2025	77370447	Invoice	05/14/2025	$97.16	86363	05/14/2025	$97.16
	25/05 18641 Corby Ave.		05/14/2025				
			Totals for WESTERN EXTERMINATOR COMPANY:	$792.18			$792.18
Wex Bank							
05/16/2025	104683319	Invoice	05/16/2025	$918.22	41160	05/22/2025	$918.22
	25/04 Gas Card Purchases		05/16/2025				
			Totals for Wex Bank:	$918.22			$918.22
WILLDAN ENGINEERING							
05/02/2025	00714469	Invoice	05/21/2025	$20,421.25	86400	05/21/2025	$20,421.25
	25/03 Housing Element		05/21/2025				
05/02/2025	00714482	Invoice	05/21/2025	$35,699.00	86400	05/21/2025	$35,699.00
	25/03 Planning Services		05/21/2025				
			Totals for WILLDAN ENGINEERING:	$56,120.25			$56,120.25
YUNEX LLC							
05/20/2025	5610005279	Invoice	05/28/2025	$5,280.64	86415	05/28/2025	$5,280.64
	25/04 Traffic Signal Call/Out		05/28/2025				
05/02/2025	90004325	Invoice	05/28/2025	$1,989.00	86415	05/28/2025	$1,989.00
	25/04 Traffic Signal		05/28/2025				
			Totals for YUNEX LLC:	$7,269.64			$7,269.64
			GRAND TOTALS:	**$1,469,108.77**			**$1,469,108.77**

A total of 231 transaction(s) listed

Payroll	**5/2/2025**	**$90,494.38**
	5/16/2025	**$90,221.36**
	5/30/2025	**$90,062.64**
Total Payroll		**$270,778.38**
Total Disbursement		**$1,739,887.15**

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO:** 9C.

TO: Mayor and Members of the City Council

SUBJECT: City Financial Report - April 2025

FROM: Jamie Murguia, Finance Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council receive and file the report.

BACKGROUND:
In accordance with Artesia Municipal Code (AMC) 2-4.705 (f), the attached Finance Report details the activity and balance for all City accounts and funds as of April 30, 2025. Reports are reconciled for cash on hand (bank) to cash recorded in the general ledger through the period ending April 30, 2025.

Activity for Money Market, Checking, Revolving, Cafeteria, Local Agency Investment Fund, CDBG, and Petty Cash are provided for review. Fund Balances compare the cash to each fund's obligation. The balance of the individual accounts and funds should be read with the understanding that cash on hand, is not cash available for unplanned expenditures. The cash balance encompasses the City's contingency reserves, operating expenditures, and monies kept in restricted use funds including Trust and Agency. The City of Artesia is debt-free; therefore, the finance report does not include any debt activity.

ANALYSIS:
The City is the recipient of several reimbursable grants. This means that, while the City has been awarded funding projects, the City must front the cost of those projects with General Fund revenue, and request reimbursement from the respective grantor as each project progresses. Towards that end, the balance of individual accounts and funds reflected in this Report will vary from month to month as expenses are made and reimbursements are received.

FISCAL IMPACT:
There is no fiscal impact associated with the receipt and file of this Report.

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council receive and file the report.

Attachments

Treasurer Report 043025.pdf

City of Artesia
Treasurer's Report
04/30/25

	MONEY MARKET ACCOUNT	CHECKING ACCOUNT	LOCAL AGENCY INVESTMENT ACCOUNT
Beginning Balance - 4/1/25	326,901.45	340,535.36	5,462,859.01
State/County/Misc Monthly Wires	1,067,640.04	-	-
Deposits	1,315,346.15	900.00	-
Civic Plus Credit deposits	-	12,226.57	-
Credit Transactions	-	2,219.70	-
PayGov Credit Deposits	-	21,812.88	-
Transfer from Money Market	-	1,475,000.00	-
Transfer from LAIF Account	-	610,000.00	-
Interest Income	14.41	-	59,904.82
Transfer to Checking Account	(1,475,000.00)	-	(610,000.00)
Transfer to LAIF Account	(650,000.00)	-	650,000.00
Transfer to CAMP/CLASS Account	-	-	-
Disbursements	-	(1,836,900.99)	-
Benefits Wires	-	(24,654.67)	-
PERS Health	-	(72,638.67)	-
PERS Retirement	-	(35,894.34)	-
Payroll	-	(185,503.62)	-
Payroll Tax Wire (EDD/IRS)	-	(40,679.69)	-
Bank Fees/Paid Parking Fees	(3,392.83)	(978.88)	-
Ending Balance - 4/30/2025	**581,509.22**	**265,443.65**	**5,562,763.83**

	CAMP ACCOUNT	CLASS ACCOUNT	ACADEMY AAM
Beginning Balance - 4/1/25	7,657,680.99	6,915,332.01	5,012,370.62
Transfer from Checking Account	-	-	-
Deposits	28,003.76	24,971.96	23,269.00
Transfer Out	-	-	-
Unrealized Gain/Loss	-	-	21,400.84
Ending Balance - 4/30/2025	**7,685,684.75**	**6,940,303.97**	**5,057,040.46**

	CAFETERIA ACCOUNT	CDBG FIX-UP PROGRAM	PETTY CASH
Beginning Balance - 4/1/25	1,324.56	1,716.19	500.00
Deposits	-	-	-
Disbursements	-	-	-
Ending Balance - 4/30/2025	**1,324.56**	**1,716.19**	**500.00**

	REVOLVING ACCOUNT	TOTAL ALL ACCOUNTS
Beginning Balance - 4/1/25	1,362.14	25,720,582.33
Deposits	-	4,641,309.29
Disbursements	-	(4,285,643.69)
Unrealized Gain/Loss	-	21,400.84
Ending Balance - 4/30/2025	**1,362.14**	**26,097,648.77**

City of Artesia
Comparison of Cash Balances to Fund Balance
04/30/25

	GENERAL FUND (100)	SUMMER LUNCH PROGRAM (150)
Cash Balance	15,408,417.38	6,425.49
Receivables	945,102.30	-
Prepaid Expenses	-	-
Investment Appreciation	-	-
Liabilities	(1,811,302.55)	-
FUND BALANCE	**14,542,217.13**	**6,425.49**

SPECIAL REVENUE FUNDS

	ARTESIA HOUSING AUTHORITY (200)	AJ PARK EXPANSION (205)	BICYCLE / PEDESTRIAN FUND (210)
Cash Balance	892,953.87	93,431.44	1,091.17
Receivables		-	-
Liabilities	(61,895.00)	-	-
FUND BALANCE	**831,058.87**	**93,431.44**	**1,091.17**

	PUBLIC EDUCATION IN GOVERNMENT (215)	BILLBOARD FUND (220)	CNRA SPECIFIED GRANT (225)
Cash Balance	(17,780.85)	713,116.83	(148,640.20)
Receivables	-	2,379,604.21	-
Liabilities	-	(2,278,216.63)	-
FUND BALANCE	**(17,780.85)**	**814,504.41**	**(148,640.20)**

	HOUSING URBAN DEVELOPMENT (227)	CALIFORNIA BEVERAGE RECYCLING (230)	CITIZEN OPTION FOR PUBLIC SAFETY (240)
Cash Balance	(16,142.61)	5,474.03	503,530.65
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**(16,142.61)**	**5,474.03**	**503,530.65**

City of Artesia
Comparison of Cash Balances to Fund Balance
04/30/25

SPECIAL REVENUE FUNDS (continued)

	CLEAN AIR FUEL BUS GRANT (250)	COMMUNITY FACILITY DISTRICT (260)	COMMUNITY DEVELOPMENT BLOCK GRANT (270)
Cash Balance	(10,547.50)	77,750.17	(34,943.63)
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**(10,547.50)**	**77,750.17**	**(34,943.63)**

	CALIFORNIA STREET GRANTS (280)	FEDERAL STPL (290)	MAP 21 EXCHANGE (310)
Cash Balance	528,080.05	69,160.47	190,986.68
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**528,080.05**	**69,160.47**	**190,986.68**

	MEASURE M (320)	MEASURE R (330)	TOD PLANNING GRANT (340)
Cash Balance	1,335,819.71	643,087.14	(71,473.77)
Receivables		-	-
Liabilities	-	-	-
FUND BALANCE	**1,335,819.71**	**643,087.14**	**(71,473.77)**

	COUNTY PARK IMPROVEMENT (350)	PROPOSITION A FUND (360)	PROPOSITION C FUND (370)
Cash Balance	(682,554.87)	498,457.87	627,810.73
Receivables	-	-	-
Liabilities	-	(20,764.48)	-
FUND BALANCE	**(682,554.87)**	**477,693.39**	**627,810.73**

City of Artesia
Comparison of Cash Balances to Fund Balance
04/30/25

SPECIAL REVENUE FUNDS (continued)

	SB1 RMRA (375)	SB 1383 GIVEAWAY (377)	SOUTH COAST AIR QUALITY MGMT DIST (390)
Cash Balance	954,460.20	72,554.47	309,992.59
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**954,460.20**	**72,554.47**	**309,992.59**

	SAFE ROUTE TO SCHOOL (400)	SHERIFF FORFEITURES & SEIZURES (410)	STATE GAS TAX (420)
Cash Balance	(0.32)	447.20	(73,724.36)
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**(0.32)**	**447.20**	**(73,724.36)**

	HOME STAY PROGRAM (430)	STREET LIGHTING MAINTENANCE FUND (440)	TRAFFIC CONGESTION RELIEF (450)
Cash Balance	3,363.13	63,169.91	21,705.05
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**3,363.13**	**63,169.91**	**21,705.05**

	CAL FIRE URBAN GRANT (460)	DEVELOPMENT IMPACT FEES (470)	MEASURE W (480)
Cash Balance	(56,400.39)	1,931,525.08	683,714.76
Receivables	-	-	-
Liabilities	-	-	-
FUND BALANCE	**(56,400.39)**	**1,931,525.08**	**683,714.76**

City of Artesia
Comparison of Cash Balances to Fund Balance
04/30/25

SPECIAL REVENUE FUNDS (continued)

	RECYCLED OIL (490)
Cash Balance	7,602.21
Receivables	-
Liabilities	-
FUND BALANCE	**7,602.21**

CAPITAL PROJECTS FUNDS

	SPECIAL / CAPITAL PROJECT FUND (500)	PIONEER BOND PROJECT (510)	HISTORICAL DISTRICT BOND PROJECT (520)
Cash Balance	(176,656.09)	361,312.39	583,558.09
Receivables	19,533.97	-	-
Liabilities	-	-	-
FUND BALANCE	**(157,122.12)**	**361,312.39**	**583,558.09**

AGENCY FUNDS

	TRUST AND AGENCY (710)	SENIOR CITIZENS (720)	GEORGE NELSON MEMORIAL FUND (740)
Cash Balance	(7,020.22)	6,271.99	2,243.57
Receivables	-	-	-
Liabilities	7,020.22	(6,271.99)	(2,243.57)
FUND BALANCE	**-**	**-**	**-**

TOTAL ALL FUNDS

Cash Balance	25,301,629.51
Receivables	3,344,240.48
Fixed Assets, net	-
Prepaid Expenses	-
Investment Appreciation	-
Liabilities	(4,173,674.00)
FUND BALANCE	**24,472,195.99**

City of Artesia
Comparison of Cash Balances to Fund Balance
04/30/25

SUCCESSOR AGENCY FUNDS

	SUCCESSOR AGENCY ADMIN PROJECTS (800)	SUCCESSOR AGENCY TAX INCREMENT (810)	REDEVELPMT OBLIGATION RETIREMENT FUND (820)
Cash Balance	(25,963.00)	(244,464.04)	1,329,810.84
Cash with Fiscal Agent	-	268,650.44	-
Liabilities	-	-	-
Bonds Payable	-	(11,849,276.50)	-
FUND BALANCE	**(25,963.00)**	**(11,825,090.10)**	**1,329,810.84**

TOTAL SUCCESSOR FUNDS

Cash Balance	1,059,383.80
Cash with Fiscal Agent	268,650.44
Liabilities	-
Bonds Payable	(11,849,276.50)
FUND BALANCE	**(10,521,242.26)**

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO:** 9D.

TO: Mayor and Members of the City Council

SUBJECT: AB 1234 Reporting

FROM: Christina Nieto-Linares, Administrative Secretary

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager

RECOMMENDATION:
It is recommended that the City Council receive and file the report.

BACKGROUND:
AB 1234, became effective January 1, 2006. This bill requires a local agency that provides reimbursement for expenses to members of its legislative body to adopt a written policy on the duties for which legislative body members may receive compensation, other than meetings of the legislative body or an advisory body or attendance at a conference or organized educational activity. Resolution No. 24-2970 outlines the City's Expense Reimbursement and Travel Policy.

STATEMENT OF FACT:

Councilmember	Event	Benefit of Expenditure to the Residents
Ali Sajjad Taj	Soroptomist Luncheon - 5/17	Attending City, community, regional and other events
	Festa De Bola - Artesia D.E.S. - 5/24	Attending City, community, regional and other events
Rene Trevino	California Contract Cities Association - Annual Municipal Seminar, May 15-19	Participating in regional, state and national organizations whose activities benefit or affect the City's interests
	Festa De Bola - Artesia D.E.S. - 5/24	Attending City, community, regional and other events

Melissa Ramoso	California Contract Cities Association - Annual Municipal Seminar, May 15-19	Participating in regional, state and national organizations whose activities benefit or affect the City's interests
	Festa De Bola - Artesia D.E.S. - 5/24	Attending City, community, regional and other events
Monica Manalo	California Contract Cities Association - Annual Municipal Seminar, May 15-19	Participating in regional, state and national organizations whose activities benefit or affect the City's interests
	Festa De Bola - Artesia D.E.S. - 5/24	Attending City, community, regional and other events
Zeel Ahir	California Contract Cities Association - Annual Municipal Seminar, May 15-19	Participating in regional, state and national organizations whose activities benefit or affect the City's interests
	Festa De Bola - Artesia D.E.S. - 5/24	Attending City, community, regional and other events

Additionally, Council is provided automobile reimbursement in the amount of a flat $150 per month amount as authorized in the Resolution 24-2970, which outlines the Expense Reimbursement and Travel Policy

FISCAL IMPACT:
The reported expenditures are in compliance with AB 1234, the City travel policy, and have been budgeted.

RECOMMENDED COUNCIL ACTION:
It is recommended that the City Council receive and file report.

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9E.**

TO: Mayor and Members of the City Council

SUBJECT: City Council Meeting Minutes

FROM: Jennifer Alderete, City Clerk

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager

RECOMMENDATION:
It is recommended that the City Council approve minutes as presented for the following City Council meetings:

May 8, 2025 - Special Meeting
May 12, 2025 - Special Meeting
May 12, 2025 - Regular Meeting
May 20, 2025 - Special Meeting

BACKGROUND:
The attached action minutes serve as the official record of the City Council meetings, recording the legislative body's decisions, recorded in its motions, actions, and votes, as mandated by Government Code 36814 and 40801.

FISCAL IMPACT:
There is no fiscal impact associated with approval of this item.

Attachments

MINUTES 5.8.25 Special Meeting.pdf
MINUTES 5.12.25 Special Meeting.pdf
MINUTES 5.12.25 Regular Meeting.pdf
MINUTES 5.20.25 Special Meeting.pdf

Artesia City Council Special Meeting Minutes
Site Tour
Artesia Botanical Garden
11462 178th Street
Artesia, CA 90701

Monday, May 8, 2025 - 2:00 p.m.

1. CALL TO ORDER SPECIAL MEETING

Mayor Taj called the meeting to order at 2:00 p.m.

2. ROLL CALL

Present: Mayor Taj, Mayor Pro Tem Trevino, Councilmembers Ahir, Manalo, and Ramoso.

Staff Present: City Manager Avalos, Deputy City Manager Burke, City Clerk Alderete, Acting Planning Manager Valdez, Management Analyst Nacionales-Tafoya

3. ANNOUNCEMENT REGARDING PUBLIC COMMENTS

Public comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us by 12:00 p.m. on the date of the meeting. Guida Lourenco provided public comments.

4. SITE TOUR

4A. General Discussion Regarding the Botanical Garden, Including but Not Limited to the Perimeter Wall, Location of Amenities, and Funding

Management Analyst Nacionales-Tafoya led the site tour, and discussion ensued regarding the perimeter wall height. Mayor Taj, Mayor Pro Tem Trevino, Councilmembers Ramoso, Manalo, and Ahir asked questions and/or provided comments. Council directed staff to move forward with a 7ft high perimeter fence.

5. ADJOURNMENT

The meeting was adjourned at 3:15 p.m.

Artesia City Council Special Meeting Minutes
Monday, May 12, 2025 - 5:00 p.m.
City Council Chambers
18747 Clarkdale Avenue Artesia, CA 90701

1. CALL TO ORDER SPECIAL MEETING

Mayor Taj called the meeting to order at 5:01 p.m.

2. ROLL CALL

Present: Mayor Taj, Mayor Pro Tem Trevino, Councilmembers Ahir, Manalo, and Ramoso.

Staff Present: City Manager Avalos, Deputy City Manager Burke, Finance Manager Murguia, City Attorney Nguyen, City Clerk Alderete.

3. ANNOUNCEMENT REGARDING PUBLIC COMMENTS

Public comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us by 12:00 p.m. on the date of the meeting. No public comments were provided.

4. RECESS TO CLOSED SESSION

The City Council recessed to discuss the closed session items listed on the agenda at 5:02 p.m.

The City Council recessed to closed session to discuss the following items:

4A. Conference With Labor Negotiators
Pursuant to Government Code section 54957.6
Agency designated representative: City Manager
Employee organization: American Federation of State, City, and Municipal Employees, AFLCIO, Local 1520, Managers and Supervisors Unit, Council 36
Employee organization: American Federation of State, City, and Municipal Employees, AFLCIO, Local 1520, General Unit, Council 36
Employee Group: Unrepresented Management Employees

4B. Public Employee Performance Evaluation
Pursuant to Government Code Section 54957
Title: City Attorney

5. RECONVENE IN OPEN SESSION

The City Council reconvened in open session.

6. CLOSED SESSION ANNOUNCEMENT

City Attorney Nguyen reported that there was no reportable action.

7. ADJOURNMENT

The meeting was adjourned at 6:46 p.m.

Artesia City Council Regular Meeting Minutes
Monday, May 12, 2025 – 7:00 p.m.
City Council Chambers
18747 Clarkdale Avenue, Artesia, CA 90701

1. **CALL TO ORDER REGULAR MEETING**
   Mayor Taj called the meeting to order at 7:01 p.m.

2. **ROLL CALL**
   Present: Mayor Taj, Mayor Pro Tem Trevino, Councilmembers Ahir, Manalo, and Ramoso.

   Staff Present: City Manager Avalos, Deputy City Manager Burke, Finance Manager Murguia, City Attorney Nguyen, City Clerk Alderete, Public Works Manager Sanchez, Acting Planning Manager Valdez, Interim Community Development Director Lopez, Management Analyst Fajardo, and Management Analyst Flores.

3. **INVOCATION**
   Rob Golding, from First Christian Reformed Church delivered the invocation.

4. **PLEDGE OF ALLEGIANCE**
   Sergeant Ramos led the pledge of allegiance.

5. **PUBLIC COMMENTS**
   5A. Public Comments Public comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us by 12:00 p.m. on the date of the meeting. Matthew Church, Yvette Hernandez, and Margaret Saito provided public comments for items not listed on the agenda.

6. **COUNCILMEMBER COMMENTS**
   Mayor Taj, Mayor Pro Tem Trevino, Councilmembers Ramoso, Manalo, and Ahir asked questions and/or provided comments.

   Councilmember Manalo attended the Council of Governments Board meeting.

   Councilmember Ahir attended the Contract Law Workshop hosted by the City of Cerritos, the Cal Cities Conference, and SCAG regional conference.

   Councilmember Ramoso attended the public works ad-hoc committee meeting, the Greater Los Angeles County Vector Control District meeting, the California Contract Cities meeting at Norwalk, and Congressman Derek Tran's Town Hall.

   Mayor Pro Tem Trevino attended the Los Angeles County Sheriff Public Safety informational session, a SELACO meeting at Julio’s Pizza, the neighborhood watch meeting on Summer’s St.

Mayor Taj attended a SCAG meeting.

7. CEREMONIAL PRESENTATIONS

7A. Asian American and Pacific Islander Heritage Month Proclamation

A proclamation for Asian American and Pacific Islander Heritage Month was accepted by South Asian Network Representative Belvinder Kaur.

7B. Mental Health Awareness Month Proclamation

A proclamation for Mental Health Awareness Month was accepted by Sahas Representative.

7C. Law Enforcement Appreciation Month

A proclamation for Law Enforcement Appreciation Month was accepted by Los Angeles County Sheriff Sergeant Ramos.

7D. Staff Introduction

Deputy City Manager Burke introduced new Management Analyst Mario Flores.

8. BUSINESS PRESENTATIONS

8A. Greater Los Angeles County Vector Control District Update

Acting Scientific Technical Manager Tania Posey provided updates.
Councilmember Ramoso and Ahir asked questions and/or provided comments.

9. CONSENT CALENDAR

Trevino moved, seconded by Manalo, to approve consent calendar items 9A-9L, (excluding 9I).
Motion carried, 5-0

9A. Waive Reading of All Ordinance and Resolutions Adoptions on the Agenda and Read by Title Only

Recommended Action: Waive Reading, by Title Only, of all Ordinances and Resolutions. Said Ordinances and Resolutions Which Appear on the Public Agenda Shall Be Determined to Have Been Read by Title and Further Reading Waived.

9B. Accounts Payable Check Register – April 2025

Recommended Action: Receive and File.

9C. City Financial Report –March 2025

Recommended Action: Receive and File.

9D. AB 1234 Reporting

Recommended Action: Receive and File.

9E. City Council Meeting Minutes

Recommended Action: Approve Minutes as Presented for April 17, 2025 Special Meeting, April 14, 2025, Special Meeting, and April 14, 2025 Regular Meeting

9F. Agreement With Human Services Association To Provide a Senior Nutrition Program

Recommended Action: Approve and Authorize the City Manager to Execute the Proposed Agreement for Senior Nutrition Program Services With Human Services Association.

9G. Professional Services Agreement for Information Technology Services with BrealT Solutions

. Recommended Action: Approve and Authorize the City Manager to Execute the Proposed Agreement the Professional Services Agreement With BrealT Solutions for an Amount Not-To- Exceed $95,000.

9H. Rejection of Bids for the Electric Vehicle Charging Facility Expansion Project and of a Resolution to Dispense with Competitive Bidding.

Recommended Action: Reject All Bids for the Electric Vehicle Charging Facility Expansion Project in Accordance with Section 3-4.14 of the Artesia Municipal Code; Authorize Staff to either Rebid This Project at a Future Date or Negotiate a Contract Directly with a Contractor in Accordance with Resolution No. 25-3033; and Adopt Resolution No. 25-3033, Dispensing with Competitive Bidding for the Electrical Vehicle Charging Facility Expansion Project.

9J. 2025 City of Artesia Pavement Management Program

Recommended Action: Consider and find That the Pavement Management System Is Exempt from the California Environmental Quality Act Pursuant to State CEQA Guidelines Section 15301; Approve the Proposed 2025 City of Artesia Pavement Management System; Authorize the City Manager to Sign and Submit a Pavement Management System Certification to the Los Angeles County Metropolitan Transportation Authority; and Authorize Staff to File a Notice of Exemption With the Los Angeles County Clerk Within Five (5) Days.

9K. Request to Display the Progress Pride Flag at City Hall in Recognition of Pride Month

Recommended Action: Approve the Display of the Progress Pride Flag on the Flag Pole in Front of City Hall from June 2, 2025 to June 30, 2025 per the City's Flag Display Policy.

9L. Resolutions for Street Lighting Maintenance District Initiating Proceedings, Approving the Engineer's Report, Declaring the City's Intention to Levy and Collect Assessments, and Setting the Date of the Public Hearing

Recommended Action: Adopt Resolution No. 25-3036, Initiating Proceedings for the Levy and Collection of Assessments Within the City of Artesia Street Lighting Maintenance District for Fiscal Year 2025-26 and Ordering the Preparation of an Engineer's Report Pursuant to the Provisions of Part 2 of Division 15 of the Streets; and Highways Code; Adopt Resolution No. 25-3034, Approving the Report of the Engineer for Fiscal Year 2025-26 in Connection With the City of Artesia Street Lighting Maintenance District; and Adopt Resolution No. 25-3035, Declaring Its Intention to Levy and Collect Assessments Within the City of Artesia Street Lighting Maintenance District for Fiscal Year 2025-26 Pursuant to the Provisions of Part 2 of Division 15 of the Streets and Highways Code, and Appointing a Time and Place for Hearing Protests.

ITEM(S) PULLED FROM THE CONSENT CALENDAR (9I)

9I. Award of Contract for the Community Development Block Grant (CDBG) Sidewalk and ADA Compliant Improvements Project

Recommended Action: 1. Consider and Find That the Proposed Project Is Categorically Exempt Under the California Environmental Quality Act (CEQA) Pursuant to State CEQA Guidelines Section 15301 (C) - Existing Facilities (Class 1); Approve the Plans and Specifications for the Sidewalk And ADA Compliant Improvements Project (PW 2025-003); Award a Construction Contract for Construction of the Sidewalk and ADA Compliant Improvements Project to CJ Concrete Construction Inc. In the Amount of $125,819.00 and Authorize a 15% Contingency in the Amount of $18,872.85, for a Total Not-To-Exceed Amount of $144,691.85; and 4. Authorize the City Manager To Execute the Construction Contract, Along With Making Non- Substantive Revisions to the Construction Contract That Do Not Change the Contract Price for the Project.

Management Analyst Fajardo provided staff report. City Manager Avalos provided input. Councilmember Ramoso asked questions and/or provided comments.

Ramoso moved, seconded by Trevino, to approve agenda item 9I, as recommended. Motion carried, 5-0.

10. PUBLIC HEARING - NONE

11. DISCUSSION

11A. Introduction of an Ordinance Amending the Process for the Abatement of Public

Nuisances

Recommended Action: Consider and Find That This Ordinance Is Exempt from CEQA Pursuant to Section 15061(B)(3) of the CEQA Guidelines; and introduce Ordinance 25-267, an Ordinance Amending Chapter 7 (Administrative Citations) of Title 1 (General Provisions) and Chapter 1 (Public Nuisances) of Title 5 (Public Welfare) of the Artesia Municipal Code Relating to the Abatement of Public Nuisances.

Management Analyst Flores provided staff report. Deputy City Manager Burke, City Attorney Nguyen, and City Manager Avalos provided input. Councilmember Ramoso, Manalo, and Mayor Pro Tem Trevino asked questions and/or provided comments

Manalo moved, seconded by Ahir, to approve agenda item 11A, as recommended. Motion carried, 5-0.

12. CITY MANAGER INFORMATIONAL REPORTING

City Manager Avalos provided updates.

13. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Artesia City Council Special Meeting Minutes
Tuesday, May 20, 2025 - 5:30 p.m.
City Council Chambers
18747 Clarkdale Avenue Artesia, CA 90701

Remote Teleconference Location:

Hyatt Sacramento
1209 L Street
Sacramento, CA 95814

1. CALL TO ORDER SPECIAL MEETING

Mayor Pro Tem Trevino called the meeting to order at 5:36 p.m.

2. ROLL CALL

Present: Mayor Taj (participated remotely), Mayor Pro Tem Trevino, Councilmembers Ahir, Manalo, and Ramoso.

Staff Present: City Manager Avalos, Deputy City Manager Burke, Finance Manager Murguia, City Attorney Nguyen

3. ANNOUNCEMENT REGARDING PUBLIC COMMENTS

Public comments could be provided, in person or submitted by email to publiccomments@cityofartesia.us by 12:00 p.m. on the date of the meeting. No public comments were provided.

4. RECESS TO CLOSED SESSION

The City Council recessed to discuss the closed session items listed on the agenda at 5:38 p.m.

The City Council recessed to closed session to discuss the following items:

4A. Conference with Legal Counsel - Existing Litigation
Government Code section 54956.9(d)(1)
Number of cases: 1
City of Artesia v. Maya Inn and Suites, Inc.
Los Angeles Superior Court Case No. 23NWCV00974

5. RECONVENE IN OPEN SESSION

The City Council reconvened in open session.

6. CLOSED SESSION ANNOUNCEMENT

City Attorney Nguyen reported that there was no reportable action.

7. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9F.**

TO: Mayor and Members of the City Council

SUBJECT: Second Reading of an Ordinance Amending the Process for the Abatement of Public Nuisances

FROM: Mario Flores, Management Analyst

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the City Council:

1. Consider and find that this Ordinance is exempt from CEQA pursuant to Section 15061(B)(3) of the CEQA guidelines, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and
2. Adopt Ordinance No. 25-967, an Ordinance Amending Chapter 7 (Administrative Citations) of Title 1 (General Provisions) and Chapter 1 (Public Nuisances) of Title 5 (Public Welfare) of the Artesia Municipal Code Relating to the Abatement of Public Nuisances.

BACKGROUND:

The City Council took action to waive further reading, and introduce Ordinance No. 25-967 at the May 12, 2025.

FISCAL IMPACT:

There are no fiscal impact associated with the approval of this item.

Attachments

Ordinance No. 25-967.pdf

ORDINANCE NO. 25-967

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING CHAPTER 7 (ADMINISTRATIVE CITATIONS) OF TITLE 1 (GENERAL PROVISIONS) AND CHAPTER 1 (PUBLIC NUISANCES) OF TITLE 5 (PUBLIC WELFARE) OF THE ARTESIA MUNICIPAL CODE RELATING TO THE ABATEMENT OF PUBLIC NUISANCES

WHEREAS, the City of Artesia ("City") is authorized under the California Constitution with the police power to safeguard public health, welfare, and safety;

WHEREAS, the City Council declares that public nuisances are a major cause and source of blight in both residential and non-residential neighborhoods;

WHEREAS, public nuisances that remain unabated for any appreciable period of time become a life-safety hazard, fire hazard, and attract crime (frequently involving illegal drug-related activity);

WHEREAS, public nuisances on premises, including lots and buildings, whether or not those buildings are boarded, substandard, structurally deficient, or any part of the property is poorly maintained, neglected for a long term, or exhibiting any combination of these negative qualities, contribute to the growth of blight within the City, depress market values of surrounding properties, discourage economic development, retard appreciation of property values thereby reducing tax revenues, necessitate additional governmental services, significantly interfere with the use and enjoyment of neighboring properties, create an unhealthy and unsafe condition affecting the public and constitutes an unreasonable use of property and a public nuisance;

WHEREAS, the purpose of this Ordinance is to amend Chapter 7 of Title 1 (General Provisions) and Chapter 1 of Title 5 (Public Welfare) of the Artesia Municipal Code ("AMC") entitled, "Administrative Citations" and "Public Nuisances," to ensure that responsible persons of public nuisances are known to the City and other interested parties, ensure that responsible persons of public nuisances are aware of their obligations of ownership under relevant codes and regulations, and ensure that owners meet minimum standards of maintenance of properties;

WHEREAS, the City Council finds that the adoption and implementation of the procedures and standards set forth below for the identification and the abatement of public nuisances within the City is within the power and authority of the City to protect the public health, safety, and welfare of the City's citizens;

WHEREAS, at a regularly scheduled meeting, the City Council held a hearing concerning the municipal code amendments contained herein as required by law and received testimony from City staff and all interested parties regarding the proposed amendments; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The recitals above are each incorporated by reference and adopted as findings by the City Council.

SECTION 2. Amending Sections 1-16 of Chapter 7 (Administrative Citations) of Title 1 (General Provisions) of the Artesia Municipal Code is hereby amended in its entirety to read as follows with additions shown as underline and deletions in ~~strikethrough~~:

"CHAPTER 7

ADMINISTRATIVE CITATIONS

Sections:

1-7.01. Applicability.
1-7.02. Definitions.
1-7.03. Administrative Citation.
1-7.04. Contents of Administrative Citation.
1-7.05. Service of Citation.
1-7.06. Civil and Administrative Fines and Late Payment Fees.
1-7.07. Satisfaction of Administrative Citation.
1-7.08. Request for Administrative Hearing.
1-7.09. Advance Hardship Waiver.
1-7.10. Time for Administrative Hearing.
1-7.11. Appointment of Hearing Officer.
1-7.12. Procedures at Administrative Hearing.
1-7.13. Hearing Officer's Decision.
1-7.14. Appeal of Decision of Hearing Officer.
1.7.15. Failure to Take Corrective Action.
1.7.16. Collection of Civil and Administrative Fines.

1-7.01. Applicability.

(a) This Chapter provides for administrative remedies for any violation of the Artesia Municipal Code. The City's use of this chapter shall be at the sole discretion of the City and is one of several remedial tools and processes that the City has to address violations of the Artesia Municipal Code. By adopting this chapter, the City does not intend to limit its discretion or ability to utilize any criminal, civil or other remedies, or any combination thereof, to address any violation of the City's laws. The City Prosecutor, or his or her assistants, has sole discretion to determine whether a violation shall be prosecuted criminally. ~~If a violation is not criminally prosecuted,~~ The City may proceed with administrative proceedings pursuant to this chapter in addition to, or in lieu of a criminal or civil action.

(b) This chapter makes any violation of the provisions of the Artesia Municipal Code subject to civil and/or administrative fines.

(c) This chapter establishes the administrative procedures for the imposition, enforcement, collection, and administrative review of civil and administrative fines pursuant to Government Code, Section 53069.4.

(d) As provided in this chapter, a civil and administrative fine shall be imposed by means of an administrative citation issued by an enforcement officer, and shall be paid directly to the City of Artesia but it does not execute a failure to correct a violation nor does it bar further enforcement action by the City.

(e) Because of the serious blighting conditions that can affect City residents' health and safety, this chapter is intended to impose strict liability upon owners, lessees and tenants of real property for all building, housing, fire and health code, public nuisance, and zoning violations that occur upon that property.

(f) The City Prosecutor and City manager shall promulgate procedural rules and guidelines governing the implementation of the provisions of this chapter.

1-7.02. Definitions.

"Administrative fine" shall mean the monetary sanction established by resolution of the City Council that is imposed by a citation in accordance with Government Code Section 53069.4, as may be amended from time to time.

"Citation" shall mean an administrative citation that is issued to a responsible person pursuant to this chapter.

"Citee" shall mean a responsible person to whom a citation is issued.

"City" shall mean the City of Artesia, California.

"City manager" shall mean the chief administrative official of the City as appointed by the City Council.

"Civil fine" shall mean the monetary sanction established by resolution of the City Council that is imposed by a citation in accordance with Penal Code Section 19 and Government Code Section 36900(b), as may be amended from time to time.

"Code" shall mean the entire Artesia Municipal Code, including all Los Angeles County and State codes adopted by reference into the Artesia Municipal Code, and any uncodified ordinance adopted by the City.

"Enforcement official" shall mean any City employee with obligations under Section 2-4.601 to enforce the Code and any employee of another public agency that is contracted to provide services to the City and authorized to enforce provisions of the Code, including, without limitation, the City's Police Department. The City Manager may designate additional

persons to act as enforcement officials for purposes of implementing the provisions of this chapter.

"Hearing officer" shall mean and include a public entity, organization, association or person, or a public official, or duly constituted reviewing authority or commission that is designated by the City Manager pursuant to the standards contained in Section 1-7~~5~~.11 of this chapter.

"Notice of violation—warning" shall mean a written notice to a responsible person that a violation of this Code has occurred. This notice shall constitute and state that the responsible person is being warned that an administrative citation assessing a fine may be issued if the violation is not terminated or abated within the time stated in the Notice of Violation.

“Owner” shall mean and include any person having legal title to, or who leases, rents, occupies or has charge, control or possession of, or responsibility for, any real property in the City, including all persons identified as owners on the last equalized assessment roll of the Los Angeles County Assessor’s Office. An owner of personal property or animals shall be any person who has legal title, charge, control or possession of, or responsibility for, the personal property. An owner may include an agent, manager or representative thereof. The owner of any premises within the City has the primary responsibility for keeping said premises free of public nuisances and shall be strictly liable for violations of this Code, along with their tenants and occupants. Tenants and occupants of the premises, for the purposes of this chapter, shall be deemed to be the agents of the owner.

"Person" shall mean and include any individual, partnership of any kind, a corporation of any kind, limited liability company, association, joint venture or other organization or entity, however formed, as well as fiduciaries, trustees, heirs, executors, administrators, or assigns, or any combination of such persons. "Person" also includes any public entity or agency that acts as an owner in the City.

"Property or premises" shall mean any real property, or improvements thereon, or portions thereof, as the case may be. "Property" includes any parkway or unimproved public easement abutting such real property. "Property" shall also include all forms of personal property or animals, where applicable.

“Responsible person” shall mean any person or legal entity whom the enforcement official determines is responsible for causing or maintaining or allowing a violation of the Artesia Municipal Code. The term “responsible person” includes, but is not limited to, a property owner, tenant, or person in possession of real property; or an owner or authorized agent of any business, company or entity; or the holder or the agent of the holder of any permit or entitlement; or any person who has an ownership interest in that property; or any person who although not an owner, nevertheless has a legal right or a legal obligation to exercise possession and control over the property. ~~any person or legal entity whom the enforcement official determines is responsible for causing or maintaining a violation of the Artesia Municipal Code. The term “responsible person” includes, but is not limited to, a property owner, tenant, or person in possession of real property; or an owner or authorized agent of any business, company or entity; or the holder or the agent of the holder of any permit or entitlement.~~

Additionally, the term "responsible person" shall also include any parent or legal guardian having custody and control of a minor whom the enforcement official determines is responsible for causing, allowing, or maintaining any ~~a~~ violation of ~~Section 5-4.05 of Chapter 4 of Title 5~~ of this Code, as may be amended.

"Violation" shall mean an act or omission of any act, or use or condition that constitutes an offense of the Code, as well as a breach or violation of any condition of a permit, approval or license issued pursuant to the Code. ~~A "transient" violation is one that is brief or spontaneous in its commission, or that is not typically confined to a fixed location. A "non transient" violation is continuing in nature and generally present at one location.~~

1-7.03. Administrative Citation.

(a) Any responsible person who violates any section of this Code, or who breaches or violates any condition of a permit, approval or license issued pursuant to this Code, may be issued an administrative citation by an enforcement official as provided in this chapter.

(b) If the violation pertains to building, plumbing, electrical or other similar structural or zoning issues, that do not create an immediate danger to health and safety, then the responsible person shall be issued a Notice of Violation—Warning only on the first violation. The Notice of Violation—Warning shall advise the responsible person of the nature of the violation and the date upon which the violation(s) shall be corrected. The time within which the responsible person is required to correct the violation shall be specified in the Notice of Violation—Warning. ~~The minimum period of time provided to correct the violation shall be 15 days.~~ If the violation is not corrected within the time provided on the Notice of Violation—Warning, an administrative citation shall be issued. If the violation(s) have been corrected, no further action shall be taken against the responsible person regarding the violation(s). The enforcement official may extend the time in which to correct the violation.

(c) Prior to an administrative hearing, an enforcement official may void an administrative citation issued pursuant to this Code on if (1) the citation was issued to the incorrect person, or (2) the citation was otherwise issued incorrectly. A properly issued citation may only be lawfully dismissed or modified by means of the administrative hearing provisions pursuant to this Chapter."

1-7.04. Contents of Administrative Citation.

Each administrative citation shall contain the following information:

(a) The name and mailing address of the responsible person, to the extent such information is known to the City;

(b) The date and location of the violation and the approximate time the violation occurred or was detected;

(c) The City Code section violated and a description of the violation(s);

(d) The amount of the fine imposed for each violation, and the procedure and place to pay the fine(s), and any late charge(s), if not timely paid;

(e) The action(s) required to correct the violation(s), if applicable, and the date by which such action must be completed;

(f) A description of the administrative citation review process, including the time within which to contest the administrative citation and the place from which to obtain a request for hearing form to contest the administrative citation;

(g) The name and signature of the citing enforcement official, and the signature of the cite, if he or she is physically present and will sign the citation at the time of its issuance. The refusal of a cite to sign a citation shall not affect its validity or any related subsequent proceeding, nor shall signing a citation constitute an admission that a person committed a violation of the Code;

(h) Any other information deemed necessary by the City Manager.
(Ord. 689, § 2)

1-7.05. Service of Citation.

(a) An administrative citation may be issued to the responsible person by an enforcement official for violations of the Code in the following manner:

1) Personal Service. The enforcement official may ~~shall~~ attempt to locate and personally serve the responsible person, provided the City has reason to believe that the citee resides, is employed or is engaged in on-going business activities in the City. The City may ~~shall~~ also, if possible, obtain the signature of the responsible person on the administrative citation. If the responsible person served refuses or fails to sign the administrative citation, the failure or refusal to sign shall not affect the validity of the administrative citation or of subsequent proceedings.

2) Service by Mail. ~~If t~~The enforcement official may serve the responsible person ~~is unable to locate the responsible person in the City, the administrative citation shall be mailed~~ by certified mail, returned receipt requested, to the last known business or residence address as shown on public records or as known to the City. Simultaneously, the citation may be sent by first class mail to the same location. If the citation is sent by certified mail and returned unsigned, then service shall be deemed effective pursuant to first class mail, provided the citation sent by first class mail is not returned. Service by mail shall be deemed to have been completed on the date of deposit with the United States Postal Service. The date of personal service or the date a citation is deposited with the United States Postal Service shall constitute the issuance date of a citation.

3) If an agent, manager or representative of a responsible person is personally served with a citation, a copy thereof shall also be served by certified mail to

the responsible person at his or her last known business or residence address as the same appears in public records of the City. In such instances, the date a copy of the citation is deposited with the United States Postal Service shall constitute the issuance date of a citation

4) ~~If service cannot be accomplished personally or by mail,~~ As to only those responsible persons who reside at or occupy the property that is the subject of an administrative enforcement action, as determined through diligent investigation, the enforcement official ~~shall~~ may post the administrative citation on the property ~~of the responsible person~~ in a conspicuous place or in front of the property and mail a copy of the citation to the address by first class mail. The date of posting shall constitute the issuance date of a citation.

~~5) If the enforcement official does not succeed in serving the responsible person personally, by certified or regular mail, and the City is not aware that the responsible person is the owner of any real property within the City, the enforcement official shall cause the administrative citation to be published once a week for four successive weeks in a local newspaper published at least once a week.~~

1-7.06. Civil and Administrative Fines and Late Payment Fees.

(a) The civil and administrative fees imposed pursuant to this chapter for a particular violation shall be set forth in the administrative citation schedule established by resolution of the City Council. ~~provided that if a violation is classified as an infraction in this Code~~. Violations of any provision of this Code may be prosecuted as an infraction or misdemeanor. If ~~unless~~ the offense is designated as an infraction, such civil and administrative fines shall not exceed $100 for the first violation, $200 for the second violation within one year, and $500 for each additional violation within one year as provided by subdivision (b) of Section 25132 and subdivision (b) of Section 36900 of the California Government Code. The administrative citation schedule shall specify the amount of any late payment charges imposed for failure to timely pay the fine."

(b) Any person who fails to pay to the City on or before the due date any civil and/or administrative fine imposed, shall be liable for the payment of any applicable late payment charge as set forth in the administrative citation schedule established by a resolution of the City Council. The amount of a late charge may be modified from time to time by a resolution of the City Council.

(c) Civil and administrative fines, and any late charges due, shall be made payable to the City and paid at such location or address as stated in the citation, or as may otherwise be designated by the City Manager.

(d) The due date for the City's receipt of a civil and/or administrative fine shall be 21 calendar days from the issuance of the citation. Thereafter, a late charge shall be due and owing.

(e) Payment of a civil and/or administrative fine shall not excuse or discharge the responsible person from the duty to immediately abate a violation of this Code, nor from any other responsibility or legal consequences for a continuation or repeated occurrence(s) of a violation of this Code.

(f) Abatement of a violation shall not excuse the obligation of the responsible person to pay a civil or administrative fine, or any late charge imposed on that untimely payment of the civil or administrative fine.
(Ord. 689, § 2; Ord. 18-870, § 6)

1-7.07. Satisfaction of Administrative Citation.

Upon service of an administrative citation, the cited party shall do the following:

(a) Pay the civil and/or administrative fine no later than 21 days from the date of service of the administrative citation. Payment of the civil and/or administrative fine shall not excuse or discharge the failure to correct the violation, nor shall it bar further enforcement action by the City.

(b) Comply with the compliance order to remedy the violation within the time specified on the administrative citation.
(Ord. 689, § 2; Ord. 18-870, § 7)

1-7.08. Request for Administrative Hearing.

(a) Any responsible person to whom an administrative citation is issued may contest the citation no later than 21 days from the date of service of the administrative citation by completing a request for hearing form and returning it to the City together with either a deposit in the total amount of the fine <u>and the hearing fee as set by Council resolution</u> or by providing notice that a request for an advance deposit Hardship.

Waiver has been filed pursuant to Section 1-7.09. All requests for hearings, deposits, requests for Hardship Waivers, and any other documents, shall be filed in the Office of the City Clerk at Artesia City Hall, 18747 Clarkdale Avenue, Artesia, California 90701. The request for the hearing, <u>hearing fee</u>, and the fines that are deposited with the City shall not accrue interest. Fines <u>and fees</u> deposited shall be returned to the person tendering the fines in the event a citation is ~~overturned~~ <u>reversed</u>.

(b) A failure to timely contest the administrative citation, including failure to deposit the fine <u>and the hearing fee</u> at the time of filing the request for hearing, shall be deemed a waiver of the right to appeal and to seek judicial review.

(c) A timely request for a hearing shall not excuse the responsible person from the duty to immediately abate the violation for which the administrative citation was issued, nor from any other responsibility or legal consequences for a continuation

or repeated occurrence(s) of a violation of the Code.

(d) A request for a hearing shall contain the following:

1) The citation number;

2) The name, address, telephone and any facsimile numbers, of each person contesting the citation;

3) A statement of the reason(s) why a citation is being contested;

4) The appeal shall be limited to the reasons stated by the appellant in paragraph (3) and

~~(4)~~5) The date and signature of the cite(s).

1-7.09. Advance Hardship Waiver.

(a) Any person who is financially unable to make the advance deposit of the fine or the hearing fee as required by Section 1-7.08 may request an advance deposit hardship waiver by completing a written Hardship Waiver Form which shall be filed together with the request for hearing within 21 calendar days from the date the administrative citation is served. The Hardship Waiver Form, the request for a hearing, and all required accompanying documents shall be filed in the Office of the City Clerk at Artesia City Hall, 18747 Clarkdale Avenue, Artesia, California 90701.

(b) To be considered for a Hardship Waiver, the application form must be complete, signed, and must be accompanied by documents that enable the City to reasonably determine the person's inability to deposit the fine and/or the hearing fee. Documents suitable for consideration, may include, without limitation, accurate, complete and legible copies of State and Federal income tax returns and all schedules for the preceding tax year; financial statements, loan applications, bank account records, income and expense records for 12 months preceding submittal of the waiver form, as well as other documentation demonstrating the citee's financial hardship. The City may, at a time chosen in its sole discretion and after a citation is final or confirmed, destroy or discard the documents submitted by a citee for a Hardship Waiver without prior notice to the citee.

(c) The City shall issue a written decision specifying the reason for issuing or not issuing the Hardship Waiver. This decision is final and nonappealable. The decision shall be served upon the person requesting the Hardship Waiver by first class mail.

(d) If the City determines that the waiver is not warranted, the person shall remit the amount of the fine and the hearing fee to the office of the City Clerk of the City within seven calendar days of the date the decision is deposited in the mail. In the event the City does not receive the full amount of the fine and the hearing fee in

the required period, the request for a hearing is rendered incomplete and untimely, and the responsible person shall have waived the right to a hearing and the citation shall be deemed final.

1-7.10. Time for Administrative Hearing.

(a) Only after a request for hearing form is filed, and the responsible person, or their agent or representative, requesting the hearing has either deposited the civil and/or administrative fine in full and the hearing fee or obtained an advance deposit Hardship Waiver, shall the City set the date and time for the administrative hearing. The hearing shall be conducted ~~within 60~~ no sooner than ten (10) days after the request for hearing form is filed and the civil and/or administrative fine, together with the hearing fee, is deposited with the City or an advance Hardship Waiver is issued. The City shall send notice of the date, time, and place of the hearing to the person requesting the hearing at least 10 calendar days before the date of the hearing. The failure of the citee to receive a properly addressed hearing notice shall not invalidate the citation or any hearing, City action or proceeding conducted pursuant to this chapter."

(b) If the enforcement official submits any written report concerning the administrative citation for consideration at the hearing, then a copy of that report shall also be served by first class mail on the person requesting an administrative hearing no less than three calendar days prior to the date of the hearing. Failure to receive said report shall not invalidate the administrative citation, the hearing, or any other action conducted pursuant to this chapter.
(Ord. 689, § 2; Ord. 18-870, § 8)

1-7.11. Appointment of Hearing Officer.

The City Manager shall establish procedures for the selection of an administrative hearing officer. Hearing officers shall be selected in a manner that avoids the potential for pecuniary or other bias and in no event shall the enforcement official who issued the administrative citation be the administrative hearing officer.
(Ord. 689, § 2)

1-7.12. Procedures at Administrative Hearing.

(a) Administrative hearings are informal, and formal rules of evidence and discovery do not apply. Each party shall have the opportunity to present evidence in support of his or her case and to cross-examine witnesses. The City bears the burden of proof to establish a violation of the Code. The administrative citation ~~and any additional reports submitted by the enforcement official~~ shall constitute prima-facie evidence of the facts contained in those documents. In the discretion of the hearing officer, the evidence submitted in the hearing before the hearing officer may be either in the form of written declarations or by way of oral testimony under penalty of perjury. The officer who issued the citation is not required to attend or participate in the hearing. All written declarations shall be made under penalty of perjury in compliance with Section 2015.5 of the California Code of Civil Procedure. The

responsible person may bring an interpreter to the hearing provided there is no expense to the City therefor. The evidentiary standard to be used by the administrative hearing officer in finding a violation of the Code or of any fact at issue in the hearing is the preponderance of evidence standard.

(b) If the responsible person, or their agent or representative, fails to attend the scheduled hearing he or she shall be deemed to have waived the right to a hearing. In such an instance, ~~the hearing officer shall cancel the hearing and not render a decision~~ appeal is deemed waived. In such instances, the citation shall be deemed final.

(c) Hearings may be continued once at the request of a responsible person or the enforcement official who issued the administrative citation. The hearing officer may also continue the hearing for cause.
(Ord. 689, § 2)

1-7.13. Hearing Officer's Decision.

No later than 10 days after the date on which the administrative hearing concludes, the hearing officer shall issue a written decision to uphold, modify, or cancel the administrative citation and shall state the reasons therefor. If the administrative citation is upheld, the City shall retain the fine deposited by the responsible person. If a fine has not been deposited pursuant to an advance deposit Hardship Waiver, the hearing officer shall specify in the decision a payment schedule for the fine. The decision of the hearing officer shall be final and the written decision shall notify the responsible person of the right to appeal as provided in Section 1-7.14. The decision shall be served by first class mail and shall be deemed to be served on the date the decision is deposited with the United States Postal Service. The failure of the responsible person to receive a properly addressed decision shall not invalidate the citation or the hearing officer's decision. If the Hearing Officer determines that the administration citation decision of the City should be reversed in favor of the appellant, the City shall refund the appellant's share of the Hearing costs and the deposited amount of the administrative fine within 30 days of the Hearing Officer's decision. As used in this section, a "reversal" of an administrative citation means the Hearing Officer has determined the administrative citation is void against the appellant, and the appellant is not subject to any administrative citation fine or penalty."

1-7.14. Appeal of Decision of Hearing Officer.

(a) Within 20 days after service of the decision of the hearing officer upon the responsible person, he or she may seek review of the decision by filing a Notice of Appeal with the Superior Court pursuant to Government Code section 53069.4. The responsible person shall serve the Notice of Appeal upon the City Clerk in person or by first class mail within five calendar days of the court filing. If the responsible person fails to timely file a Notice of Appeal, the hearing officer's decision shall be deemed confirmed.

(b) The Superior Court is the sole reviewing authority and an appeal from a hearing officer's decision is not appealable to the City Council. If a responsible person prevails on appeal, the City shall reimburse his or her filing fee, as well as the fine deposited in accordance with the Court judgment. These monies shall be mailed to the responsible person within 30 calendar days of the City's receipt of a notice of judgment or ruling from the Superior Court Clerk.
(Ord. 689, § 2)

1-7.15. Failure to Take Corrective Action.

Failure of a responsible person to comply with a corrective action stated in any uncontested administrative citation shall constitute a misdemeanor.
(Ord. 689, § 2)

1-7.16. Collection of Civil and Administrative Fines.

The failure of any person to pay the civil and/or administrative fine and/or late charges imposed by an administrative citation shall constitute a debt that may be collected in any manner allowed by law. The City shall be entitled to recover its attorney fees and costs arising from an action to collect a civil and/or administrative fine and/or late charge if it is the prevailing party and provided it made the election to seek attorney fees at the commencement of the action. A responsible person shall be entitled to recover his or her attorney fees if the City made the election to seek attorney fees at the outset of the action and the responsible person prevails in that collection action.
(Ord. 689, § 2; Ord. 18-870, § 9)"

SECTION 3. Amending Sections 5-23 of Chapter 1 (Public Nuisances) of Title 5 (Public Welfare) of the Artesia Municipal Code is hereby amended in its entirety to read as follows with additions shown as underline and deletions in ~~strikethrough~~:

"CHAPTER 1

PUBLIC NUISANCES

Sections:

5-1.05. Abatement of Public Nuisances.
5-1.06. Continuing Obligation of Responsible Persons to Abate a Public Nuisance.
5-1.07. Notice of Public Nuisance and Intention to Abate with City Personnel.
5-1.08. Additional Requirements for Demolition of Buildings or Structures.
5-1.09. Additional Requirements for the Abatement of Abandoned, Wrecked, Dismantled, or Inoperative Vehicles, or Parts Thereof.
5-1-10. Service of Notice.
5-1.11. Right of Appeal From a Notice of Abatement.
5-1.12. Sample of Notice of Abatement.

5-1.13. Consequence for an Untimely Appeal.
5-1.14. Abatement by Responsible Person Prior to Hearing.
5-1.15. Review by Hearing Officer.
5-1.16. Decision of Hearing Officer—Order of Abatement.
5-1.17. Abatement of Nuisance by Responsible Persons Prior to City Abatement Actions.
5-1.18. Emergency Action to Abate an Imminent Hazard.
5-1.19. Combination of Notices.
5-1.20. Establishment of Costs of Abatement.
5-1-21. Collection of Abatement Costs by Special Assessment.
5-1.22. Collection of Costs of Abatement by Nuisance Abatement Lien.
5-1.23. Treble the Costs of Abatement.

5-1.05. Abatement of Public Nuisances.

All conditions or uses that constitute a public nuisance as defined in Article 1 of this chapter, or that are contrary to, or in violation of, any other provision or requirement of the Artesia Municipal Code, a condition of approval, or of any applicable County or State law, or regulation thereof, which shall also constitute a public nuisance, shall be abated by repair, rehabilitation, demolition, removal or termination. The procedures for abatement in this article shall not be exclusive and shall not, in any manner, limit or restrict the City from pursuing any other remedies available at law, whether civil, equitable or criminal, or from enforcing City codes and adopted ordinances, or from abating or causing abatement of public nuisances, in any other manner provided by law. (Ord. 10-754, § 1)

5-1.06. Continuing Obligation of Responsible Persons to Abate a Public Nuisance.

(a) Responsible persons, as defined in Chapter 1-7, shall not allow, cause, create, permit, suffer or maintain a public nuisance to exist on their premises. If public nuisances do arise or occur, responsible persons shall promptly abate them by repair, rehabilitation, demolition, repair, removal or termination with all required City approvals, permits and inspections, when applicable.

(b) The City may exercise its administrative, civil/injunctive and criminal remedies, or any one or combination of these remedies, to compel responsible persons to abate a public nuisance when, in its judgment, such persons have not completed nuisance abatement actions in a timely or proper manner, or when responsible persons have failed to prevent an occurrence or recurrence of a public nuisance. (Ord. 10-754, § 1)

5-1.07. Notice of Public Nuisance and Intention to Abate with City Personnel.

(a) Whenever a Code Enforcement Officer or other public official determines that City employees, representatives or contract agents (hereafter "City personnel") may need to abate a public nuisance, he or she shall serve a written "notice of public nuisance and intention to abate with City personnel" (hereafter in this section and in subsequent sections of this chapter, the "notice of abatement") on the responsible person(s) that contains the following provisions:

1) The address of the real property on which the nuisance condition(s) exist(s);

2) A description of the nuisance condition(s);

3) A reference to the law describing or prohibiting the nuisance condition(s);

4) A brief description of the required corrective action(s); and,

5) A compliance period in which to complete the nuisance abatement actions (with all required City approvals, permits and inspections, when applicable).

6) The period and manner in which a responsible person may contest the notice of abatement as set forth in Section 5-115-1.10 of this chapter. No such right shall exist when the City is not seeking to establish the right to abate a public nuisance with City forces or contract agents.

7) A statement that, pursuant to Chapter 5-1.24 *et seq.* the City may record a notice of substandard property with the Los Angeles County Recorder's Office against the premises if the public nuisance is not fully abated or corrected (with all required approvals, permits and inspections), as determined by the City, within a 30 day period after service of the notice of abatement and provided that a timely appeal therefrom has not been made.

(b) The procedure in Subsection **(a)** shall not apply to public nuisances constituting an imminent hazard. In such instances, the provisions in Section **5-1.18** ("Emergency Action to Abate an Imminent Hazard") shall be followed.

(c) The City's election to issue a notice of abatement pursuant to this section shall not excuse responsible persons from their continuing obligation to abate a public nuisance in accordance with all applicable laws, regulations and legal requirements. Furthermore, the issuance of a notice of abatement shall not obligate the City to abate a public nuisance. (Ord. 10-754, § 1)

5-1.08. Additional Requirements for Demolition of Buildings or Structures.

(a) The City shall provide responsible persons with a reasonable period to elect between options of repair, rehabilitation or demolition as well as a reasonable period of time to complete any of these options, before City personnel abate a public nuisance by demolishing a building or structure pursuant to Article 2 of this chapter.

(b) The City shall serve a notice of abatement on all secured lien holders of record with the Los Angeles County Recorder's office in the event abatement actions include demolition of a building or structure.

(c) Notwithstanding the provisions of Section **5-1.18**~~2~~(a) of this chapter, entry onto any real property to abate a public nuisance by demolition of a building or structure, excepting in cases involving an imminent hazard, shall be pursuant to a warrant or other court order issued by a court of competent jurisdiction.

(d) The provisions of Section **5-1.08** of this Code shall not apply if demolition is required to address an imminent hazard. In such situation, the provisions of Section **5-1.18** ("Emergency Action to Abate an Imminent Hazard") shall apply. (Ord. 10-754, § 1)

5-1.09. Additional Requirements for the Abatement of Abandoned, Wrecked, Dismantled, or Inoperative Vehicles, or Parts Thereof.

The notice of intention to abate and remove an abandoned, wrecked, dismantled, or inoperative vehicle, or parts thereof, as a public nuisance, shall be mailed by registered mail to the owner of the land on which the vehicle exists and to the registered owner of the vehicle. (Ord. 10-754, § 1)

5-1.10. Service of Notice.

Service shall be made pursuant to the provision set forth in Chapter 1-7 of this Code.

~~(a) Except as otherwise expressly required by a provision of this chapter, any notice required by this chapter may be served by personal delivery to any responsible person or by first class mail. The date of service shall be the date it is personally delivered or placed in a U.S. Postal Service receptacle. Failure of any responsible person to receive a properly addressed notice of abatement by mail shall not invalidate any action or proceeding pursuant to this chapter.~~

~~(b) Except as otherwise expressly required by a provision of this chapter, any notice issued to an owner of real property shall be sent to the mailing address on the last equalized assessment roll of the Los Angeles County Assessor's office. Failure of any owner to receive a properly addressed notice by mail shall not invalidate any action or proceeding pursuant to this chapter.~~

5-1.11. Right of Appeal From a Notice of Abatement.

(a) A responsible person may contest a notice of abatement by filing a written request for an appeal with the City Clerk's office (located at 18747 Clarkdale Avenue, Artesia, California 90701), within 10 calendar days of service of the notice of abatement. No fee shall be due for the filing of an appeal.

(b) Notwithstanding the provisions of Subsection **(a)**, a responsible person may contest a notice of abatement related to prohibited public nuisances described in Subsections **(a)**(12)(iv), (a)(24), and (a)(34) of Section **5-1.03** of this chapter by filing a written request for an appeal with the City Clerk's office (located at 18747 Clarkdale Avenue, Artesia, California 90701), within three calendar days of service of the notice of abatement. If the third calendar day of the appeal period is a Saturday, Sunday, or day during which City Hall is closed, the appeal period shall run until the end of the next day that is not a Saturday, Sunday, or day during which City Hall is closed. No fee shall be due for the filing of an appeal.

(c) A written request for an appeal shall contain the following information:

1) Name, address, and telephone number of each responsible party who is appealing the notice of abatement (hereinafter, "appellant).

2) Address and description of real property upon which the City intends to enter and abate a public nuisance.

3) Date of notice of abatement being appealed.

4) Specific action or decision being appealed.

5) <u>Grounds for appeal in sufficient detail to enable the hearing officer to understand the nature of the controversy.</u>

6) <u>The signature of at least one appellant.</u>

(d) Failure of the City Clerk to receive a timely appeal constitutes a waiver of the right to contest a notice of abatement. In this event, the notice of abatement is final and binding.

~~(e) The provisions of this section only apply to instances where the City has elected to establish the right, but not the obligation, to abate public nuisances with City personnel. In no event does this chapter limit the right of City officials to issue alternative written or oral notices of code violations to responsible persons or to cause the abatement of public nuisances in a different manner, including without limitation, by court orders arising from the City's exercise of its criminal or civil remedies. In such instances, a responsible person shall receive a right to hearing and other due process rights through the court process.~~

5-1.12. Sample Notice of Abatement.

(a) The notice of abatement shall be written in a form that is substantially consistent with the following:

Notice of Public Nuisance(s) and Intention to Abate with City Personnel
("Notice of Abatement")

_____ [Date]

_____ [Responsible Person(s)]

_____ [Mailing Address]

_____ [City, State and Zip Code]

Re: Real Property at,

Artesia, CA

L.A. County A.P.N.:

Legal description [Optional]: _____

Notice is hereby given that the following public nuisance conditions or activities exist on the premises described above:

1. [Describe condition or activities] _____ in violation of_____ Municipal Code [as well as County and State laws, if applicable] Section(s) _____

    a. Required Corrective Action(s):_____ (with all required permits, approvals and inspections).

    b. Required Completion Date: _____ [Repeat (1 a-b) for each additional public nuisance to be included in this notice]

The foregoing public nuisance conditions are subject to abatement by repair, rehabilitation, demolition, removal or termination.

Please Take Further Notice that you may appeal this Notice of Abatement by filing an appeal on a City approved form with the City Clerk's office (located at 18747 Clarkdale Avenue, Artesia, California 90701) within 10 calendar days of service of this notice. No fee shall be due for the filing of an appeal. Failure of the City Clerk to receive a timely appeal constitutes a waiver of your right to any further administrative appeal and renders the Notice of Abatement final and binding. A written request for an appeal shall contain the following information:

1. Name, address, and telephone number of each responsible party who is appealing the Notice of Abatement (hereinafter, "appellant"), as well as relationship of appellant to the public nuisance described in the Notice of Abatement.

2. Address and description of real property upon which the City intends to enter and abate a public nuisance.

3. Date of Notice of Abatement being appealed.

4. Specific action or decision being appealed.

5. Grounds for appeal in sufficient detail to enable the Hearing Officer to understand the nature of the controversy.

6. The signature of at least one appellant.

Following appeal, in the case of a final decision by the City, judicial review of this decision is subject to the provisions and time limits set forth in California Code of Civil Procedure Section 1094.6 et seq.

Notice of Public Nuisance(s) and Intention to Abate with City Personnel
("Notice of Abatement")

Please Take Further Notice that, if the public nuisance violations are not abated within the time specified and a timely appeal is not made, such nuisance may be abated by City employees, representatives or contract agents (hereafter "City Personnel"), in the manner stated in this Notice of Abatement. On such occasions, all costs of the abatement, including, but not limited to, those stated in Chapter 1 of Title **5** of the Artesia Municipal Code, shall be assessed against the responsible person(s) and/or the subject property, as a lien, or as a special assessment, or as otherwise allowed by law.

Please Take Further Notice that the City may record a Notice of Substandard Property with the Los Angeles County Recorder's Office against the premises if the public nuisance is not fully abated or corrected (with all required approvals, permits and inspections), as determined by the City, in the manner and time set forth in this Notice of Abatement and provided that a timely appeal therefrom has not been made.

Please Take Further Notice that, in the event of abatement by City Personnel, all buildings, structures, and/or personal property constituting a public nuisance may be removed from the subject premises or from public property and destroyed or disposed of, without regard to its actual or salvage value.

Dated: This_____ day of _____ , 20__.

Public Official [Name and Title]

[End of Form]

(a) The notice of intention to abate and remove an abandoned, wrecked, dismantled, or inoperative vehicle, or parts thereof, as a public nuisance, shall be written to the owner of land in a form that is substantially consistent with the provisions of Subsection **(a)** of this section. In addition, the notice of intention to abate and remove an abandoned, wrecked, dismantled, or inoperative vehicle, or parts thereof shall also be prepared and sent to the owner of the vehicle in the following form:

Notice of Intention to Abate and Remove an Abandoned, Wrecked, Dismantled, or Inoperative Vehicle, or Parts Thereof, as a Public Nuisance

(Name and address of the last registered and/or legal owner of record of the vehicle; notice should be given to both if different)

"As last registered (and/or legal) owner of record of the following described vehicle (make, model, and license number), you are hereby notified that the undersigned, pursuant to the provisions of Chapter 1 of Title **5** of the Artesia Municipal Code, has determined that said vehicle (or parts of a vehicle) exists as an abandoned, wrecked, dismantled, or inoperative vehicle at (address of the property on which the vehicle is located) and constitutes a public nuisance pursuant to the provisions of Chapter 1 of Title **5** of the Artesia Municipal Code. You are hereby notified to abate said nuisance by the removal of said vehicle (or said parts of a vehicle) within 10 days after the date of the mailing of this notice.

Please Take Further Notice that as registered (and/or legal) owner of record of said vehicle (or said parts of a vehicle), you may appeal this Notice of Abatement by filing an appeal on a City approved form with the City Clerk's office (located at 18747 Clarkdale Avenue, Artesia, California 90701) within 10 calendar days of service of this notice. No fee shall be due for the filing of an appeal. Failure of the City Clerk to receive a timely appeal constitutes a waiver of your right to any further administrative appeal and renders the Notice of Abatement final and binding. A written request for an appeal shall contain the following information:

1. Name, address, and telephone number of each responsible party who is appealing the Notice of Abatement (hereinafter, "appellant"), as well as relationship of appellant to the public nuisance described in the Notice of Abatement.
2. Address and description of real property upon which the City intends to enter and abate a public nuisance.
3. Date of Notice of Abatement being appealed.
4. Specific action or decision being appealed.
5. Grounds for appeal in sufficient detail to enable the Hearing Officer to understand the nature of the controversy.
6. The signature of at least one appellant.

Following appeal, in the case of a final decision by the City, judicial review of this decision is subject to the provisions and time limits set forth in California **Code of Civil Procedure** Section 1094.6 et seq.

Please Take Further Notice that as registered (and/or legal) owner of record of said vehicle (or said parts of a vehicle), if the public nuisance violations are not abated within the time specified and a timely appeal is not made, such nuisance may be abated by City employees, representatives or contract agents (hereafter "City Personnel"), in the manner stated in this Notice of Abatement. On such occasions, all costs of the abatement, including, but not limited to, those stated in Chapter 1 of Title **5** of the Artesia Municipal Code, shall be assessed against the responsible person(s) and/or the subject property, as a lien, or as a special assessment, or as otherwise allowed by law."

Dated: This _____ day of _____, 20____.

_____
Public Official [Name and Title]

[End of Form]

(b) A notice of abatement shall be deemed in substantial compliance with this subsection regardless of form if all substantive information is contained in such notice of abatement. (Ord. 10-754, § 1)

5-1.13. Consequence for an Untimely Appeal.

(a) If a timely appeal is not received by the City Clerk, the right to appeal is waived and the notice of abatement is final and binding. In such instances, the City may, without any administrative hearing, cause the abatement with City personnel of any or all of the nuisance conditions or activities stated in the notice of abatement. Entry onto private real property that is both improved and occupied shall, excepting instances of an imminent hazard, be pursuant to a warrant or other order from a court of competent jurisdiction. The City shall follow the procedures stated in this chapter for recovery of all abatement costs, fees and expenses (incidental or otherwise).

(b) Nothing contained in this chapter shall obligate the City to undertake abatement actions pursuant to a notice of abatement, whether or not there is a timely appeal. (Ord. 10-754, § 1)

5-1.14. Abatement by Responsible Person Prior to Hearing.

(a) Any responsible person shall have the right to abate a nuisance in accordance with the notice of abatement at his or her own expense, provided all corrective actions are completed with all required City permits, approvals and inspections, prior to the date the matter is set for a hearing.

(b) An abatement hearing ~~shall~~ may be cancelled if all nuisance conditions or activities are, as determined by the City in its sole and absolute discretion, fully and lawfully abated prior thereto. (Ord. 10-754, § 1)

5-1.15. Review by Hearing Officer.

(a) Any responsible person who contests a notice of abatement shall, subject to filing a timely appeal, obtain review thereof before a hearing officer. The administrative appeal shall be scheduled no ~~later~~ sooner than ~~60~~ three (3) calendar days~~, and no sooner than three calendar days~~ after receipt of a timely filed request for appeal. The appellants listed on the written request for an appeal shall be notified in writing of the date, time, and location of the hearing at least three calendar days prior to the date of the hearing. The appeal shall be limited to those issues stated in the appeal.

(b) Any request by an appellant to continue a hearing must be submitted to the City Clerk in writing no later than two business days before the date scheduled for the hearing. The hearing officer may continue a hearing for good cause or on his or her own motion; however, in no event may the hearing be continued for more than 30 calendar days without stipulation by all parties.

(c) At the place and time set forth in the notification of appeal hearing, the hearing officer shall hear and consider the testimony of the appealing person(s), the issuing officer, and/or their witnesses, as well as any documentary evidence presented by these persons concerning the alleged violations and public nuisance(s).

(d) Appeal hearings are informal, and formal rules of evidence and discovery do not apply. The City bears the burden of proof to establish a nuisance exists by a preponderance of evidence. The issuance of a notice of abatement shall constitute prima facie evidence of the violation and the Code Enforcement Officer who issued the notice of abatement is not required to participate in the appeal hearing. The appellant, and the enforcement officer issuing the notice, as well as all other responsible persons, shall have the opportunity to present evidence and to present and cross-examine witnesses. The appellant and the enforcement officer issuing the notice of abatement, or other responsible persons, may represent himself, herself or themselves or be represented by anyone of his, her or their choice. The appellant, or other interested persons, may bring an interpreter to the hearing at his, her or their sole expense. The City may, at its discretion, record the hearing by stenographer or court reporter, audio recording, or video recording.

(e) If the appellant fails, or other responsible persons fail, to appear, or to otherwise submit any admissible evidence demonstrating that the alleged nuisance(s) were beyond their control ~~the non-existence of the alleged nuisance(s)~~, the hearing officer ~~shall~~ may cancel the hearing and send a notice thereof to the responsible person(s) by first class mail to the address(es) stated on the appeal form. A cancellation of a hearing due to non-appearance of the appellant shall constitute the appellant's waiver of the right to appeal. In such instances, the notice of abatement is final and binding. (Ord. 10-754, § 1; Ord. 18-874, § 3)

5-1.16. Decision of Hearing Officer—Order of Abatement.

(a) Not later than 15 calendar days following conclusion of the hearing, the hearing officer shall determine if any nuisance condition exists at the subject property. If the hearing officer determines that each nuisance condition described in the notice of abatement is ~~non-existent~~ not supported by a preponderance of evidence, the notice of abatement shall be deemed cancelled. If the hearing officer determines that one or more of the nuisance conditions described in the notice of abatement ~~exists~~ are supported by preponderance of evidence, he or she shall issue a written order of abatement which shall contain the following:

1) A finding and description of each nuisance condition existing at the subject

property.

2) The name of each person responsible for a nuisance condition or conditions at the subject property, as well as the name of any person who is not responsible therefor.

3) The required corrective action and a compliance period for each unabated nuisance condition.

4) Any other finding, determination or requirement that is relevant or related to the subject matter of the appeal.

(b) The decision of the hearing officer is final and conclusive. The decision shall also contain the following statement: "The decision of the hearing officer is final and binding. Judicial review of this decision is subject to the provisions and time limits set forth in California **Code of Civil Procedure** Section 1094.6 et seq."

(c) A copy of the decision shall be served by first class mail on each responsible person to whom the notice of abatement was issued. If the owner is not an appellant, a copy of the order of abatement shall also be served on the owner by first class mail to the address shown on the last equalized assessment roll. Failure of a person to receive a properly addressed decision shall not invalidate any action or proceeding by the City pursuant to this chapter.

(d) The failure of any responsible person to comply with an order of abatement by completing each of the requisite corrective actions in the manner and time set forth in the order of abatement constitutes a misdemeanor offense.
(Ord. 10-754, § 1)

5-1.17. Abatement of Nuisance by Responsible Persons Prior to City Abatement Actions.

(a) Any responsible person shall have the right to fully abate a nuisance in accordance with the hearing officer's decision prior to the date of entry of City personnel upon the subject real property, provided that all corrective actions are completed with all required City permits, approvals and inspections, prior to said entry date. In such instances, all administrative proceedings shall be cancelled, with the exception of the City's right to seek recovery of its incurred incidental expenses, code enforcement fees, and attorneys' fees as provided by and pursuant to the provisions of this chapter.

(b) Once the City enters a subject real property to abate a public nuisance, it shall have the right to complete this action <u>via warrant or other order from a court of competent jurisdiction.</u>

(c) It is unlawful and a misdemeanor for any person to obstruct, impede, or interfere with City personnel in the performance of any act that is carried out to abate a public nuisance <u>via warrant or other order from a court of competent jurisdiction.</u>

(d) All buildings, structures, and/or personal property that is removed by City personnel from premises in the abatement of a nuisance shall be lawfully disposed of or destroyed. ~~without regard to its actual or salvage value.~~

(e) All abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof, that are removed from real property shall be transported to a scrap yard or automobile dismantler's yard. After a vehicle has been removed, it shall not thereafter be reconstructed or made operable, unless it is a vehicle which qualifies for historical vehicle license plates pursuant to Section 5004 of the California **Vehicle Code**, in which case the vehicle may be reconstructed or made operable.

(f) Within five days after the date of the removal of the vehicle, or parts thereof, notice shall be given to the Department of Motor Vehicles of the State identifying the vehicle, or parts thereof, removed. At the same time there shall be transmitted to the Department of Motor Vehicles of the State any evidence of registration available, including registration certificates of title, and license plates. (Ord. 10-754, § 1)

5-1.18. Emergency Action to Abate an Imminent Hazard.

(a) Notwithstanding any provision of the Artesia Municipal Code to the contrary, the Police Chief, the Fire Chief, or the Building Official, or any of their designees, may cause a public nuisance to be summarily abated if it is determined that the nuisance creates an imminent hazard to a person or persons, or to other real or personal property.

(b) Prior to abating a public nuisance that creates an imminent hazard, the City Manager shall attempt to notify a responsible person by telephone or in writing of the imminent hazard and request its abatement by said person; provided however, that the City Manager may dispense with any attempt at prior notification of a responsible person if, in the sole discretion of the City Manager, the nature or severity of the hazard justifies such inaction. If notice has been so given, but, in the sole discretion of the City Manager, the responsible person(s) fail(s) to take immediate and meaningful steps to abate the imminent hazard, the City may abate the nuisance with City Personnel without further notice, and charge the costs and fees thereof to the responsible person(s).

(c) Within 10 business days following emergency action of City personnel to abate an imminent hazard, the City shall serve any responsible person with a notice of emergency abatement by City personnel of an imminent hazard by first class mail. Notice to a property owner shall be mailed to the mailing address set forth in the last equalized assessment roll of the Los Angeles County Assessor's Office. Failure of any responsible person to receive a properly addressed notice of emergency abatement by City personnel of an imminent hazard by mail shall not invalidate any action or proceeding pursuant to this chapter.

(d) A notice of emergency abatement by City personnel of an imminent hazard shall contain the following provisions:

1) The name of all known responsible persons who are being served with the notice of emergency abatement by City personnel of an imminent hazard and the address of the real property on which the imminent hazard was present.

2) A brief description of the condition(s) and reasons why it constitutes an imminent hazard.

3) A brief description of the law prohibiting or pertaining to the imminent hazard.

4) A brief description of the actions City personnel took to abate the imminent hazard.

(e) Omission of any of the foregoing provisions in a notice of emergency abatement by City personnel of an imminent hazard, whether in whole or in part, or the failure of a responsible person to receive this document, shall not render it defective or render any proceeding or action pursuant to this chapter invalid.

(f) Emergency abatement of an imminent hazard by City personnel shall not preclude the City from recording a notice of substandard property in accordance with the provisions of Section **5-1.24** of this chapter, if conditions thereafter remain at the premises that constitute a violation of law or a public nuisance.

(g) The City shall be entitled to recover its fees and costs (incidental or otherwise) for the abatement of an imminent hazard. In such instances, the City shall follow the procedures set forth in this chapter.
(Ord. 10-754, § 1)

5-1.19. Combination Notices.

The notices that are authorized by this chapter may be combined in the discretion of the City.
(Ord. 10-754, § 1)

5-1.20. Establishment of Costs of Abatement.

(a) In any action, administrative proceeding, or special proceeding to abate a nuisance, the City shall be entitled to recover the administrative costs and expenses of such abatement pursuant to the provisions of this Code, California Government Code sections 38773 *et seq*., or by other law, by special assessment or abatement lien. Fees and costs shall be set by resolution.

(b) ~~(a)~~The City shall keep an accounting of the abatement costs.

(c) ~~(b)~~The City shall serve a statement of abatement costs on the responsible persons within 90 calendar days of the City's completion of nuisance abatement actions. Service of this statement may be made in the manner provided for in Section ~~**5-1.10**~~ **1-7 *et seq.*** of this ~~chapter~~ Code.

(d) ~~(c)~~Unless a timely contest of the statement of abatement costs is filed, a responsible person shall tender the abatement costs in U.S. currency to the City within 30 calendar days of the date of service of the statement of abatement costs.

(e) ~~(d)~~ A responsible person has the right to contest a statement of abatement costs by filing a written request to contest with the City Clerk's office (located at 18747 Clarkdale Avenue, Artesia, California 90701) within 10 calendar days of service of the statement of abatement costs.

1) A written request to contest shall contain the following information:

(i) Name, address, telephone number, and signature of each responsible person who is contesting the statement of abatement costs.

(ii) Address and description of the real property upon which the City abated a public nuisance.

(iii) Date of the statement of abatement costs being appealed.

(iv) Description of the specific abatement cost being contested, and a statement of the grounds for contest in sufficient detail to enable the City Council to understand the nature of the controversy.

(v) ~~(iv)~~The appeal shall be limited to reasons and statements recorded in the appeal.

(f) ~~(e)~~ No fee shall be due for the filing of a request for contest.

(g) ~~(f)~~ Failure of the City Clerk to receive a timely appeal request for contest constitutes a waiver of the right to contest a statement of abatement costs. In this event, the statement of abatement costs is final and binding, and the City may proceed to collect its abatement costs as contained in a final statement of abatement costs in any manner allowed by law.

(h) ~~(g)~~ If a timely request for contest is received by the City Clerk, a hearing shall be set before the City Council no ~~later~~ sooner than ~~60~~ three (3) calendar days~~, and no sooner than 10 calendar days~~, of receipt of the request for contest. A notice of the date, time and location of the hearing shall be served on all responsible persons who contested the statement of abatement costs by first class mail to the address(es) stated on the request form at least 10 calendar days prior to the hearing. Failure of a person requesting a contest to receive a properly addressed notice shall not invalidate any action or proceeding by the City pursuant to this chapter.

(i) ~~(h)~~ Any request by an appellant to continue a hearing must be submitted to the City Clerk in writing no later than five business days before the date scheduled for the hearing. The City Council may continue a hearing for good cause or on its own motion; however, in no event may the hearing be continued for more 60 calendar days without stipulation by all parties.

(j) ~~(i)~~ At the time and place fixed for receiving and considering the request to contest the statement of abatement costs, the City Council shall hear and pass upon the evidence submitted by city personnel, together with any objections or protests raised by responsible persons liable for said costs. Testimony and evidence shall be limited to issues related to the abatement costs, and no person shall be permitted to present evidence or testimony challenging the existence of a public nuisance or manner of abatement as described in the notice of abatement. Thereupon, the City Council may make such revision, correction or modification to the statement as it may deem just, after which the statement, as it is submitted, or as revised, corrected or modified, shall be confirmed. The hearing may be continued from time to time.

(k) ~~(j)~~ The decision of the City Council is final.

(l) ~~(k)~~ The City Clerk shall cause a confirmed statement of abatement costs to be served upon all persons who contested the original statement by first class mail to the address(es) stated on the request form. The City Clerk shall cause a confirmed statement of abatement costs to be served on the owner of the property on which City personnel abated a public nuisance by first class mail to the address shown on the last equalized assessment roll (irrespective of whether the owner contested the statement of abatement costs). This document shall also contain the following statement: "The determination of the City Council is final and binding." This document shall also contain the following statement: "The decision of the City Council is final and binding. Judicial review of the decision is subject to the provisions and time limits set forth in California **Code of Civil Procedure** Sections 1094.6 et seq.

(m) ~~(l)~~Failure of a person to receive a properly addressed confirmed statement shall not invalidate any action or proceeding by the City pursuant to this chapter.

(n) ~~(m)~~A responsible person shall tender the abatement costs in U.S. currency to the City within 30 calendar days of the date of service of the confirmed statement of abatement costs. The City may thereafter proceed to collect its abatement costs as contained in the confirmed statement of abatement costs in any manner allowed by law. (Ord. 10-754, § 1)

5-1.21. Collection of Abatement Costs by Special Assessment.

(a) The City may cause a special assessment to be made upon real property upon which a public nuisance was abated pursuant to California Government Code, Section 38773.5, and future amendments thereto, in the event a statement of abatement costs or a confirmed statement of abatement costs is not paid in a timely manner.

(b) A notice of special assessment shall be sent to the owner(s) of the subject real property by certified mail at the time the assessment is imposed which shall contain the following recitals:

"The property may be sold after three years by the tax collector for unpaid delinquent assessments. The tax collector's power of sale shall not be affected by the failure of the property owner to receive notice. The assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to the special assessment. However, if any real property to which the cost of abatement relates has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of the taxes would become delinquent, then the cost of abatement shall not result in a lien against the real property but instead shall be transferred to the unsecured roll for collection."

(c) The City Attorney or City Prosecutor shall establish the notice of special assessment form for use, or consideration by, the Tax Collector in collecting a special assessment.

(d) The notice of special assessment shall be entitled to recordation with the Los ~~Angles~~ Angeles County Recorder's Office.

(e) The amount of a special assessment shall also constitute a personal obligation of the property owners of land upon which the nuisance was abated.
(Ord. 10-754, § 1)

5-1.22. Collection of Costs of Abatement by Nuisance Abatement Lien.

(a) As an alternative to the procedure contained in Section ~~**5-1.20** of~~ in this chapter, the City may cause a nuisance abatement lien to be recorded upon real property upon which a public nuisance was abated pursuant to California **Government Code** Section 38773.1, and future amendments thereto, in the event a statement of abatement costs or a confirmed statement of abatement costs is not paid in a timely manner.

(b) A lien shall not be recorded prior to serving the owner of record of the parcel of land on which the public nuisance is maintained, with a notice. This document shall be served in the same manner as a summons in a civil action in accordance with Article 3 (commencing with Section 415.10) of Chapter 4 of Title **5** of Part 2 of the **Code of Civil Procedure**. If the owner of record, after diligent search cannot be found, the notice may be served by posting a copy thereof in a conspicuous place upon the property for a period of 10 calendar days and publication thereof in a newspaper of general circulation published in Los Angeles County pursuant to Section 6062 of the California **Government Code**.

(c) The nuisance abatement lien shall be recorded in the Los Angeles County Recorder's Office in the County in which the parcel of land is located and from the

date of recording shall have the force, effect, and priority of a judgment lien.

(d) A nuisance abatement lien authorized by this section shall specify the amount of the lien for the City of Artesia, the name of the City department on whose behalf the lien is imposed, the date of the abatement actions, the street address, legal description and assessor's parcel number of the parcel on which the lien is imposed, and the name and address of the recorded owner of the parcel.

(e) In the event that the lien is discharged, released, or satisfied, either through payment or foreclosure, notice of the discharge containing the information specified in Subsection **(d)** shall be recorded by the City. A nuisance abatement lien and the release of the lien shall be indexed in the grantor-grantee index.

(f) A nuisance abatement lien may be foreclosed by an action brought by the City for a money judgment.

(g) The City may recover from the property owner any costs incurred regarding the processing and recording of the lien and providing notice to the property owner as part of its foreclosure action to enforce the lien.

(h) The amount of a nuisance abatement lien shall also constitute a personal obligation of the property owners of land upon which the nuisance was abated. (Ord. 10-754, § 1)

5-1.23. Treble the Costs of Abatement.

Pursuant to California **Government Code** Section 38773.7 (or any subsequent amendment thereto), upon entry of a second or subsequent civil or criminal judgment within a two year period finding that an owner of property is responsible for a public nuisance except for public nuisance conditions abated pursuant to California Health and Safety Code Section 17980 ("State Housing Law"), the court may order that person to pay treble the costs of the abatement."

SECTION 4. CEQA. The City Council determines that the adoption of this Ordinance is not subject to the California Environmental Quality Act ("CEQA") as it does not meet the definition of a "project" pursuant to State CEQA Guidelines Section 1578(b)(5).

SECTION 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application thereof to any person or place, is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each and every section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact than any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 6. Location of Documents and Custodian of Records. The documents

associated with this Ordinance are located at City Hall, 18747 Clarkdale Ave, Artesia, CA 90701, and the City Clerk is the custodian of records for this Ordinance.

SECTION 7. Certification and Publication. The City Clerk shall certify the passage and adoption of this Ordinance and shall cause the same to be published pursuant to state law within fifteen (15) days after its passage, and this Ordinance shall become effective thirty (30) days after its passage.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2025.

_____
ALI TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9G.**

TO: Mayor and Members of the City Council

SUBJECT: First Amendment to Professional Services Agreement with BOA Architecture Inc.

FROM: Adrian Fajardo, Management Analyst

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council approve Amendment No. 1 to the Professional Services Agreement with BOA Architecture Inc. to extend the term, expand the scope of work, and increase the contract amount by $40,800, for a revised not-to-exceed total of $107,800, and authorize the City Manager to execute the amendment.

BACKGROUND:
On September 11, 2023, the City Council approved a Professional Services Agreement (PSA) with BOA Architecture Inc. for architectural design services to support the development of the Public Service Center at the former library facility located at 18730 Clarkdale Avenue. The goal of the project is to renovate and repurpose the former facility to create the new Public Service Center. Since the approval of the PSA, staff have continued to develop project plans and identify opportunities to enhance functionality and support long-term needs. As the project moves forward, the design team has identified additional services that will assist with successful implementation.

In addition to the Public Service Center project, the City is also preparing for the upcoming renovation of the North Artesia Community Center at AJ Padelford Park. The building previously used for the Teen Center has deteriorated to the extent it is no longer used and will be demolished as part of the AJ Padelford Park Expansion Project. Teen services are currently being offered in the multipurpose room, but the City intends to relocate Teen Center activities to a dedicated space in Building A of the North Artesia Community Center. To support this transition, the Community Center will require interior modifications to accommodate the change in use.

ANALYSIS:
As design work for the Public Service Center progresses, staff recommends amending the existing PSA with BOA Architecture to include additional services needed to support the next phase of the project. One of these services is furniture selection and coordination, which will help ensure that the chosen furnishings are compatible with the building's layout and support its day-to-day operations. BOA Architecture will assist in identifying appropriate options and coordinating specifications to align with both functional needs and overall design intent.

In addition to increasing design services for the Public Service Center, the amendment adds architectural design services for the North Artesia Community Center to redesign Building A to accommodate two dedicated spaces, one for teen programs and one for youth activities. Under the proposed amendment, BOA Architecture will prepare plans to modify the interior layout to support the new uses.

The proposed contract amendment will allow both projects to move forward with design solutions that reflect the City's operational goals and respond to evolving community needs.

FISCAL IMPACT:

The cost of Amendment No. 1 is $40,800, bringing the total not-to-exceed amount of the agreement with BOA Architecture Inc. to $107,800. To pay for the cost of Amendment No. 1, staff will allocate $9,100 in grant funds from the California Natural Resources Agency, and $31,700 funded through the $1.2 million Social Program Agreement grant provided by Supervisor Janice Hahn's office. This amendment will have no impact on the General Fund.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council approve Amendment No. 1 to the Professional Services Agreement with BOA Architecture Inc. to extend the term, expand the scope of work, and increase the contract amount by $40,800, for a revised not-to-exceed total of $107,800, and authorize the City Manager to execute the amendment.

Attachments

First Amendment - BOA Architecture - Design Services

FIRST AMENDMENT TO
DESIGN SERVICES AGREEMENT
BETWEEN THE CITY OF ARTESIA AND BOA ARCHITECTURE

1. PARTIES AND DATE.

This First Amendment to the Design Services Agreement between the City of Artesia and South Coast Painters, Inc. ("Agreement") is made and entered into on June 9, 2025, by and between the City of Artesia, a California municipal corporation ("City") and BOA Architecture, a California corporation, ("Contractor"). The City and Contractor are collectively referred to herein as the "Parties".

2. RECITALS

2.1 Agreement. The Parties entered the Agreement dated August 12, 2024 ("Agreement").

2.2 First Amendment. The Parties now desire to amend the Agreement in order to increase the compensation and scope of work under the Agreement and to extend the Agreement term.

3. TERMS

3.1 RECITALS. Section 2.3 of the Agreement is amended in its entirety and restated to read as follows:

2.3 Project. City desires to engage Designer to render such services for the new **Public Service Center and North Artesia Community Center Renovation** ("Project") as set forth in this Agreement.

3.2 Term. Section 3.1.2 of the Agreement is amended in its entirety and restated to read as follows:

3.1.2 Term. The term of this Agreement shall be from **August 12, 2024 to August 11, 2027**, unless earlier terminated as provided herein. Designer shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines.

3.3 Designer's Compensation for Basic Services. Section 3.9.1 of the Agreement is amended in its entirety and restated to read as follows:

Designer's Compensation for Basic Services. City shall pay to Designer, for the performance of all Services rendered under this Agreement, the total not to exceed amount of **one hundred seven thousand eight hundred dollars ($107,800)** ("Total Compensation"). This Total Compensation amount shall be based upon,

and may be adjusted according to, the fee schedule and related terms and conditions attached hereto as Exhibit "B" and incorporated herein by reference. The Total Compensation, as may be adjusted upon mutual agreement, shall constitute complete and adequate payment for Services under this Agreement.

3.4 Exhibit A. Scope of Work. Section 1.2 of Exhibit A of the Agreement is amended in its entirety and restated to read as follows:

1.2 Additional Services. Designer shall perform the following Additional Services for the Project: **Pre-Design, Architectural Schematic Design, Engineering, Architectural Construction Documents, Construction support services, and Furniture selection and coordination services.**

3.5 Exhibit A. Design Services Proposal. Section 11 of Exhibit A of the Agreement is amended to add the following services for the **North Artesia Community Center Renovation Project.**

	HOURS UNIT	HR RATE	COST	TOTAL
PRE-DESIGN				
kick-off mtg, verify scope,obtain as-built dwgs,verify measurements	5 hrs	150	750	
project management, confirm cost/work plan & prep field work	3 hrs	150	450	
site assessment, as-built measurements & photos	10 hrs	110	1,100	
CADD to create as-built plans	20 hrs	110	2,200	
				4,500
ARCHITECTURAL SCHEMATIC DESIGN				
3 preliminary floor plan options and refinement of 1 option	8 hrs	150	1,200	
CADD	20 hrs	110	2,200	
color renderings	0 hrs	110	0	
construction cost estimate	4 hrs	150	600	
meeting or coordination with Client	4 hrs	150	600	
				4,600
ENGINEERING and EXPENSES				
structural			2,000	
mechanical (BOA to sufficient notes to extend existing HVAC ducts)			2,500	
plumbing			0	
electrical (BOA to sufficient notes to extend existing power to new receptacles and light fixtures)			2,500	
expenses for blueprints, photocopies, mailing, misc.			100	
				7,100
ARCHITECTURAL CONSTRUCTION DOCUMENTS				
CADD-3D modeling of construction document drawings	60 hrs	110	6,600	
site design; ADA compliance at ADA parking, path-of-travel to street	6 hrs	150	900	
project management and coordination w Client	4 hrs	150	600	
1-meeting or coordination with Client	4 hrs	150	600	
specifications in CSI format	10 hrs	150	1,500	
construction cost estimate	4 hrs	150	600	
quality control	4 hrs	150	600	
client & bldg dept dept submittal and corrections to comments	10 hrs	110	1,100	
				12,500
	DESIGN PHASE TOTAL FEE			**$28,700**
CONSTRUCTION SUPPORT (TO BE INVOICED ON A TIME A MATERIAL BASIS)				
pre-bid meeting	0 hrs	150	0	
pre-construction meeting	0 hrs	150	0	
project management, RFI & submittal response	16 hrs	150	2,400	
construction site meeting, punchlist meeting	4 hrs	150	600	
expenses for blueprints, photocopies, mailing, mileage, misc.			0	
				3,000

3.6 Exhibit B. Fee Schedule. Section 1 of Exhibit B "Fee Schedule" of the Agreement is amended in its entirety and restated to read as follows:

Activity	Cost
Pre-Design	$9,300
Architectural Schematic Design	$16,400
Engineering and Expenses	$30,900
Architectural Construction Documents	$34,100
Construction Support	$8,000
Furniture Selection and Coordination	$9,100
Total	**107,800**

3.7 Remaining Provisions of Agreement

Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

[Signatures on following page]

SIGNATURE PAGE TO FIRST AMENDEMENT DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ARTESIA AND BOA ARCHITECTURE

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the 9th day of June, 2025.

CITY OF ARTESIA,
a municipal corporation

By: _____
Abel Avalos
City Manager

BOA ARCHITECTURE
a California corporation

By: _____
Edward Lok Ng
Chief Executive Officer

ATTEST:

By: _____
Jennifer Alderete
City Clerk

By: _____
Kyle Ng
Secretary

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9H.**

TO: Mayor and Members of the City Council

SUBJECT: Senate Bill 1 (SB1) Pavement Rehabilitation Project for FY 2025-26 - Residential Streets

FROM: Ernesto Sanchez, Public Works Manager

REVIEWED AND APPROVED BY:

Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that City Council, by motion, adopt Resolution No. 25-3037, A Resolution of the City Council of the City of Artesia, California, Adopting a Project for Fiscal Year 2025-26 to be Funded by Senate Bill (SB1), the Road Repair and Accountability Act of 2017.

BACKGROUND:

Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017, was signed into law by Governor Jerry Brown on April 28, 2017, enabling local jurisdictions to address significant maintenance, rehabilitation, and safety needs on their street and roadway systems. SB 1 guidelines require the City Council to adopt a project list via resolution each fiscal year in order to access this funding. Once the resolution is adopted by the City Council and approved by the California Transportation Commission, the City can use Road Maintenance and Rehabilitation Account (RMRA) funding to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1. The City Council may adopt an amended resolution during the next fiscal year to amend or add a project based on new priorities.

Staff drafted Resolution No. 25-3037 to comply with SB 1 guidelines, and it provides that the City is projected to receive $444,087 in RMRA funding in Fiscal Year 2025-26. The resolution also states the proposed project can be completely or partially funded by RMRA funding.

ANALYSIS:

On May 12, 2025, the City Council adopted the 2025 Pavement Management System which included an inventory of all streets within the City of Artesia, an assessment of pavement conditions and a determination of budget needs for street rehabilitation. The assessment determined that the City's overall street network is in fair condition. However, residential streets located within communities bounded by Artesia Boulevard in the north, Gridley Road in the west, 183rd Street in the south, and the City's eastern limits have significantly poorer pavement conditions than other parts of the City. The 2025 Pavement Management System prioritizes these residential streets, and Resolution No. 25-3037 would make $444,087 in RMRA funding available for their rehabilitation. The proposed project is as follows:

- **Project Name**: FY 2025-26 Roadway Pavement Rehabilitation Project
- **Project Description**: Pre-construction engineering and removal of various failed asphalt sections and replacement asphalt to match existing pavement section. Installation of slurry seal and reconstruction of new sidewalk pavement at various locations where hazards exist.
- **Project Location**: Residential streets bounded by Artesia Boulevard in the north, Gridley Road in the west, 183rd Street in the south, and the City's eastern limits.
- **Estimated Project Schedule**: Start February 2026 – Completion June 2026.
- **Estimated Project Useful Life**: Twenty-five (25) years.

By adopting Resolution No. 25-3037, the City will be able to fund pre-construction engineering for the project, which would include the development of plans, specifications and estimates. The City would also have the ability to use any remaining funds towards construction costs. Construction for this project would primarily be funded through a Community Project Funded Congressional Directed Spending grant that was sponsored by former Congresswoman Michelle Steele in the amount of $6,000,000. Staff is currently soliciting proposals from qualified engineering firms for the pre-construction engineering needed for this project. Staff anticipates awarding a Professional Service Agreement in August 2025 for engineering services and starting construction in February 2026.

FISCAL IMPACT:

There is no fiscal impact to the General Fund. Adoption of Resolution No. 25-3037 makes the City eligible to receive $444,087 in RMRA funds for Fiscal Year 2025-26.

RECOMMENDED COUNCIL ACTION:

Staff recommends that City Council, by motion, adopt Resolution No. 25-3037, A Resolution of the City Council of the City of Artesia, California, Adopting a Project for Fiscal Year 2025-26 to be Funded by Senate Bill (SB1), the Road Repair and Accountability Act of 2017.

Attachments

Resolution No. 25-3037.pdf

RESOLUTION NO. 25-3037

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADOPTING A PROJECT FOR FISCAL YEAR 2025-26 TO BE FUNDED BY SENATE BILL 1 (SB 1), THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017), was passed by the Legislature and signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Artesia (City) are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt by resolution a list of all projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive and estimated $444,087 in RMRA funding in Fiscal Year 2025-26 from SB 1; and

WHEREAS, Fiscal Year 2025-26 will be the ninth year in which the City will be receiving SB 1 funding, which will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City used the 2025 Pavement Management System to develop the SB1 project to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

WHEREAS, the 2025 Pavement Management System found that the City's streets and roads are in "fair" condition and this revenue will help the City increase the overall quality of our road system and over the next decade will bring our streets and road into a "good" condition; and

WHEREAS, the funding from SB 1 will help the City rehabilitate local and arterial streets this Fiscal Year and similar projects into the future; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete

streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The newly proposed project as outlined below, will be funded in-part or solely with Fiscal Year 2025-26 Road Maintenance and Rehabilitation Account revenues:

Project Name: Roadway Pavement Rehabilitation Project
Project Description: Pre-construction engineering and removal of various failed asphalt sections and replacement asphalt to match existing pavement section. Installation of slurry seal and reconstruction of new sidewalk pavement at various locations where hazards exist.
Project Location: Residential streets bounded by Artesia Boulevard in the north, Gridley Road in the west, 183rd Street in the south, and the City's eastern limits.
Estimated Project Schedule: Start February 2026 – Completion June 2026.
Estimated Project Useful Life: Twenty-five (25) years.

SECTION 3. The City Clerk shall certify to the passage and adoption of this Resolution.

PASSED, APPROVED, and ADOPTED this 9th day of June, 2025.

_____
ALI TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST, BEST & KRIEGER, CITY ATTORNEY

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9I.**

TO: Mayor and Members of the City Council

SUBJECT: Event Production Services Agreement with Ramirez Productions and Event Rentals, Inc.

FROM: Edith Guerra, Parks and Recreation Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council approve, by motion, an Agreement with Ramirez Productions and Event Rentals, Inc. for equipment rental and event production Services for the 2025 International Street Fair and Diversity Festival for an amount not to exceed $83,677.50, and authorize the City Manager to execute the Agreement.

BACKGROUND:
For large scale events, such as the Mariachi Festival and the annual International Street Fair and Diversity Festival ("Diversity Festival"), the City utilizes outside vendors to supply equipment and event production services. To produce the Diversity Festival requires the rental of tents, tables, chairs, washing stations, restrooms, generators, lighting, stage and sound equipment, and a dance floor. Not all vendors have the ability to provide the wide variety of rentals that are necessary for the event. For smooth operations, Staff prefers to work with one vendor instead of having to coordinate between several vendors for various items

ANALYSIS:
Staff reached out to three production companies and received two valid quotes. Party Rental Creation LLC, was unable to provide all the necessary equipment. Salcido Productions provided a quote for $97,262 and Ramirez Productions & Event Rentals, Inc. ("Ramirez Productions") provided the lowest quote for the event for $83,677.50. In addition to providing the lowest quote, Ramirez Productions has provided equipment rentals for the Diversity Festival since 2017, all of which were successful events. Staff is therefore recommending approval of an Agreement with Ramirez Productions based on having the lowest quote with the experience and ability to successfully produce the event.

The Diversity Festival will be held on Saturday, October 4, 2025. Setup is scheduled to occur between 10:00 p.m. on Friday, October 3, 2025 and 11:00 a.m. on Saturday, October 4, 2025. Clean up is scheduled between 11:00 p.m. on Saturday, October 4, 2025 and 8:00 a.m. on Sunday, October 5, 2025.

FISCAL IMPACT:

Expenses for the Diversity Festival are allocated in the proposed Fiscal Year 2025-26 Budget. In addition to the allocated funds, sponsorship funds are collected each year and used to offset the event costs. In 2024, $36,650 in sponsorship funds were collected to offset event costs. Staff will strive to collect an amount commensurate with the 2024 contribution. Ramirez Production's proposal of $83,677.50 falls within the proposed event budget for equipment rental and event productions costs.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council approve, by motion, an Agreement with Ramirez Productions and Event Rentals Productions, Inc. for equipment rental and event production Services for the 2025 International Street Fair and Diversity Festival for an amount not to exceed $83,677.50, and authorize the City Manager to execute the Agreement.

Attachments

Agreement - Ramirez Productions and Event Rentals Inc.pdf

THE CITY OF ARTESIA, CALIFORNIA

18747 CLARKDALE AVENUE, ARTESIA, CALIFORNIA 90701
Telephone 562 / 865-6262
FAX 562 / 865-6240

"Service Builds Tomorrow's Progress"

June 9, 2025

Paul Peralta Ramirez
Ramirez Productions
13861 Newhope Street
Garden Grove, CA 92843

Re: Letter of Agreement to rent equipment and the operation thereof for the International Street Fair and Diversity Festival on October 4, 2025.

Dear Mr. Peralta Ramirez:

This letter shall be our Agreement regarding the rental of equipment the operation thereof for the International Street Fair and Diversity Festival ("Festival") on October 4, 2025 ("Services") to be provided by Ramirez Productions and Event Rentals, Inc., a California Corporation, with its principal place of business at 13861 Newhope Street, Garden Grove, CA 92843 ("Producer") as an independent contractor to the City of Artesia ("City") for the City's Event Productions at the Festival ("Project").

The Services to be provided include the following: Providing the equipment, set-up/break-down, staffing, generators, etc. as more fully described in Exhibit A, attached hereto and incorporated herein by reference.
Producer shall perform all Services under this Letter of Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California, and consistent with all applicable laws. Producer represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services and that such licenses and approvals shall be maintained throughout the term of this Letter of Agreement. Producer shall complete, execute, and submit to City a Request for Taxpayer Identification Number and Certification (IRS FormW-9) prior to commencement of any Services under this Letter of Agreement.

Compensation for the Services shall be Eighty-Three Thousand, Six Hundred and Seventy-Seven Dollars and Fifty Cents ($83,677.50). Unless expressly agreed in writing in advance by the City, the cost to the City for the Services shall not exceed the lump sum amount of Eighty-Three Thousand, Six Hundred and Seventy-Seven Dollars and Fifty Cents ($83,677.50). Upon execution of this Agreement, City agrees to pay Producer a non-refundable deposit in the amount of Forty-One Thousand Eight Hundred and Thirty-Eight Dollars and Seventy-Five Cents ($41,838.75). The balance of Forty-One Thousand Eight Hundred and Thirty-Eight Dollars and Seventy-Five Cents ($41,838.75) shall be due on the day of the event, prior to the commencement of the event. If payment is not made at that time, Producer reserves the right to remove the attractions or rental equipment at Producer's discretion.

The event shall be held on October 4, 2025 from 3 p.m. to 10 p.m., Event Production set-up can commence at 10:00 pm on Friday, October 3, 2025, unless amended by the City in writing. City agrees to provide Producer adequate time prior to the event start for Producer to stage equipment and set up equipment in a safe and timely manner. Producer will operate equipment during the event and after the conclusion of the event, City will provide Producer with adequate time to safely dismantle and remove equipment.

The City may cancel the event at any time with or without cause by notifying Producer in writing. In the event of such cancellation, the following shall apply: Producer shall hold the City's deposit of $41,838.75 and apply it toward a future event to be held within six (6) months from the original event date.

Prior to commencement of the Services, Producer shall provide proof of Commercial General Liability insurance with coverage at least as broad as Insurance Services Office "occurrence" Form CG 0001 in the amount of $1,000,000, and $2,000,000 in the general aggregate, and Automobile Liability insurance with coverage at least as broad as Insurance Services Office Form CA 0001 in the amount of $1,000,000. The City, its officials, officers, employees, agents and volunteers

shall be named as additional insureds with regard to liability and defense of suits or claims arising out of the performance of this Letter of Agreement. Additional Insured Endorsements shall not (1) be restricted to ongoing operations; (2) exclude contractual liability; (3) restrict coverage to sole liability of Producer; or (4) contain any other exclusions contrary to this Letter of Agreement. If the existing policies do not meet these insurance requirements, Producer agrees to amend, supplement or endorse the policies to do so. If Producer is an employer or otherwise hires one or more employees during the term of this Project, Producer shall also provide proof of workers' compensation coverage as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease. Producer shall waive all subrogation rights against the indemnified parties. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

To the fullest extent permitted by law, Producer shall defend, indemnify and hold the City, its officials, officers, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, expenses, liabilities, losses, damages and injuries to property or persons, including wrongful death, in any manner arising out of or incident to any alleged acts, omissions or willful misconduct of Producer, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the performance of this Letter of Agreement, including, without limitation, the payment of all consequential damages, attorneys fees and other related costs and expenses. Notwithstanding the foregoing, to the extent Producer's Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Producer. This indemnification obligation shall survive the expiration or termination of this Agreement.

This Letter of Agreement shall be governed by the laws of the State of California. Venue shall be in Los Angeles County.

If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Letter of Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

If you agree with the terms of this Letter of Agreement, please indicate by signing and dating where indicated below.

IN WITNESS WHEREOF, the parties have executed this Letter of Agreement for rental of equipment and the operation thereof for the International Street Fair and Diversity Festival on October 4, 2025, on this 9th day of June, 2025.

[Signatures on following page]

SIGNATURE PAGE TO LETTER OF AGREEMENT BETWEEN CITY OF ARTESIA AND RAMIREZ PRODUCTIONS & EVENT RENTALS, INC.

CITY OF ARTESIA

By:_____
Abel Avalos
City Manager

Ramirez Productions & Event Rentals, Inc.

By:_____
Paul Peralta Ramirez
Owner

ATTEST:

By:_____
Jennifer Alderete
City Clerk

APPROVED AS TO FORM:

By:_____
Best Best & Krieger LLP
City Attorney

EXHIBIT "A"
SCOPE OF SERVICES

Description	Quantity	Unit Price	Cost
Tents			
10'x10' Pagota canopy	87	$ 150.00	$13,050.00
Lights for Canopies	87	$ 10.00	$ 870.00
Outles for canopies	87	$ 10.00	$ 870.00
3' dividers for canopies	60	$ 20.00	$ 1,200.00
Sidewalls for food booths	30	$ 25.00	$ 750.00
Sidewalls for dressing room	12	$ 25.00	$ 300.00
Opaque Screens with 2 windows for food booths	10	$ 30.00	$ 300.00
Weights for canopies	174	$ 10.00	$ 1,740.00
6' Tables for booths	87	$ 10.00	$ 870.00
Folding chairs for booths	174	$ 1.25	$ 217.50
Beer Garden			
20'x30'x8' Truss decorade for beer garden	1	$ 1,500.00	$ 1,500.00
Lights for canopy	1	$ 120.00	$ 120.00
outlets for canopy	2	$ 10.00	$ 20.00
3' dividers for canopy 100'	100	$ 1.50	$ 150.00
Cocktail tables	20	$ 15.00	$ 300.00
Stage And Sound			
24'x28'x4' steel deck stage with roof truss 32'x24'x16' with solid black backdrop and skirt	2	$ 5,000.00	$10,000.00
Sound system line array	2	$ 3,000.00	$ 6,000.00

Description	Quantity	Unit Price	Cost
LED lighting for stage each package included 20 LED light 3w par 64	2	$ 500.00	$ 1,000.00
Technician to operate system during event	2	$ 500.00	$ 1,000.00
30'x30'x16' truss for audience seating in front stage	2	$ 2,000.00	$ 4,000.00
Dance Floor 20'x20'	1	$ 950.00	$ 950.00
10'x10' Pagota Canopy for sound technician	2		$ 0.00
Dining Tents			
60" Round table Included / Umbrella	40	$ 35.00	$ 1,400.00
Chairs for dining tents	240	$ 1.25	$ 300.00
Restrooms/ Sinks			
3- Compartment sink with hot and cold water/60 gallons clean water and 100 gallons waste tank	2	$ 550.00	$ 1,100.00
Especial Delivery, Set-up, Pick-up	1	$ 1,200.00	$ 1,200.00
ADA portable restrooms	4	$ 120.00	$ 480.00
Standar portable restrooms	37	$ 100.00	$ 3,700.00
Hand wasingh sink	14	$ 100.00	$ 1,400.00
Generators			
Generator 45Kva 24 hours	5	$ 550.00	$ 2,750.00
6 hours stand by electrical technician	1	$ 250.00	$ 250.00
Diesel service generator	4	$ 150.00	$ 600.00
Metal pedestrian safety barricade	50	$ 15.00	$ 750.00
Light tower	6	$ 350.00	$ 2,100.00
Sky lights	1	$ 2,500.00	$ 2,500.00
50' Cable 50amps,twis-lock	40	$ 35.00	$ 1,400.00
Cable Ramps 5-way	55	$ 20.00	$ 1,100.00
Delivery	1	$ 2,000.00	$ 2,000.00
Forklift 5k	1	$ 1,000.00	$ 1,000.00

Description	Quantity	Unit Price	Cost
Especial Delivery, Set-up, Pick-up Over night	1	$ 8,000.00	$ 8,000.00
TAX	1	$ 6,440.00	$ 6,440.00
Deposit of 50% $41,838.75			$ 0.00
Balance of 50% $41,838.75 on 10/04/2025			
		Total	$83,677.50

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO:** 9J.

TO: Mayor and Members of the City Council

SUBJECT: Levy of the Special Tax for Community Facilities District No. 2017-1

FROM: Karen Lee, Special Projects Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 25-3041, A Resolution of the City Council of the City of Artesia, California, Acting in its Capacity as the Legislative Body of the City of Artesia Community Facilities District No. 2017-1 (Services) Providing for the Levy of the Special Tax for Fiscal Year 2025-26.

BACKGROUND:

On August 14, 2017, the City Council formed the Community Facilities District 2017-1 ("District") following a vote by the owner of the property located at 19031-41 Norwalk Boulevard. Within the District are 16 single-family residential dwelling units ("Development"). The City Council formed and approved the District through Resolution Nos. 17-2661, 17-2662, and 17-2663. Additionally, the City Council approved Resolution No. 17-2665 which approved the levy for the first year of the District at approximately 52% of the Maximum Special Tax rate.

Ordinance No. 17-853, authorizing the City Council to levy the special tax within the District, was introduced on the same date and subsequently adopted on September 11, 2017. Ordinance No. 17-853 provides that each year the City Council shall adopt a resolution establishing the tax rate and amount to be levied on each parcel of land within the District at a rate not to exceed the rates set forth in the Rate and Method of Apportionment (attached as Exhibit B to the Resolution of Formation, adopted on August 14, 2017 [Resolution No. 17-2661]). The Ordinance also directs that the resolution shall be filed with the Department of Auditor-Controller of the County of Los Angeles on or before August 10th of the same tax year.

The District was formed pursuant to the Mello-Roos Community Facilities Act of 1982 (Cal. Gov. Code, § 53311 et seq.) ("Act") in order to provide a method of providing specified services for the Development within the District and to pay all costs associated with forming the District. Assessing special taxes from new developments lessens the fiscal burden on the City for providing services to the Development within the District.

On March 13, 2023, the City annexed an additional 30-properties associated with Brandywine Homes, Inc.'s ("Brandywine") residential townhouse development. Last year, 20 of these units were complete, bringing the total unit count to 36 units in 2024. The final 10 units will be added to the District this year based on approved building permits.

On August 12, 2024, the City annexed an additional 74-properties associated with two new developments that will eventually increase the District's total to 120 units once all building permits are approved. This year, the City Ventures Homebuilding LLC. (City Ventures) project, will add 39 units to the District, for a total of 85 units within the District this year.

ANALYSIS:
The intent of the District is to finance public services that are additional to those already provided in the District's territory before its formation. The additional services may not replace services that were already available when the District was established. The Resolution of Formation specifies and lists the services the District will finance for the Development.

The services include the estimated and reasonable costs of providing the services including, without limitation: (i) the costs of contracting for services, (ii) the salaries and benefits of City staff, if the City directly provides services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) a proportionate share of the City's overhead costs associated with providing such services within the District.

These services are financed through the annual levy of special taxes against the taxable properties in the District for as long as necessary to pay the costs and incidental expense of services. The Rate and Method of Apportionment provides that the maximum special tax levied within the District shall be $721 per unit per year, with an annual escalation factor of 2% beginning with the base year of 2017-18. However, the City initiated the levy at 52% of the maximum. Keeping the rates at this level was unsustainable, so the City Council took action in June 2022 to close the gap over a six-year period and collect funds necessary to provide services to the new developments.

FISCAL IMPACT:
On June 13, 2022, the City Council approved Resolution No. 22-2883, approving a six-year plan to narrow the gap between the current annual levy percentages and the maximum annual amount allowable. Resolution No. 22-2883 set the FY 2022-23 levy at the amount recommended in the six-year plan, $456.47 per unit. Per year four of the six-year plan, proposed Resolution No. 25-3041 provides that the special tax levied within the District for FY 2025-26 shall be $676.28, per unit, accounting for a 14% increase over the prior year. The estimated special tax revenue from the 85 units currently within the District is $57,483.80.

The number of total units in FY 2025-26 will increase to 85 resulting from the 10 remaining Brandywine units and 39 City Ventures units. Staff has estimated the Annual Special Tax Revenue for the remaining two years of the six-year plan assuming that the City will approve building permits for 10 units per year, thereby making them eligible to be levied, in the chart below.

Fiscal Year	Planned CFD Amount to Be Levied	Annual Special Tax Revenue	Annual Maximum Rate	Annual Special Tax Revenue	Difference ($)	Difference (%)
FY 25-26	$676.28	$57,483.80	$844.77	$71,805.45	$14,321.65	24.91%

FY 26-27	$770.96	$77,096.00	$861.66	$86,166.00	$9,070.00	11.76%
FY 27-28	$878.89	$96,677.90	$878.89	$96,677.90	$0	0.00%

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council adopt Resolution No. 25-3041, A Resolution of the City Council of the City of Artesia, California, Acting in its Capacity as the Legislative Body of the City of Artesia Community Facilities District No. 2017-1 (Services) Providing for the Levy of the Special Tax for Fiscal Year 2025-26.

Attachments

Resolution No. 25-3041.pdf

RESOLUTION NO. 25-3041

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF ARTESIA COMMUNITY FACILITIES DISTRICT NO. 2017-1 (SERVICES) PROVIDING FOR THE LEVY OF THE SPECIAL TAX FOR FISCAL YEAR 2025-26

WHEREAS, pursuant to the Mello-Roos Community Facilities Act of 1982, commencing with Section 53311 of the California Government Code (the "Act"), the City Council (the "City Council") of the City of Artesia (the "City") adopted a resolution entitled "A Resolution of Formation of the City Council of the City of Artesia to Establish City of Artesia Community Facilities District No. 2017-1 (Services), to Make Environmental Findings and Determinations With Respect Thereto Pursuant to the California Environmental Quality Act, to Establish an Appropriations Limit Therefor, to Authorize the Levy of a Special Tax Therein, and to Submit the Establishment of an Appropriations Limit and the Levy of a Special Tax to the Qualified Electors Thereof" (the "Resolution of Formation"), which established the City of Artesia Community Facilities District No. 2017-1 (Services) (the "District") and submitted to the qualified electors of the District for their approval the levy of a special tax;

WHEREAS, on August 14, 2017, an election was held within the District at which the qualified electors of the District approved the levy of a special tax within the District;

WHEREAS, on September 11, 2017, the City Council adopted an ordinance entitled "An Ordinance of the City Council of the City of Artesia, California, Acting in its Capacity as the Legislative Body of City of Artesia Community Facilities District No. 2017-1 (Services) Authorizing the Levy of a Special Tax Within that District" (the "Original Ordinance"), which authorizes the levy of the special tax within the District at the maximum rate and in accordance with the rate and method of apportionment of special tax (the "Rate and Method") set forth in Exhibit B to the Resolution of Formation, which is on file in the office of the City Clerk;

WHEREAS, on March 13, 2023, an election was held where qualified electors voted to annex themselves into the District and approved the levy of a special tax within the District;

WHEREAS, on April 10, 2023, the City Council adopted an ordinance entitled "An Ordinance of the City Council of the City of Artesia, California, Authorizing the Levy of Special Taxes in a Community Facilities District, Including Certain Annexation Territory Identified as Annexation No. 1, Into City of Artesia, Community Facilities District No. 2017-1 (Services)" (the "Annexation Ordinance," together with the Original Ordinance, the "Ordinance"), which authorizes the levy of the special tax within the District at the maximum rate and in accordance with the rate and method of apportionment of special tax (the "Rate and Method") set forth in Exhibit B to the Resolution of Formation, which is on file in the office of the City Clerk;

WHEREAS, on July 1, 2024, an election was held where qualified electors voted to annex themselves into the District and approved the levy of a special tax within the District;

WHEREAS, on August 12, 2024, the City Council adopted an ordinance entitled "An Ordinance of the City Council of the City of Artesia, California, Authorizing the Levy of Special

Taxes in a Community Facilities District, Including Certain Annexation Territory Identified as Annexation No. 2, Into City of Artesia, Community Facilities District No. 2017-1 (Services)" (the "Annexation Ordinance," together with the Original Ordinance, the "Ordinance"), which authorizes the levy of the special tax within the District at the maximum rate and in accordance with the rate and method of apportionment of special tax (the "Rate and Method") set forth in Exhibit B to the Resolution of Formation, which is on file in the office of the City Clerk;

WHEREAS, on August 12, 2024, the City Council adopted an ordinance entitled "An Ordinance of the City Council of the City of Artesia, California, Authorizing the Levy of Special Taxes in a Community Facilities District, Including Certain Annexation Territory Identified as Annexation No. 3, Into City of Artesia, Community Facilities District No. 2017-1 (Services)" (the "Annexation Ordinance," together with the Original Ordinance, the "Ordinance"), which authorizes the levy of the special tax within the District at the maximum rate and in accordance with the rate and method of apportionment of special tax (the "Rate and Method") set forth in Exhibit B to the Resolution of Formation, which is on file in the office of the City Clerk; and

WHEREAS, Section 53340 of the Act provides that the City Council may provide, by resolution, for the levy of the special tax in the current tax year or in future tax years at the same rate or at a lower rate than the rate approved by the Ordinance if such resolution is adopted and a certified list of all parcels subject to the special tax, including the amount of the tax to be levied on each parcel for the applicable tax year, is filed by the City Clerk or the City Clerk's designee, with the Auditor-Controller of the County of Los Angeles, on or before the 10th day of August of that tax year.

NOW, THEREFORE, the City Council of the City of Artesia does hereby resolve, determine, and order as follows:

SECTION 1. Recitals. The above recitals are all true and correct.

SECTION 2. Annual Rate Determination. The City Council hereby determines that the amount of the special tax within the District for Fiscal Year 2025-26 shall be $676.28 per unit for residential property and $676.28 per equivalent dwelling unit for non-residential property.

SECTION 3. The City Council hereby determines that the rate determined and as set forth above does not exceed the amount as previously authorized by the Ordinance, and is not in excess of that as previously approved by the qualified electors of the District, and is exempt from Proposition 218, Section XIIID of the California State Constitution.

SECTION 4. The City Council hereby determines that the proceeds of the special tax shall be used to pay, in whole or in part, the costs of the services listed in the Resolution of Formation.

The services shall include the estimated and reasonable costs of providing the services including, without limitation: (i) the costs of contracting for services, (ii) the salaries and benefits of City staff, if the City directly provides services, (iii) the expense related to equipment, apparatus, and supplies related to these services and authorized by the Act, and (iv) a proportionate share of City overhead costs associated with providing such services within the District.

The proceeds of the special taxes shall be used as set forth above, and shall not be used for any other purpose.

SECTION 5. All monies above collected shall be paid into the City funds, including any reserve fund.

SECTION 6. Certified List. The City Council hereby authorizes and directs the City Manager to prepare, or cause to be prepared, a certified list of all parcels subject to the special tax including the amount of the tax to be levied on each parcel for the Fiscal Year 2025-26 (the "Certified List"). On or before August 10, 2025, the City Clerk or the City Clerk's designee is directed to file the Certified List with the Auditor-Controller of the County of Los Angeles.

SECTION 7. County Assessment. The County Auditor of the County of Los Angeles shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment, and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST, BEST & KRIEGER, CITY ATTORNEY

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 9K.**

TO: Mayor and Members of the City Council

SUBJECT: Budget Amendment to Fund 350 Measure A - Park Improvement

FROM: Leslie Nacionales-Tafoya, Management Analyst

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the City Council approve a Budget Amendment to the Measure A Park Improvement Fund to reflect the receipt of the Los Angeles County Regional Parks and Open Space District (RPOSD) Measure A-Acquisition Only Competitive Grant for $585,000 and the associated expenses with implementation of this grant.

BACKGROUND:

In 2019, the City received $4,850,000 from the State for the AJ Padelford Park Expansion Project ("Project") to acquire 10 residential properties adjacent to the Park to create additional open green space and improve access to the Park. The City has purchased four properties and developed three of the parcels with the funds. The City has determined that it could purchase one additional property, for a total of five properties, and develop the rest of the City-owned properties with the balance of the State grant.

On July 8, 2024, the RPOSD opened its application for the Measure A-Acquisition Only Competitive Grant Program. The purpose of the Program is to increase parkland acreage totals through the acquisition of land for new parks and expansion of existing parks for one or more of the following purposes: multi-benefit parks, regional recreation facilities, wildlife corridors, conservation, preservation, habitat restoration, trails, multi-use trails, and access facilities such as trailheads, staging areas, roadways, and parking lots. The City applied for this program to leverage its current state funding for the project.

ANALYSIS:

On January 24, 2025, RPOSD informed the City that its application had been approved. Further, on January 29, the City and County executed the AJ Padelford Park Expansion Grant Agreement for the acquisition of a single parcel, approximately 0.06 acres, at 11936 169th Street in Artesia, for the future expansion of AJ Padelford Park. The Measure A-Acquisition Only Grant enables the City to purchase a total of six properties for the project instead of five. Because of the timing of the grant award and the Mid-Year Budget, an oversight occurred and the grant funds were excluded from the Mid-Year Budget. Council approval of the budget amendment would serve as approval to utilize these funds for the current fiscal year.

FISCAL IMPACT:

The $585,000 pays for the purchase price of the property and associated escrow and closing costs as well as consultant and Staff costs. An amended budget page for the Measure A Park Improvement Fund is attached, which increases the grants receivable and the contract services line items as well as adds administrative allowance and property acquisition line items to ensure the acquisition is completed. There is no impact to the General Fund with the approval of the Budget Amendment.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council approve a Budget Amendment to the Measure A Park Improvement Fund to reflect the receipt of the Los Angeles County Regional Parks and Open Space District (RPOSD) Measure A Acquisition Only Competitive Grant for $585,000 and the associated expenses with implementation of this grant.

Attachments

Measure A-Park Improvement Fund FY 24-25 Budget Revision .pdf

Measure A - Park Improvement

Grant funds from Measure A are administered through Los Angeles County Recreation, Park, and Open Space District (RPOSD), are refundable and serve to improve and preserve parks, recreation facilities, and recreational programming.

Fund 350		FY 2022 Actual	FY 2023 Actual	FY 2024 Budget	FY 2024 Estimate	**FY 2025 Mid-Year**	Budget %▲	Budget $▲
	Staffing Summary							
	No positions allocated	0.00	0.00	0.00	0.00	**0.00**	N/A	0.00
	Total FTE	0.00	0.00	0.00	0.00	**0.00**	N/A	0.00
	Revenues							
4230	Grant Receivable				$ 95,039	**$ 1,164,554**	1125%	$ 1,069,515
4270	RPOSD-TAP	$ -	$ -	$ -	$ -	**$ 146,670**	N/A	$ 146,670
	Total Revenue	$ -	$ -	$ -	$ 95,039	**$ 1,311,224**	1280%	$ 1,216,185
	Expenses							
5900	Administrative Allowance	$ -	$ -	$ -	$ -	**$ 12,000**	N/A	$ 12,000
6035	Contract Services	$ -	$ -	$ -	$ -	**$ 13,000**	N/A	$ 13,000
7806	Botanical Garden	$ -	$ -	$ -	$ -	**$ 146,670**	N/A	$ 146,670
8024	Park Improvements	$ -	$ -	$ -	$ -	**$ 579,554**	N/A	$ 579,554
8070	Property Acquistion	$ -	$ -	$ -	$ -	**$ 560,000**	N/A	$ 560,000
	Total Expenditures	$ -	$ -	$ -	$ -	**$ 1,311,224**	N/A	$ 1,311,224
	Net surplus/(deficit)	$ -	$ -	$ -	$ 95,039	**$ -**	-100%	$ (95,039)

Measure A - Park Improvement does not require General Funds Revenue for Expense Activity.

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO:** 9L.

TO: Mayor and Members of the City Council

SUBJECT: Memorandum of Understanding (MOU) - General Unit Employees

FROM: Ericka Jackson, HR Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council, by motion:

1. Adopt, Resolution No. 25-3038, adopting Memorandum of Understanding (MOU) between the City of Artesia and the American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 – General Unit; and

2. Authorize the City Manager to execute the MOU on their behalf.

BACKGROUND:
The City of Artesia ("Artesia") last completed negotiations with the American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 – General Unit in 2019. With the expiration of the previous Memorandum of Understanding (MOU), the City initiated a new round of negotiations in March 2025 to address evolving workforce needs and ensure competitive compensation and benefits for all employees.

In preparation for these negotiations, the City commissioned a Classification and Compensation Study conducted by Transformance Consulting, which was completed in March 2025. This study was integral to the negotiation process as it provided critical data on market trends, salary benchmarks, and equitable compensation structures. Such studies ensure that cities remain competitive in attracting and retaining skilled employees while maintaining fiscal responsibility.

After productive discussions, a tentative agreement was reached on May 19, 2025, and subsequently ratified by AFSCME on June 4, 2025. The proposed MOU incorporates adjustments that reflect the City's commitment to its workforce and aligns with the findings of the study.

ANALYSIS:

The AFSCME General Unit and the City initiated negotiations in March 2025, with additional sessions held in April and May 2025, to discuss proposals and priorities for the new Memorandum of Understanding (MOU). These negotiations focused on addressing the evolving needs of the General Unit employees while aligning with the City's operational and financial objectives.

Key priority improvements for this unit include:

- Base Compensation: Adjustments to ensure salaries align with market standards, specifically raising them to 60% of the median market salary as identified in the March 2025 Classification and Compensation Study conducted by Transformance Consulting.
- Cost of Living Increases (COLA): Establishing 3% annual increases effective July 2026, July 2027, and July 2028, ensuring employee earnings keep pace with inflation.
- Enhancements to Benefits: Improvements to health, education, and supplemental benefits that address employee feedback and support workforce satisfaction.
- Improvements to employee work-life balance with the implementation of a citywide holiday closure between the Christmas and New Year's Holidays.

The new MOU includes:

- Bilingual Pay, providing compensation for employees utilizing these skills, which is a valuable and attractive benefit for eligible individuals.
- Increase to annual Education Reimbursement amount
- Increase to annual Health Reimbursement Account
- Includes Opt-Out benefit for employees who can show proof that they have health benefit coverage from another source.

Additionally, the MOU refines processes and procedures, including the introduction of a six-step salary range to create transparent pathways for employee progression and the expansion of life insurance coverage from $50,000 to $100,000 per covered employee. These enhancements support both professional development and employee well-being, further solidifying the City's commitment to its workforce.

This agreement underscores the City's recognition that its employees are its most valuable asset. As the City looks toward the future, this MOU will play a pivotal role in retaining and empowering the skilled workforce needed to guide Artesia into the next phase of growth and success.

FISCAL IMPACT:
The proposed MOU includes the following items that would incur a fiscal impact:

- Salaries adjusted to reach 60% of the median market salary.
- Continues the practice to provide health, dental, vision benefits up to the Kaiser Los Angeles rate.
- Provides $400 opt-out benefit for employees who do not take health benefits from the City.
- The Education Reimbursement Program increased by $1,000 for a maximum reimbursement of $3,000 per fiscal year.
- Cost of Living Increases – 3% July 2026, 3% July 2027, 3% July 2028.
- Bilingual Pay of $100 per month for speaking and $125 if speaking and writing is approved, if applicable to job functions.

- Increase in Health Reimbursement Account contributions from $600 per calendar year to $800 per calendar year.
- Increase in Boot Allowance from $125 to $200 each fiscal year.
- All positions will be placed on a six-step salary range.
- Increase in Life Insurance Coverage from $50,000 to $100,000 per covered employee.
- Increase in aggregate total for 457B from $14,000 to $20,000 for all participating bargaining unit members per calendar year.

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council, by motion:

1. Adopt, Resolution No. 25-3038, adopting Memorandum of Understanding (MOU) between the City of Artesia and the American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 – General Unit; and
2. Authorize the City Manager to execute the MOU on their behalf.

Attachments

Resolution No. 25-3038 (MOU).pdf

RESOLUTION NO. 25-3038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADOPTING A MEMORANDUM OF UNDERSTANDING ("MOU") BETWEEN THE CITY OF ARTESIA AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, LOCAL 1520 ("AFSCME") COUNCIL 36 – GENERAL UNIT

WHEREAS, the American Federation of State, County and Municipal Employees, Local 1520 ("AFSCME") was initially recognized as the exclusive bargaining representative of the general unit classifications at the City of Artesia ("CITY") in 1996;

WHEREAS, in accordance with the Meyers-Milias-Brown Act governing labor-management relationships for California local governments, the City and the AFSCME met and conferred in good faith between March 2025 and May 2025 in an effort to reach a new agreement;

WHEREAS, AFSCME ratified the proposed agreement on June 4, 2025; and

WHEREAS, the City and AFSCME have now reached agreement on an MOU. This MOU is attached as Exhibit "A."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council of the City declares that the City and AFSCME, after negotiating in good faith, have reached agreement on a new MOU, a copy of which is attached hereto as Exhibit "A" to this Resolution and incorporated herein by reference.

SECTION 2. The City Council hereby approves the attached MOU. The MOU is effective July 1, 2025 and expires on June 30, 2029.

SECTION 3. The City Council of the City of Artesia intends each and every provision of the attached and approved MOU to have independent effect. If any one or more of the provisions contained therein shall be ruled illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions contained therein shall not in any way be affected or impaired.

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2025.

_____

ALI SAJJAD TAJ, MAYOR

ATTEST:

_____

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____

BEST BEST & KRIEGER

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF ARTESIA
AND
THE AMERICAN FEDERATION OF STATE, CITY AND MUNICIPAL EMPLOYEES, AFL-CIO, LOCAL 1520, COUNCIL 36 GENERAL UNIT

7/1/2025-06/30/2029

DEFINITIONS

CLASSIFICATION: A position or group of positions sufficiently similar in respect to authority, duties and responsibilities that the same descriptive classification title is assigned.

DAY: When City Hall is open, unless an employee is assigned to an alternative work schedule.

DEPARTMENT: Any one of the departments of the City's organizational structure managed by a Manager, Director, Deputy City Manager or the City Manager.

DOMESTIC PARTNERSHIP: As defined in the California Family Code Section 297, two adults who have chosen to share one another's lives in an intimate and committed relationship of mutual care and that meet the conditions and/or requirements of Section 297.

EMPLOYEE: An individual who has been selected, is compensated through the City payroll, and appointed to a City classification.

FULL TIME: A period of forty (40) hours of work time per work week in increments of eight (8), nine (9) or ten (10) hours per shift.

IMMEDIATE FAMILY: Immediate Family shall include the employee's and the employee's spouse or domestic partner, their parent, grandparent, foster-parent, sibling, step-sibling, spouse, domestic partner, child, stepchild, or grandchild.

LEAVE: Authorized time away from work granted to an employee in accordance with the policies and provisions outlined in this Memorandum of Understanding, applicable City policies, and state or federal laws. Leave may include, but is not limited to, vacation, sick leave, holiday leave, bereavement leave, jury duty, and other approved absences.

PAY PERIOD: A pay period consists of two (2) consecutive workweeks established to provide twenty-six (26) pay periods each calendar year.

POSITION: Authority, duties, and responsibilities assigned by the City which constitute the services to be performed by a Unit member.

SENIORITY: A status acquired by an employee based upon the employee's original date of hire into a classification, in the bargaining unit. Seniority does not accrue while an employee is in an unpaid status.

UNIT MEMBER: An individual compensated through the City payroll, appointed to a City classification and designated to be within this Bargaining unit for labor bargaining purposes.

UNION BUSINESS: Legitimate business activities involved in representing bargaining unit members such as attending union meetings, conferences, trainings and meetings with

represented employees to discuss collective bargaining matters. It does not include any events or activities that are primarily social, athletic, fundraising or recreational in nature, which are not on city-time. The latter would require an employee to use personal leave.

WORKING OUT OF CLASS ASSIGNMENT: On a temporary basis, the performance by Unit members of the duties of a higher classification with a higher pay range than the pay range of their *assigned* permanent classification.

WORKDAY: A workday is an individual 24-hour period within a seven consecutive day (168-hour) workweek.

WORKWEEK: A workweek is a fixed and regularly recurring period of 168 hours—seven consecutive 24-hour periods (workdays).

WORK SCHEDULE: A full-time work schedule is a 40 hour per workweek schedule consisting of: 1) Eight (8) hours in a workday for five (5) consecutive workdays within a workweek; or 2) Ten (10) hours in a workday for four (4) consecutive workdays within a workweek. 3) Other work schedules necessary to better meet the needs or requirements of the position or the Unit members shall be permitted at the discretion of the Director or Manager of the Unit members, Department. For example, nine (9) hours in a workday for four (4) consecutive workdays followed by a four (4) hour workday on the fifth consecutive workday shall be considered an acceptable workweek.

MEMORANDUM OF UNDERSTANDING

BETWEEN AFSCME AND THE CITY OF ARTESIA

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into between the CITY OF ARTESIA ("City") and the AMERICAN FEDERATION of STATE, CITY, and MUNICIPAL EMPLOYEES, AFL-CIO, Local 1520, Council 36, General Unit (hereinafter "AFSCME" or "Union").

IT IS AGREED between the City and the Union that the provisions of this MOU shall not be binding on the parties until the MOU is ratified and adopted by resolution of the Artesia City Council.

ARTICLE l. RECOGNITION

A. The City of Artesia ("City") recognizes the American Federation of State, City, and Municipal Employees, AFL-CIO, Local 1520, Council 36, General Unit (hereinafter "AFSCME" or "Union") as the exclusive bargaining agent for all regular full-time and part-time employees employed by the City in the classifications referenced in Appendix "A" of this MOU subject to the applicable provisions of the law. ”Regular full-time and part-time employees" shall include but not be limited to all represented employees of the City in the job classifications listed in Appendix "A", including newly created classifications, and all regular full-time and part-time employees of the City. Management, unrepresented, seasonal, temporary, or at-will employees shall not be subject to this MOU. The City shall meet and confer on the salary rate and family of jobs for all newly created represented classifications.

Whenever the word "employees" is used in this agreement it shall mean the regular full-time and part-time employees in the bargaining unit as described above. Whenever the words "temporary employee" or "seasonal employee" are used, they shall mean a person(s) hired to do work that would normally be performed by employees in this bargaining unit and whose employment shall be limited to a specified period as described herein.

B. No temporary employee shall work in the same capacity and perform continuous service for more than six (6) months for a total of 960 hours in a calendar year. If a Department Head has unusual circumstances that warrant employment of a temporary employee for a longer period, such as when the employee is grant funded, the Department Head may seek approval from the City Manager prior to the temporary employee's completion of 960 hours of work. Any request to extend the service shall set forth a justification to include the hire date of the temporary employee, and the number of hours requested in the extension. The Union shall be notified of the City Manager's decision to grant or deny extended service.

C. No work normally performed by an employee covered by this agreement shall be contracted out until AFSCME and the City have met and conferred regarding the impact of contracted out work of the employees. The City shall make every effort to avoid the transfer, demotion, or layoff of employees that may result from the City contracting out work. The City shall, where possible, offer employees a transfer or demotion to a vacant

position for which the employee is qualified, before laying off the employee from City service.

Also, no employee who has been employed by the City for more than 10 years shall be laid off because of contracting out.

D. Whenever the word "seniority" is used in this agreement, it shall mean Citywide Seniority.

ARTICLE ll. TERM OF MEMORANDUM OF UNDERSTANDING

The Term of this MOU shall be from July 1, 2025 through June 30, 2029. The benefits provided under this MOU shall not be retroactive from the date of execution unless explicitly provided as such.

ARTICLE lll. NONDISCRIMINATION

The City and Union recognize the right of the employees to form, join or participate in lawful activities of employee organizations and the equal alternative right of employees to refuse to form, join or participate in employee organization activities. No employee shall be intimidated, coerced, restrained or discriminated against by the City or the Union in any manner which is unlawful pursuant to state or federal law. This article is not to be subject to the Grievance Procedure.

The City and the Union agree that no employee will be promoted, demoted, transferred, bypassed for promotion, disciplined, or discharged or in any way discriminated against because of race, color, sex, age, national origin, disability, political or religious opinions or affiliations, or any other classification protected by Federal or State law. The City and the Union shall reopen any provision of this Agreement for the purpose of complying with any final order of the federal or state agency or court of competent jurisdiction requiring a modification or change in any provision of this Agreement in compliance with State or Federal anti-discrimination laws. Equal employment opportunities will be extended to all persons in all aspects of the employer-employee relationship, including recruitment, hiring, upgrading, training, promotion, transfer, discipline, layoff, recall and termination.

ARTICLE IV. FULL UNDERSTANDING

This MOU contains all the covenants, stipulations, and provisions agreed upon by the parties. Any prior existing understanding or agreements by the parties, whether formal or informal, regarding any such matters contained in the MOU are hereby superseded or terminated in their entirety.

For the life of this MOU, the Union and the City mutually agree that to reopen negotiations with respect to any subject or matter covered in this MOU requires mutual consent by both parties. Without such mutual consent, the parties shall not be required to meet and confer regarding the same.

ARTICLE V. CITY'S RIGHTS AND RESPONSIBILITIES

SECTION 1. The City reserves, retains and is vested with, solely and exclusively, all rights of management as allowed by law, unless modified by this Memorandum of Understanding. The rights of the City include, but are not limited to, the exclusive right to:

A. To manage the City generally and to determine the issues of policy.

B. To determine the necessity and organization of any service or activity conducted by the City and expand or diminish service.

C. To determine the nature, manner, means, and technology and extent of services to be provided to the public.

D. Methods of financing.

E. Types of equipment or technology to be used.

F. To determine and/or change the facilities, methods, technology, means and size of the work force by which City operations are to be conducted

G. To determine and change the number of locations, relocations and types of operations, processes, and materials to be used in carrying out all City functions including, but not limited to, the right to contract for or sub-contract any work or operation.

H. To determine the size and composition of the workforce.

I. To assign work to and schedule employees in accordance with requirements as determined by the City, and to establish hours of work and change work schedules and assignments

J. To relieve employees from duties for lack of work or similar non-disciplinary reasons.

K. To establish and modify productivity and performance programs and standards.

L. To discharge, suspend, demote or otherwise discipline employees in accordance with the City Personnel Rules and Regulations.

M. To determine job classification, assign positions to job classifications, to reclassify employees without competition as long as the employees are qualified and employment laws are followed, to create new classification positions, and/or salary ranges as needed, to underfill any allocated position.

N. To hire, transfer, promote and demote employees for non-disciplinary reasons in accordance with the Memorandum of Understanding and City Personnel Rules and Regulations.

O. To determine policies, procedures and the standards for selection, training and promotion of employees.

P. To establish and manage employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith

Q. To maintain order and efficiency in its facilities and operations.

R. To establish and manage employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith

S. To take all necessary action to carry out the mission of the City in emergencies.

SECTION 2. Where management makes any changes in working conditions because of Federal and State Law requirements, the City shall not be required to negotiate the matter or manner of compliance with such law where the manner of compliance is specified by such law. Except in emergencies, or where the City is required to make changes in its operations because of the requirements of Law, whenever the contemplated exercise of management's rights shall impact a significant number of employees included in this unit, the City agrees to meet and confer with the Union on all matters relating to employment conditions and employer-employee relations including wages, hours and other terms and conditions of employment of employees within this unit unless the matter of the exercise of such rights is provided for in this Memorandum of Understanding. Nothing in this Article is intended to modify the City's obligations under the Meyers-Milias Brown Act.

ARTICLE VI. NOTIFICATION OF JOB CLASSIFICATION CHANGES

The City shall notify the Union or the affected employee(s) with a copy of any proposed changes in any job description for existing classifications represented by the Union no less than ten (10) working days prior to final approval.

ARTICLE VII. ACTING PAY

WORKING OUT OF CLASS AND PROVISIONAL ASSIGNMENTS

The City may assign employees to work out of class or grant provisional assignments based on operational needs. Employees assigned to perform duties of a higher-level classification may be eligible for a temporary pay increase after completing 15 calendar days in the higher-level role.

If the out-of-class assignment is assumed to last 15 calendar days or longer, the Human Resources Manager may authorize a pay adjustment effective the first day the higher-level duties are assigned.

All requests for working out of class or provisional assignments should be submitted in advance and require approval by the Human Resources Manager prior to the assignment beginning.

Audit Provision for Unapproved Assignments

If an employee is directed or permitted to assume the duties of a higher classification without prior Human Resources approval, the employee may request that Human Resources conduct an audit of the duties performed. If the audit confirms that the employee was assigned and performed duties of a higher classification for a period of 15 calendar days or more, the Human Resources Manager may authorize retroactive pay at the appropriate higher-level rate.

Compensation

Employees approved for working out of class or provisional assignments will receive a pay adjustment as follows:

- The employee's salary shall be adjusted to Step A of the higher classification's salary range; or
- If the employee's current salary exceeds Step A, they shall receive a minimum five percent (5%) increase, not to exceed the top step of the higher classification's salary range.

ARTICLE VIII. CHANGE IN WORK SCHEDULE

Permanent changes to an employee's work schedule will be made after a notice of ten work days to the employee.

ARTICLE IX. COMPENSATION

Step Advancement

Employees shall receive a step advancement on their anniversary date within their current position unless they receive an unsatisfactory evaluation.

Salary

A. Employees shall receive a salary as set forth in the Salary Schedule attached to this Resolution as Appendix "B" which is incorporated herein by reference.

B. The City shall apply Cost of Living Increases to the classifications assigned to this unit in the following manner:

    1. 3% effective July 1, 2026
    2. 3% effective July 1, 2027
    3. 3% effective July 1, 2028

4. This provision shall not apply to Part-time positions. Part-time positions will receive adjustments in accordance with Los Angeles County minimum wage.

C. All positions within the City shall be appropriately classified to reflect their assigned duties, responsibilities, and qualifications. Proper classification ensures fairness, transparency, and compliance with applicable laws and policies, including equal pay for equal work.

D. The City recognizes that employees may occasionally need to use their own vehicles for City-related work and ensures fair compensation for such use. Employees must obtain prior authorization from their supervisor or department head to use their personal vehicle for City business. Personal vehicle use is permitted only when a City-owned vehicle is not available or when it is deemed more efficient or practical.

   Employees authorized to use their personal vehicles for City business shall be reimbursed at the current mileage rate established by the Internal Revenue Service (IRS). This rate is intended to cover the costs of fuel, maintenance, insurance, and general wear and tear. Reimbursement applies only to mileage incurred for official City business. Travel between the employee's home and primary work location is not eligible for reimbursement.

E. <u>Education Reimbursement</u>

   The City offers a discretionary Education Reimbursement Program to assist eligible employees in pursuing City-related courses, degree programs, or vocational training that enhances their skills and benefits the City's operations.

   Eligibility

   1. Employee Eligibility:
      - This program is available exclusively to permanent, full-time, non-probationary employees of the City.
      - Employees must be in good standing at the time of application and throughout the reimbursement process (they cannot be on an active performance improvement plan, and their most recent evaluation overall rating must be satisfactory or above).
   2. Course Eligibility:
      - Courses, degree programs, or vocational training must be directly related to the employee's current role, enhance their job performance, or align with the City's operational needs.
      - Approval is required **prior** to the employee beginning the course or training.

3. Benefit Details

Maximum Reimbursement:

- Employees may be reimbursed for eligible education expenses up to a maximum of $3,000.00 per fiscal year.
- This maximum includes both education reimbursement and student loan repayment.

Discretionary Nature:

- This benefit is discretionary and subject to available funds and approval by the City Manager and the Human Resources Manager.

Grade Requirements:

- For courses where grades of A-F are assigned, a grade of C or better is required for reimbursement eligibility.

Documentation:

- Employees must provide written evidence of successful course completion, such as transcripts, certificates, or other official documentation.

Reimbursement Exclusions:

- If an employee is terminated for poor performance or misconduct or resigns prior to the reimbursement being processed, the City is not obligated to provide payment under this program.

4. Application Process

Pre-Approval Required:

- Employees must submit an Education Reimbursement Request form to the Human Resources Department detailing the course, institution, costs, and relevance to their position.
- Both the City Manager and the Human Resources Manager must approve the request in writing before the course begins.

5. Reimbursement Claims:
   - Upon successful completion of the course, employees must submit all required documentation, including proof of grade or completion and itemized receipts, to the Finance Manager for processing.
   - Approved reimbursements will be processed in accordance with the City's payroll or accounts payable schedule.

6. General Provisions

   - Participation in this program does not guarantee advancement, promotion, or any changes to the employee's role or salary.

- Employees are responsible for any costs that exceed the $3,000.00 annual limit or are not covered by the program.

F. Bilingual Pay

Qualified employees who are requested/desired by the City to use bilingual skills during their scheduled work hours, may be entitled to bilingual pay, provided that such employee shall first demonstrate a language proficiency, in any language designated by their Manager as a high need area which requires bilingual skills.

1. Use of bilingual skills shall include substantial time spent translating, answering phone calls, speaking, or writing in a language other than English, during the course of work. The employee is entitled to receive bilingual pay on a recurring basis over their regular salary of $125 per month for providing both written and verbal bilingual communication and $100 if only verbal. Eligible employees must have passed a proficiency examination as determined by Human Resources. If the employee is unsuccessful in demonstrating proficiency, they may retest 90 days after their last proficiency exam.

2. The City may determine the number of employees designated to provide translation service per designated language. Upon an employee's promotion, lateral transfer or demotion, the request to use bilingual skills will be reviewed by Human Resources per the operational needs of the City.

3. The Human Resources Manager shall review any requests made by employees that meet the customer service needs of the City. Consideration will be given to the employee worksite and how many other employees at the worksite have been assigned to provide bilingual services. Consideration will only be given to languages such as Spanish, Tagalog and Khmer and other languages as assigned that are spoken regularly during the course of work. The Human Resources Division has the discretion to limit the number of employees that are assigned to perform this function.

4. The parties agree that to the extent permitted by law, the parties understand that bilingual pay is special compensation and shall be reported to CalPERS as such pursuant to Title 2 CCR Section 571 (a)(4) Special Assignment Pay as bilingual premium. The parties acknowledge that the City cannot guarantee that CalPERS will continue to designate bilingual pay and that the parties are bound by CalPERS' determination.

G. Uniforms and Footwear for Public Works, Parks and Recreation, Code, and Parking Divisions

1. Initial Uniform Issuance:

Employees in the Public Works, Parks and Recreation, Code Compliance, and Parking Enforcement Divisions will receive uniforms in the following manner at the time of hire:

- Full-time employees receive 5 complete sets of uniforms
- Part-time employees receive 3 complete sets of uniforms
- A complete set of uniforms consists of both shirts and pants or shorts

a) After the initial uniform issuance, new uniforms will be provided to employees during the first quarter of every fiscal year.
b) The department manager will review and authorize uniform replacements due to wear or damage outside of the above schedule and order them as they deem necessary.

2. Footwear Provision

a) Initial Footwear Issuance:

Employees required to wear boots as part of their assigned uniform will be provided with one pair of boots at the time of hire, the cost of which will not exceed $200. Should an employee wish to purchase boots which meet the City standards in excess of that amount, any amount exceeding $200 will be at the responsibility of the employee.

b) A new pair of boots will be provided to such employees annually in November.
c) Boots must include a safety toe and comply with all established safety standards.

3. Alternative Attire for Code Officers

Code Officers may wear business casual attire in place of the assigned uniform, provided it meets departmental guidelines for professional appearance.

4. General Provisions

A. Employees are responsible for maintaining their uniforms and footwear in good condition.
B. Uniforms and footwear provided by the City remain the property of the City and must be returned upon separation of employment.
C. The City reserves the right to update uniform and footwear standards as necessary to ensure compliance with safety and professional requirements.

ARTICLE X. OTHER COMPENSATION

Deferred Compensation

The City has adopted a 457(b) Deferred Compensation Plan ("457(b) Plan") under which all City employees are eligible to participate. The City will not make any matching contributions to the 457(b) Plan. The City has also adopted a 401(a) Deferred Compensation Plan ("401(a) Plan"). The 401(a) Plan terms will provide for a City matching contribution to be made on behalf of each employee, on a dollar-for-dollar basis, for the first three percent (3%) of each employee's base compensation that the employee contributed to the 457(b) Plan, up to a cumulative aggregate of $20,000 for all participating bargaining unit members per calendar year.

Health Reimbursement Account

The City will provide each benefit-eligible employee with $800 per calendar year in the form of a Health Reimbursement Account (HRA). This benefit will be administered in accordance with all applicable rules and regulations governing Health Reimbursement Accounts. Employees are encouraged to review these rules to understand the eligible expenses and requirements for reimbursement.

ARTICLE Xl. RETIREMENT

A. Employees of the City of Artesia shall be fully responsible for paying 100% of the employee contribution toward their CalPERS retirement. The required contribution rate is determined based on the employee's membership date with CalPERS:
    1. Classic Members (employees who became CalPERS members before January 1, 2013): The employee contribution rate is currently set at 7% of pensionable compensation as of the date this MOU was entered.
    2. PEPRA Members (employees who became CalPERS members on or after January 1, 2013): The employee contribution rate is currently set at 7.75% of pensionable compensation as of the date this MOU was entered.

*These rates are subject to change based on CalPERS regulations, and employees are responsible for ensuring timely payment of their contributions through payroll deductions.

B. Retirement Formula
    1. Tier I — 2% at 60 — All "classic" employees covered under this provision of this MOU shall have their final percentage of final compensation to be provided for each year of credited prior and current service determined in accordance with Section 21354.3 of the Public Employees Retirement Law (2% at 60).
    2. Tier Il — 2% at 62 - All employees covered under this provision of this MOU hired on or after January 1, 2013, shall have their final percentage of final compensation to be provided for each year of credited prior and current service determined in accordance with Section 7522.20 of the Public Employees Retirement Law (2% at 62) based on Article 4. California Public Employee's Pension Reform Act of 2013.

C. Employer Medical Contributions for Retirees

1. Employees who retire from the City during the term of this agreement shall receive a monthly employer contribution for medical and dental coverage equivalent to the employer contribution for then-current employees at the same level of coverage, as required by Government Code section 22892.
2. Adjustments for Tier Changes:
   a) If a retiree removes a dependent from medical coverage resulting in a tier change (e.g., Family tier reduced to Employee + 1), the retiree's monthly employer contribution for medical and dental coverage will be reduced to match the employer contribution for then-current employees in the new tier.
   b) A retiree will not receive an increase in the City's monthly contribution as a result of a change in dependents, except as required by Government Code section 22892, to ensure that the employer contribution is equal for both current employees and retirees in the same tier.
   c) If a retiree's circumstances change and additional coverage is needed (e.g., Employee + 1 increased to Family tier), the retiree will continue to receive the employer contribution based on the tier they were in at retirement, subject to any adjustments required by Government Code section 22892. The retiree will not be entitled to receive the employer contribution for a higher tier.

D. Medicare and Dependent Coverage

1. Retirees must apply for Medicare upon reaching eligibility.
2. Dependent coverage will end based on policy age limits as outlined in the applicable medical and dental insurance plans.
3. Employees must work for the City for at least ten consecutive years and retire from the City in order for the employee to be eligible for retiree medical benefits and shall receive the PEMHCA Minimum Employer Contribution pursuant to California Government Code section 22892.
4. All Benefits end once the employee is eligible for Medicare.

ARTICLE XII. ACTIVE EMPLOYEE HEALTH BENEFITS

SECTION 1: Health Benefits.

The City will contribute an amount equal to the Region 3, CalPERS “Kaiser tier” level of benefits based on the eligible Bargaining Unit employee’s designated level of coverage (i.e., single, two-party, family). To the extent that said City contribution is in excess of the actual premium due for an employee, the employee may designate the excess to be used for payment of dental and/or vision premiums. Any excess amount cannot be cashed out or used for any other purpose.

If an employee needs to change their coverage due to a change in family status (e.g., single to single +1 or single +1 to family), appropriate documentation for the change must be received by

the Human Resources Department. Following receipt and approval of the documentation, the City will contribute up to the next level in the employee's current elected plan.

SECTION 2: Opt-Out Compensation for Benefits

Employees who choose not to enroll in the City of Artesia's medical, dental, and vision benefit plans shall receive $400 per month as compensation. Employees wishing to opt out must provide proof to Human Resources of alternate coverage that meets the minimum essential coverage requirements under the Affordable Care Act (ACA) and complete any required opt-out documentation.

SECTION 3. Disability

All active, full-time employees regularly working 30 or more hours per week are provided with non-participating group long-term and short-term disability insurance, effective the first day of the month following their hire date.

Long Term Disability

The coverage amount is 66 2/3% of the employee's basic monthly earnings, excluding overtime, up to a maximum monthly benefit of $6,000.

Short Term Disability

The coverage amount is 66 2/3% of the employee's basic weekly earnings, excluding overtime, up to a maximum weekly benefit of $1,385.

Benefit payments are subject to all provisions of the master policy.

SECTION 4. Life Insurance

The City shall provide $100,000 of life insurance to employees. In addition, employees may use cafeteria benefits to purchase life insurance up to $50,000. Employees may purchase additional life insurance in $10,000 increments at their own expense.—Employees may purchase life insurance for their dependents at their own expense.

ARTICLE XIII. VACATION

A. Vacation Accrual Policy: All full-time employees shall accrue vacation time as follows:

Years of Eligible Service	Monthly Accrual Rate
0 through 5	6.6667 hours/month
6 through 15	10 hours/month
16 + years	8 additional hours/year for each year of service, up to a maximum of 13.3333 hours/month.

B. General Vacation Policies

1. Accrual and Eligibility:

    - Employees must accrue vacation time before becoming eligible to use it.
    - Vacation leave may only be taken with the approval of the department head.
    - Vacation leave must be requested and approved prior to the planned time off.
2. Maximum Accrual:

    - Employees may not take vacation exceeding the maximum hours accumulated at any given time.
3. Accrual During Paid Status:

    - Vacation leave accrues only when an employee is in a paid status.

4. Part-Time Employee Accrual:

    - Benefited part-time employees who reach 1,000 hours in a fiscal year are eligible to earn vacation time going forward, starting from the point they reach 1,000 hours.
    - Vacation accrual rates will follow the City of Artesia's Personnel Rules and Regulations.

5. Initial Usage Restrictions:

    - Accrued vacation leave cannot be used until the employee has completed six (6) months of active service.

C. <u>Vacation Leave Maximum Accrual</u>

Establishment of Maximum Leave Balance. Current employees may only accrue vacation leave up to a balance of 320 hours.

Upon resignation, layoff, termination, or death, all accrued vacation leave shall be paid out in full to the employee at their regular rate of pay. Payment will be issued no later than the next payroll cycle following the employee’s resignation, layoff, or termination.

In the event of the employee’s death, the payment will be made to the designated beneficiary on record or, if no beneficiary is designated, to the employee's estate.

<u>ARTICLE XIV. HOLIDAYS</u>

A. The City shall observe the following holidays:

1. New Year’s Day

2. Martin Luther King Day
3. President's Day
4. Cesar Chavez Day
5. Memorial Day
6. Juneteenth Day
7. Independence Day
8. Labor Day
9. Veteran's Day
10. Thanksgiving Day
11. Friday after Thanksgiving Day
12. Christmas Day

*Any additional holidays declared by the Mayor

i. Designation of Holidays for Holiday Office Closure. Effective January 1, 2026, City of Artesia offices shall be closed for a designated period during the week between the Christmas and the New Year holidays, as determined by the annual holiday schedule attached as Exhibit "C" and incorporated herein. Employees will be paid three (3) days of holiday pay for the closure period.

ii. Essential Personnel: Employees whose roles are deemed essential and require their presence during the designated closure period shall be notified by their department head. Such employees will receive an equal amount of holidays for use at an alternative time, subject to prior approval (example: If employee is scheduled to work one day during the holiday closure, the employee would receive one holiday for use). Such time must be used within the six months following the holiday closure and not later than June 30th of the current fiscal year.

iii. Department heads and supervisors are responsible for ensuring compliance with this policy and coordinating any necessary staffing adjustments. Questions regarding the holidays should be directed to the Human Resources Department.

B. Birthday Floating Holiday

Effective January 1, 2026, full-time employees will receive one (1) floating holiday each year, paid at 8 or 9 hours of straight time, depending on the employee's assigned schedule. This floating holiday must be used within the employee's birthday month and will be forfeited if not used by the last day of that month.

C. Holiday Pay

1. Full-Time Employees:
    - Employees working a "regular" 8-hour schedule will receive 8 hours of holiday pay.
    - Employees working a "9/80" schedule will receive 9 hours of holiday pay, except when the holiday falls on their scheduled 8-hour Friday, in which case they will receive 8 hours of holiday pay.
2. Part-Time, Permanent Unbenefited Employees:
    - Will receive 4 hours of regular pay for Christmas and New Years Day only.
3. Temporary employees are not eligible to receive holiday pay.

D. Holiday Observance

1. When a holiday falls on a Saturday, the preceding workday will be observed as the holiday.
2. When a holiday falls on a Sunday, the following workday will be observed as the holiday.

E. Work on Holidays

1. Memorial Day, Independence Day, Labor Day, and Veteran's Day:
    - Full-time and part-time benefited employees authorized to work on these holidays will be compensated at double time for the actual hours worked.
2. All Other Holidays:
    - Full-time and part-time benefited employees authorized to work will be compensated at 1.5 times their regular pay for the hours worked, in addition to 8 or 9 hours of regular holiday pay.
3. Part-Time Unbenefited Employees:
    - Those authorized to work on Christmas will be compensated at 1.5 times their regular pay for the hours worked.

F. Holiday Work Assignment

1. Seniority will be used when assigning part-time employees to work during holidays.
2. By job title, employees will be asked in seniority order if they wish to volunteer for holiday work.
3. If there are insufficient volunteers, employees will be assigned in reverse seniority order by job title.

ARTICLE XVI. LEAVES

SECTION 1. Sick Leave

A. Sick Leave Accrual

1. Full-Time Employees

   - Full-time employees shall accrue 8 hours of paid sick leave per month when in paid status.
   - Employees unable to report to work due to personal illness, injury, or the illness/injury of an immediate family member must notify their supervisor no later than 30 minutes prior to their scheduled start time, or as soon as possible in the event of an emergency.

2. Part-Time/Temporary Employees

   - Part-time/Temporary employees will be provided with 5 days (40 hours) of paid sick leave each fiscal year.
     - Unused sick leave may carry over to the next fiscal year, with a maximum accrual cap of 48 hours.
     - Sick leave usage is limited to 40 hours in any fiscal year.
     - Sick leave is not payable upon separation from employment.

B. Permissible Uses of Sick Leave

Sick leave may be used for:

1. Personal illness, injury, or disability.
2. Medical or dental appointments.
3. Care for a sick child, parent, spouse, registered domestic partner, designated person, or other family member as defined by California Labor Code Section 233 (up to 50% of annual accrued sick leave may be used for this purpose).
4. Pregnancy-related complications, delivery, and recovery.
5. Other qualifying events authorized under state law.

C. Extended Illness or Injury

1. Employees anticipating an extended absence of five (5) days or more may be required to submit a physician's statement detailing:
   - The estimated length of absence.
   - Any job restrictions or light-duty requirements.
   - The employee's ability to safely return to work.
2. FMLA, CFRA and sick leave will run concurrently where applicable.

D. Exhaustion of Sick Leave

E. Employees who exhaust their sick leave due to an extended illness or injury may use accrued vacation, compensatory time, or holiday leave as applicable.

Sick leave shall not be abused. The City reserves the right to require a satisfactory statement of a licensed physician in the event of suspected abuse when an employee misses work due to an illness, injury, or disability. The Human Resources Manager may require a written statement from the attending physician or dentist to establish that the employee is or was incapacitated and unable to perform their duties or that the employee is capable of and released to return to the performance of all of the duties of their position. The physician's statement must verify that an injury or disability existed, its beginning and ending dates and/or the employee's ability to return to work without presenting an immediate and significant risk to his/her own health or safety of others any other requirements in accordance with the City's Sick Leave policy located in the Personnel Rules and Regulations. Abuse of sick leave shall be subject to progressive discipline.

Management may not require doctor's verification for sick leave of less than three (3) days unless sick leave abuse is strongly suspected and reasonably demonstrated.

F. City holidays occurring during sick leave shall not be counted as days of sick leave.

G. Employees may only accrue sick leave up to a maximum of 400 hours.

H. Sick leave accruals will be modified or suspended as necessary to ensure that the maximum balance does not exceed these stipulated caps.

SECTION 2. Sick Leave Maximum Accrual and Cash Out

Current full-time employees may only accrue sick leave up to a maximum sick leave balance of 400 hours.

A. Sick Leave Bank Y:
   1. This bank was established for employees hired on or before April 30, 2015 who had a sick leave balance as of June 30, 2015. For those employees with hours in Sick Leave Bank Y as of June 30, 2025, the City shall cash out those hours at 100% of the Fiscal Year 2025-26 salary rate in the first available pay period of the next fiscal year.
   2. The goal of this cash out program is to ensure the Sick Leave Bank Y is eliminated and all hours are cashed out.

   3. Sick Leave Bank Y – Employees hired prior to 2015

      Upon termination, layoff or retirement the City shall pay 50% of any remaining balance in Sick Leave Bank New.

   4. Sick Leave Bank Y – Employees hired post 2015

      Upon termination, layoff or retirement, new employees shall not be entitled to cash compensation for unused sick leave.

SECTION 3. Jury Duty

An employee summoned for mandatory jury duty during normal working hours is considered on duty and will receive their regular salary, provided:

A. Any jury fees received by the employee are remitted to the City.
B. Paid jury duty leave is limited to a maximum of thirty (30) days. The employee must present evidence of jury duty attendance to the City. On days when the employee is excused from jury duty or jury duty does not conflict with their work schedule, the employee must report to work. A certificate of mandatory jury service must be submitted to the Personnel Office to be eligible for compensation.

SECTION 4. Bereavement Leave

Full-time employees are entitled to up to five (5) days of bereavement leave with pay upon the death of the following family members:

A. Parent (including stepparent, Mother and Father of spouse or registered domestic partner)
B. Spouse or registered domestic partner
C. Child (including stepchild, son-in-law, or daughter-in-law)
D. Sibling (including brother-in-law or sister-in-law of spouse or registered domestic partner)
E. Grandparent or grandchild
F. Court-appointed guardian or other verifiable guardian (subject to approval by the Human Resources Manager)

1. If an employee is required to work while on bereavement leave, that work shall be compensated as overtime.

G. Extended Family Members:
Full-time employees are entitled to two (2) days of bereavement leave with pay upon the death of the following family members:

1. Aunt or uncle
2. Niece or nephew

Bereavement leave with pay is not deducted from sick leave. Full-time employees may use accrued vacation or compensatory time to supplement bereavement leave, subject to prior approval.

SECTION 5. Personal Leave Without Pay

When an employee exhausts all sick leave, other available leave balances, such as compensatory time and vacation time, must be used. Only after all leave balances are exhausted may an employee apply for leave without pay. Personal leave without pay may only be granted by the City Manager.

ARTICLE XVII. HOURS AND OVERTIME

A. The regular workday for full-time employees shall be eight (8) hours, five (5) days a week, Monday through Friday, except for employees in the Recreation Department and employees working in Code Compliance Officer or Parking Enforcement Officer classifications. The regular workweek shall be forty (40) hours.

B. Calculated eligibility for overtime shall be based on the FLSA definition (more than 40 hours of "actual work" in a week). In determining overtime, vacation, paid holidays, and compensatory time off taken during the week shall be considered as hours worked. Any other leaves of absence shall not be considered as hours worked for the purpose of calculating overtime. All employees shall be subject to be called for service at any time to meet any and all emergencies or unusual conditions which, in the opinion of the Department Head or designee, may require such service from any of said employees.

C. The City and the Union agree that this section is not intended to prevent the City and its employees from mutually agreeing to alternative work schedules such as 4 days/10 hours per day, 9/80 work schedules or flexible schedules throughout the workweek. The City and the Union further agree that if such voluntary schedule is worked out between the City and the Union for employees covered by this agreement, then there shall be no mandatory overtime payments for hours worked over 40 in a workweek. The City and the employee can agree to an alternative work schedule as referenced above.

D. Employees who are requested by the City to be on standby shall receive four (4) hours of regular pay for every 24 hours on standby. Employees on standby must be able to report to the City within 30 minutes of the time the call is received by the employee.

   For all other employees, not on standby, there shall be a minimum guarantee of two (2) hours pay when reporting to work.

E. Each employee shall receive a lunch period in accordance with State law. Such lunch period shall be uninterrupted, whenever possible.

F. If mutually agreed to by the employee and the City Manager, the employee may receive "compensatory time" as time off with pay in lieu of overtime pay for regularly scheduled or irregular or occasional overtime work. There shall absolutely be no coercion used to obtain mutual agreement. Requests for the use of accumulated compensatory time off shall be reasonably honored, taking into consideration the needs of the department.

G. "Compensatory Time" shall be earned and paid at time and a half (1 $^{1}/2$) for each hour worked.

H. "Compensatory Time" accumulation shall not exceed at any time 240 hours annually (calendar year) and may only carry forward a maximum of 80 hours of compensatory time into the next calendar year. Payouts shall be made annually in December of each year.

I. When employees compete for available overtime opportunities, such overtime shall be rotated in seniority order, provided that the employee is capable of performing the work. Overtime declined, with at least 48 hours advance notice, shall count as overtime worked for purposes of honoring the rotation system, but shall not be paid.

J. If employees decline the City's request to work overtime, the City may assign overtime in reverse order of seniority.

ARTICLE XVIII. LAYOFF, RECALLS & RESIGNATIONS

SECTION 1. Layoffs

If the City determines it is necessary to lay off employees, the following order will apply within the affected job family, as referenced in Appendix B:

A. Order of Layoff:

Seasonal, temporary, and part-time employees working 18 hours or less per week, as well as contract employees performing work within the family, shall be laid off first. After the layoff of seasonal, temporary, and part-time employees working 18 hours or less per week, as well as contract employees performing work within the job family, layoffs shall proceed in the following order:

1. Probationary Employees: Probationary employees within the affected job classification shall be laid off next.
2. Regular Employees by Seniority: Regular full-time and part-time employees shall be laid off based on seniority within the affected classification, with the least senior employees laid off first. Seniority shall be determined by total length of continuous service with the City.

This provision does not apply to contract employees performing work not typically assigned to bargaining unit members.

B. Displacement ("Bumping"):

A laid off or displaced employee may displace ("bump") another employee in seniority order under the following conditions:

- Lateral Movement: Into a classification within the same job family and bargaining unit.
- Downward Movement: Into a lower-paid classification within the job family and bargaining unit.

- Prior Classification: Into a classification previously held in another job family (e.g., an employee who previously worked in another department in a position represented by the Union) within the same bargaining unit.
- An employee may not "bump" into a higher classification.
- Step Placement for "Bumping": When an employee bumps into a lower-paid classification within the job family or a classification of previous standing, they will receive a step placement in the new salary range that results in the smallest decrease in pay.
- Notification: Employees must notify the City within 48 hours of receiving a layoff notice if they intend to exercise bumping rights.

C. Notice of Layoff:

- Employees who are laid off will receive at least 30 calendar days' written notice before the effective layoff date.
- If 30 days' written notice is not provided, employees will receive 30 days of severance pay in lieu of notice.
- Written notices will also be promptly provided to the Union President.

Benefits will continue through the natural expiration of the 30-day notice period, regardless of whether notice or severance pay is provided.

SECTION 2. Recall and Reinstatement

A. Recall Order

- Recall from layoff will occur in seniority order within the job family.
- Seasonal, temporary, and part-time employees working 18 hours or less per week will be recalled only after previously laid-off full-time employees in the affected department have been offered reinstatement.

B. Reinstatement

1. In accordance with the City Personnel Rules and Regulations:
   - Employees may be reinstated within two (2) years if they possess the qualifications, availability, and experience required for the position.
   - Examinations may be waived for reinstatement to the same position, provided the employee meets the qualifications based on merit.

2. Reinstated employees will be considered new appointees with no entitlement to benefits accrued during prior employment but will receive seniority credit for previous service.

3. Reinstated employees will be subject to the same benefits, terms, and conditions as new employees.

C. Work Hours and Uniform Requirements
Employees will assume the work hours and uniform or work attire requirements of the position they acquire through these layoff provisions.

SECTION 3. Resignation

A. Resignation
If an employee resigns and is rehired into the same classification within 30 calendar days of their last paid day, they will retain the following:
Seniority
Title
Step placement
Vacation accrual rate
Anniversary date
All other service-based benefits under this agreement
This process will be deemed "reinstatement" by the City.

B. Exclusions
Employees assigned to the Managers and Supervisors bargaining unit are not permitted to bump into positions covered by this MOU.

ARTICLE XIX: TRANSFER, PROMOTION, AND DEMOTION

A. General Provisions
Transfers, promotions, and demotions shall be conducted in accordance with the City's Personnel Rules and Regulations, applicable state and federal employment laws, and in the best interest of the City's operations. Selection and promotion processes may include any combination of the following:

- Written examinations
- Oral interviews
- Performance evaluations
- Assessment of education, certifications, training, and work experience

Preference shall be given to veterans in accordance with applicable laws.

B. Promotion

Creation and Use: Promotional lists may be created and utilized to fill vacancies within the City at the discretion of the Human Resources Manager.

1. Job Posting and Recruitment
    - Announcement: New employment opportunities will be announced to provide current employees an opportunity to apply. Job postings are displayed on the City's website and sent via email communications.

- Posting Period: Job announcements are posted for a defined period, established by the Human Resources Department, to ensure all eligible employees have time to apply.

2. Eligibility Requirements

- Qualifications: Candidates must meet the minimum qualifications outlined in the job description, including education, certification, training, and experience requirements.
- Performance History: Past performance evaluations, attendance records, and disciplinary history may be reviewed as part of the eligibility criteria.

3. Selection Process

The selection process will be established by the Human Resources Department in accordance with the required job functions.

4. Ranking and Certification

- Eligible Lists: A ranked list of eligible candidates is created based on the results of the selection process. In the absence of recall rights, the hiring authority may also consider legitimate transfer or demotion requests along with promotional list candidates.
- Candidate Selection: For each vacancy, the hiring authority is provided the names of the top three ranked promotional and open candidates (or additional names for multiple vacancies). The final selection is made from this list.

5. Final Approval and Offer

- Final Decision: The selecting authority reviews the candidates and makes the final decision, subject to approval by the Human Resources Manager.
- Job Offer: A formal offer or offer of promotion is extended to the selected candidate, including details of the new role, salary, and effective start date.

6. Salary and Step Placement

- Compensation Adjustment: Employees promoted to a higher classification are placed at the first salary step that provides at least a 5% increase in pay.
- Step Increases: Step advancements follow the timeline outlined in the City's Personnel Rules and Regulations, occurring on the anniversary date of promotion and annually thereafter, contingent on satisfactory performance.
- Step Placement Guarantee:
  No employee shall be placed off-step or outside of the range assigned to the new classification.

7. Probationary Period After Promotion

   - Evaluation Period: Promoted employees are required to serve a probationary period of one year, during which their performance in the new role is assessed.

8. Professional Development
   The City shall provide in-service workshops and training opportunities for employees to support their development and readiness for promotional opportunities.

C. <u>Demotion</u>

1. Definition of Demotion

   A demotion is the involuntary reduction of an employee's classification to a lower salary grade or position. A demotion may be initiated by the City for reasons including, but not limited to, job performance issues, restructuring, or failure to meet the qualifications required for the current position.

2. Conditions for Demotion
   Demotions shall be made in accordance with the City's Personnel Rules and Regulations. In cases where a demotion is proposed, the employee shall be given written notice specifying the reasons for the demotion. The employee will have the right to respond to the proposed demotion in writing or in person within a reasonable period of time, as determined by the City.

3. Salary Adjustment Upon Demotion
   When an employee is demoted, their salary shall be adjusted to the step within the lower classification that is closest to their current salary without exceeding it. The employee's salary may be subject to further adjustment based on the terms of the new position's pay structure.

4. Senior Employee Rights
   An employee who is demoted due to failure to meet job qualifications or performance standards will retain their seniority and any benefits accrued, as per the City's Personnel Rules and Regulations. The employee shall be entitled to retain all other rights and benefits, including vacation accrual rates, as applicable in the lower classification.

5. Reemployment Following Demotion due to Position Elimination
   If an employee is demoted due to position elimination or other restructuring reasons, the employee may be eligible for reemployment in a higher classification, provided they meet the qualifications and requirements of the higher position and successfully complete all required examination and interview processes.

6. Appeal Process
   Any employee who believes the demotion is unjust or violates the terms of this MOU may file a grievance in accordance with the Grievance and Arbitration Procedure outlined in this MOU. The appeal must be filed within the timeframes specified in the grievance process.

7. Probationary Period Following Demotion
   If an employee is demoted to a position in which they have not previously worked or held, the employee will be subject to a probationary period, as defined in the City's Personnel Rules and Regulations, in accordance with the classification and the employee's qualifications for the position.

8. No Retaliation
   The City shall not retaliate against any employee for exercising their rights under this article, including but not limited to challenging a demotion or participating in an appeal process.

ARTICLE XX. PROBATION PERIODS

A. Regular appointments following the completion of a probationary period shall be conducted in accordance with the City's Personnel Rules and Regulations. This section, as well as the entire Article, applies to both full-time and part-time employees.
B. The initial probationary period is one (1) year but may be extended once, for a maximum of six (6) additional months, with the approval of both the Human Resources Manager and the Department Head.
C. Employees who have not completed their initial probationary period may voluntarily promote, transfer, demote, or be reclassified. However, such employees do not hold status in their prior position for the purpose of "bumping" rights in the event of a layoff.
D. The computation of the initial probationary period in paid status excludes overtime, standby, and military leaves of absence. Additionally, the probationary period is extended by the duration of any unpaid leave of absence granted during the probationary period.
E. An employee who has not completed the initial probationary period serves at the discretion of the Department Head and may be released from employment without cause. Such employees are not entitled to appeal their release, nor are they entitled to utilize the Grievance and Arbitration Procedure outlined in this Memorandum of Understanding (MOU) to challenge their release.

ARTICLE XXI. HEALTH AND SAFETY

A. The City and employees agree to adhere to all applicable Federal and State laws related to health and safety, including but not limited to the provisions outlined in Sections B through E below.
B. First Aid Supplies aid supplies shall be readily accessible to all employees at all City facilities.
C. Eyewash and Body Flushing Facilities

Where employees may be exposed to injurious or corrosive materials, the City shall provide suitable facilities for quick drenching or flushing of the eyes and body. These facilities shall be located within the work area and be immediately accessible for personal use.

D. Confined Space Entry
No employee shall enter a confined space unless the City certifies that the risk level is consistent with the assigned duties of the employees' classification. Confined space entry procedures shall comply with all applicable safety regulations, including those issued by Cal/OSHA.

E. Earthquake Preparedness
The City shall maintain earthquake preparedness measures, including the provision of bottled water, food, and medical supplies. at each facility. The City shall also provide periodic earthquake preparation training to employees.

F. Driving Record Monitoring
All employees who are required to operate City vehicles as part of their job duties shall be subject to the Department of Motor Vehicles (DMV) Pull Notice Program to monitor driving records.

G. Safety Committee
The City shall establish a citywide safety committee to address workplace safety concerns and initiatives. The committee shall include two (2) employees within the local AFSCME bargaining unit.

ARTICLE XXII. DISCIPLINE AND DISCHARGE

Disciplinary and discharge actions shall be conducted in accordance with the City's Personnel Rules and Regulations, as well as applicable state and federal laws.

A. Performance Improvement Plan (PIP)
The City may place an employee on a Performance Improvement Plan (PIP) when performance deficiencies are identified. The City shall meet with the employee to discuss the corrective action plan and provide the employee with an opportunity to offer input. Employees placed on a PIP have the right to submit a written rebuttal, which will be included in their personnel file. However, the performance basis of a PIP is not subject to grievance or appeal. The City retains the sole authority to determine the corrective action plan.

B. Administrative Leave
The City reserves the right to place an employee on paid administrative leave pending the outcome of an investigation or any proposed disciplinary action.

C. Employee Privacy
Employees have a right to a private life outside of work, provided their personal conduct does not negatively impact their employment relationship with the City.

ARTICLE XXIII. MISCELLANEOUS

A. This MOU supersedes all contradictory policies and procedures of the City.

B. Nepotism

1. No person shall be hired into any regular or temporary position if they are a relative of a current employee assigned to the same department, and:
2. Either position could directly or indirectly supervise the other; or
3. The duties or responsibilities of the current employee could affect the hours of employment, compensation, benefit levels, or other terms and conditions of employment of the applicant.
4. For the purposes of this policy, *relative*s include, but are not limited to, the following familial relationships:

    - Parent(s) (including biological, step, or in-laws)
    - Child(ren) (including biological, step, or in-laws)
    - Spouse or registered domestic partner
    - Sibling(s) (including biological, step, or in-laws)
    - Grandparent(s) (including biological, step, or in-laws)
    - Grandchild(ren) (including biological, step, or in-laws)
    - Aunt(s) and uncle(s)
    - Niece(s) and nephew(s)
    - First cousin(s)
    - Legal guardian(s) or ward(s)

    Additionally, in accordance with California law, if such a relationship exists after employment or creates a conflict (such as through marriage or other familial bonds), the City reserves the right to address the conflict through reassignment or other appropriate measures to maintain compliance with this policy.

ARTICLE XXIV. GRIEVANCE AND ARBITRATION PROCEDURE

A. Grievance and arbitration procedures shall be conducted in accordance with the City's Personnel Rules and Regulations. Any allegation by an employee or the Union that there has been a violation of this MOU or the City's Personnel Rules and Regulations shall be resolved in the following manner:

Step 1 Supervisor's Level: Discussed between the Union and the supervisor.

Step 2 Department Level: Discussed between the Union and the Department Head.

Step 3 City Manager's Level: Discussed between the Union president and business agent and the City Manager, or designee.

Step 4 Arbitration: Arbitration before an arbitrator, except in cases where there has been a violation of Article XV.B, in which case the decision of the City Manager shall be final.

B. Grievances shall be initially presented to the City at Step 1 by AFSCME within 14 calendar days from the occurrence of the dispute. Failure to comply with such time limit results in a waiver of the right to grieve the subject issue.

C. No grievance shall remain unresolved at any step after presentation for longer than seven (7) work days; after seven (7) work days, AFSCME shall have the right to take it to the next step and will have seven (7) work days to advance the grievance to the next step.

D. AFSCME shall act with reasonable dispatch at each step.

E. There shall be no reprisals of any kind against grievant(s) or participant(s) in the grievance process.

F. AFSCME may refer an unresolved grievance for arbitration to an arbitrator designated by the State Mediation and Conciliation Service in accordance with its Labor Arbitration Rules. The parties shall then proceed to hearing conducted by the arbitrator. The arbitration shall be conducted in accordance with the Labor Arbitration Rules of the American Arbitration Association.

G. Questions of arbitrability shall be decided by the arbitrator.

H. The Arbitrator's award shall be final and binding. The arbitrator shall have no power to add to or subtract from or modify any of the terms of this agreement. The fees and expenses of the arbitration shall be borne equally by the parties.

ARTICLE XXV. UNION RIGHTS AND DUES DEDUCTION

A. The City of Artesia shall provide the AFSCME Local with four (4) bulletin boards at no cost to the budget of the City. These boards shall be located in:

1. City Hall Lounge
2. Albert O. Little Community Center
3. Public Works Yard
4. North Artesia Community Center
5. Community Development and Planning Office (once fully operational)

B. Preparation time for a simple grievance shall not exceed one and a half (1 $^{1}/2$) hours and for a complex grievance shall not exceed three (3) hours; however, if more time is needed it shall be granted when reasonable.

C. The Union shall be entitled to an aggregate of 80 hours of paid release time each fiscal year for use by the Union President and/or other Union representatives as designated by the Union President for the purpose of Union business related to ASFCME Local 1520, Council 36. In the event that the union elects the same president for both the general and Managers and Supervisors Unit, the total time off shall not exceed 80 hours. Representatives shall provide the City Manager, Human Resources Manager and their immediate supervisor with a minimum notice of one (1) week in advance of the hours to be taken and certify that the release time is for Union business. No single union representative, including the Union President, may utilize more than 60 hours of Union business time in a single fiscal year. The

City Manager reserves the right to deny a request for time off if the requested time impacts City services.

D. The City recognizes the employee's right to representation by a Union officer at such time as the employer contemplates disciplinary action or any time thereafter. It shall be the responsibility of the employee to request that the Union officer be present.

E. An employee is entitled to review the content of their Personnel file. An AFSCME representative may assist such employee in reviewing the file. Material not in an employee's file at the time of a disciplinary action may not be used against an employee in any subsequent hearing. Any employee, or employees' representative with written consent and waiver of privacy rights, shall be entitled to review all of his/her personnel file. If an employee wishes to view his/her personnel file, employee will schedule an appointment with the Human Resources Department a minimum of 24 hours in advance of the requested viewing time.

F. Only one official personnel file may be maintained by the City on each employee, which shall be maintained by the Human Resources Office in City Hall.

G. The City shall deduct and remit biweekly dues to AFSCME, as appropriate, for members of AFSCME

H. New Employee Orientation

The Union shall be allowed up to one (1) hour during the City's New Employee Orientation sessions to speak with new employees and explain their rights and benefits under the MOU. The City will provide the Union with at least ten (10) days' notice of the scheduled date for the New Employee Orientation.

The City will conduct New Employee Orientations quarterly, provided there is a sufficient number of new employees.

The City will provide the Union with an electronic copy of the following information for all bargaining unit employees on a quarterly basis:

- Name
- Home address
- Email address
- Contact phone number

Additionally, the City will provide a remittance report to AFSCME, detailing the aggregate amount of all dues deducted from employees' salaries covered under this MOU. This report will include the employee's name, classification title, pay rate, work location, work phone number, work email, hire date, and the deduction amounts and types.

ARTICLE XXVI. SAVINGS AND AMENDMENT

Any of the rights, powers, or authority the City had prior to the signing of this agreement are retained by the City, except those abridged, delegated or modified by this agreement, and then

only to the extent that they are so abridged, delegated, or modified, provided that such management rights do not restrict employees from filing grievances.

ARTICLE XXVII. NO STRIKE

A. The Union, its officers, agents, representatives and/or members agree that during the term of this Agreement, they will not cause or condone any strike, walkout, slowdown, sickout or any other job action by withholding or refusing to perform services when scheduled. Employees who strike may be subject under City Resolution 1283 to discipline up to and including termination by the City under the provisions of the agreement.
B. The City agrees that it shall not lock out its employees during the term of this Agreement. The term "lockout" is hereby defined so as not to include the discharge, suspension, termination, layoff, failure to recall, or failure to return to work of employees of the City in the exercise of its rights as set forth in any of the provisions of this Agreement or applicable ordinance or law.
C. Any employee who participates in any conduct prohibited in Section "R' above may be subject to termination by the City.

APPENDIX A
General Unit Classifications and Job Families

Administrative Analyst
Administrative Assistant
Administrative Clerk

Senior Accountant
Accounting Technician II

Associate Planner
Assistant Planner
Planning Aide
Planning Clerk

Code Compliance Officer
Parking Enforcement Officer

Lead Maintenance Specialist
Maintenance Specialist II
Maintenance Specialist I
Maintenance Worker II
Maintenance Worker I

Recreation Program Coordinator
Recreation Specialist
Parks and Recreation Leader III
Parks and Recreation Leader II
Parks and Recreation Leader I

APPENDIX B

General Unit Salary Schedule

(attached)

CITY OF ARTESIA PROPOSED SALARY TABLE

Fiscal Year 2025-26

City of Artesia Full-Time Allocated Classifications			A	B	C	D	E	F
Contracted	City Manager	Annual	$ 237,472.44	$ 243,409.32	$ 249,494.52	$ 255,731.88	$ 262,125.24	$ 268,678.32
		Monthly	$ 19,789.37	$ 20,284.11	$ 20,791.21	$ 21,310.99	$ 21,843.77	$ 22,389.86
		Bi-Weekly	$ 9,133.56	$ 9,361.90	$ 9,595.94	$ 9,835.84	$ 10,081.74	$ 10,333.78
		Hourly	$ 114.17	$ 117.02	$ 119.95	$ 122.95	$ 126.02	$ 129.17
R1	Deputy City Manager	Annual	$ 173,426.76	$ 182,098.08	$ 191,202.96	$ 200,763.12	$ 210,801.24	$ 221,341.32
		Monthly	$ 14,452.23	$ 15,174.84	$ 15,933.58	$ 16,730.26	$ 17,566.77	$ 18,445.11
		Bi-Weekly	$ 6,670.26	$ 7,003.77	$ 7,353.96	$ 7,721.66	$ 8,107.74	$ 8,513.13
		Hourly	$ 83.38	$ 87.55	$ 91.92	$ 96.52	$ 101.35	$ 106.41
R2	Community Development Director	Annual	$ 157,660.68	$ 165,543.72	$ 173,820.84	$ 182,511.96	$ 191,637.48	$ 201,219.36
		Monthly	$ 13,138.39	$ 13,795.31	$ 14,485.07	$ 15,209.33	$ 15,969.79	$ 16,768.28
		Bi-Weekly	$ 6,063.87	$ 6,367.07	$ 6,685.42	$ 7,019.69	$ 7,370.67	$ 7,739.21
		Hourly	$ 75.80	$ 79.59	$ 83.57	$ 87.75	$ 92.13	$ 96.74
R3	Finance Manager	Annual	$ 143,327.88	$ 150,494.28	$ 158,019.00	$ 165,919.92	$ 174,215.88	$ 182,926.68
	Human Resources Manager	Monthly	$ 11,943.99	$ 12,541.19	$ 13,168.25	$ 13,826.66	$ 14,517.99	$ 15,243.89
		Bi-Weekly	$ 5,512.61	$ 5,788.24	$ 6,077.65	$ 6,381.54	$ 6,700.61	$ 7,035.64
		Hourly	$ 68.91	$ 72.35	$ 75.97	$ 79.77	$ 83.76	$ 87.95
R4	Economic Development Manager	Annual	$ 130,298.04	$ 136,812.96	$ 143,653.56	$ 150,836.28	$ 158,378.16	$ 166,296.96
	Parks and Recreation Manager	Monthly	$ 10,858.17	$ 11,401.08	$ 11,971.13	$ 12,569.69	$ 13,198.18	$ 13,858.08
	Public Works Manager	Bi-Weekly	$ 5,011.46	$ 5,262.04	$ 5,525.14	$ 5,801.40	$ 6,091.47	$ 6,396.04
		Hourly	$ 62.64	$ 65.78	$ 69.06	$ 72.52	$ 76.14	$ 79.95
R5	City Clerk	Annual	$ 118,452.84	$ 124,375.44	$ 130,594.20	$ 137,123.88	$ 143,980.08	$ 151,179.12
	Accounting Manager	Monthly	$ 9,871.07	$ 10,364.62	$ 10,882.85	$ 11,426.99	$ 11,998.34	$ 12,598.26
	Planning Manager	Bi-Weekly	$ 4,555.88	$ 4,783.67	$ 5,022.85	$ 5,274.00	$ 5,537.70	$ 5,814.58
		Hourly	$ 56.95	$ 59.80	$ 62.79	$ 65.92	$ 69.22	$ 72.68
R6	Special Projects Manager	Annual	$107,684.40	$113,068.56	$118,722.00	$124,658.04	$130,890.96	$137,435.52
		Monthly	$8,973.70	$9,422.38	$9,893.50	$10,388.17	$10,907.58	$11,452.96
		Bi-Weekly	$4,141.71	$4,348.79	$4,566.23	$4,794.54	$5,034.27	$5,285.98
		Hourly	$51.77	$54.36	$57.08	$59.93	$62.93	$66.07
R7	Senior Accountant	Annual	$100,282.56	$102,789.60	$107,929.08	$113,325.48	$118,991.76	$124,941.36
	Assistant Parks and Recreation Manager	Monthly	$8,356.88	$8,565.80	$8,994.09	$9,443.79	$9,915.98	$10,411.78
		Bi-Weekly	$3,857.02	$3,953.45	$4,151.12	$4,358.67	$4,576.61	$4,805.44
		Hourly	$48.21	$49.42	$51.89	$54.48	$57.21	$60.07
R8	Executive Assistant	Annual	$88,995.36	$93,445.08	$98,117.40	$103,023.24	$108,174.36	$113,583.12
	Management Analyst	Monthly	$7,416.28	$7,787.09	$8,176.45	$8,585.27	$9,014.53	$9,465.26
	Human Resources Analyst**	Bi-Weekly	$3,422.90	$3,594.04	$3,773.75	$3,962.43	$4,160.55	$4,368.58
		Hourly	$42.79	$44.93	$47.17	$49.53	$52.01	$54.61
R9	Parks and Recreation Supervisor	Annual	$82,878.12	$84,950.04	$89,197.56	$93,657.48	$98,340.36	$103,257.36
	Code Compliance Supervisor	Monthly	$6,906.51	$7,079.17	$7,433.13	$7,804.79	$8,195.03	$8,604.78
	Maintenance Supervisor**	Bi-Weekly	$3,187.62	$3,267.31	$3,430.68	$3,602.21	$3,782.32	$3,971.44
	Business License Specialist/Revenue Officer	Hourly	$39.85	$40.84	$42.88	$45.03	$47.28	$49.64
R10	Assistant Planner	Annual	$73,549.80	$77,227.32	$81,088.68	$85,143.12	$89,400.36	$93,870.36
	Administrative Analyst	Monthly	$6,129.15	$6,435.61	$6,757.39	$7,095.26	$7,450.03	$7,822.53
	Lead Maintenance Specialist	Bi-Weekly	$2,828.84	$2,970.28	$3,118.80	$3,274.74	$3,438.48	$3,610.40
		Hourly	$35.36	$37.13	$38.98	$40.93	$42.98	$45.13
R11	Code Compliance Officer	Annual	$66,863.52	$70,206.72	$73,716.96	$77,402.88	$81,273.00	$85,336.68
	Recreation Program Coordinator	Monthly	$5,571.96	$5,850.56	$6,143.08	$6,450.24	$6,772.75	$7,111.39
	Accounting Technician II	Bi-Weekly	$2,571.67	$2,700.26	$2,835.27	$2,977.03	$3,125.88	$3,282.18
	Maintenance Specialist I	Hourly	$32.15	$33.75	$35.44	$37.21	$39.07	$41.03
R12	Maintenance Worker II	Annual	$60,785.04	$63,824.28	$67,015.44	$70,366.20	$73,884.60	$77,578.80
		Monthly	$5,065.42	$5,318.69	$5,584.62	$5,863.85	$6,157.05	$6,464.90
		Bi-Weekly	$2,337.89	$2,454.78	$2,577.52	$2,706.39	$2,841.72	$2,983.80
		Hourly	$29.22	$30.68	$32.22	$33.83	$35.52	$37.30
R13	No Current Classification Assigned	Annual	$55,259.04	$58,022.04	$60,923.16	$63,969.36	$67,167.72	$70,526.16
		Monthly	$4,604.92	$4,835.17	$5,076.93	$5,330.78	$5,597.31	$5,877.18
		Bi-Weekly	$2,125.35	$2,231.62	$2,343.20	$2,460.36	$2,583.37	$2,712.54
		Hourly	$26.57	$27.90	$29.29	$30.75	$32.29	$33.91
R14	Planning Clerk**	Annual	$50,235.60	$52,747.32	$55,384.68	$58,153.92	$61,061.64	$64,114.68
		Monthly	$4,186.30	$4,395.61	$4,615.39	$4,846.16	$5,088.47	$5,342.89
		Bi-Weekly	$1,932.14	$2,028.74	$2,130.18	$2,236.69	$2,348.52	$2,465.95
		Hourly	$24.15	$25.36	$26.63	$27.96	$29.36	$30.82
R15	Administrative Assistant	Annual	$45,668.64	$47,952.12	$50,349.72	$52,867.20	$55,510.56	$58,286.04
	Recreation Specialist	Monthly	$3,805.72	$3,996.01	$4,195.81	$4,405.60	$4,625.88	$4,857.17
		Bi-Weekly	$1,756.49	$1,844.31	$1,936.53	$2,033.35	$2,135.02	$2,241.77
		Hourly	$21.96	$23.05	$24.21	$25.42	$26.69	$28.02

Hourly Positions	Proposed P/H
Parking Enforcement	$25.00
Recreation Leader III	$20.00
Recreation Leader II	$19.00
Recreation Leader I	$18.00

APPENDIX C
HOLIDAY CLOSURE SCHEDULE

2026
Closure from Friday, December 25, 2026 – Sunday, January 3, 2027
12/25 – Christmas Holiday
12/26-27 – Saturday/Sunday
12/28, 12/29, 12/30 – Holiday **3 days**
12/31 – New Year's Day Holiday observed
1/1 – Regular Friday Closure
1/2-3 – Saturday/Sunday

2027
Closure from Friday, December 24, 2027 – Sunday, January 2, 2028
12/24 – Christmas Holiday Observed
12/25-26 – Saturday/Sunday
12/27, 12/28, 12/29 – Holiday **3 days**
12/30 – New Year's Day Holiday observed
12/31 – Regular Friday Closure
1/1-2 – Saturday/Sunday

2028
Closure from Monday, December 25, 2028 – Monday, January 1, 2029
12/25 – Christmas Holiday
12/26, 12/27, 12/28 – Holiday **3 days**
12/29 – Regular Friday Closure
12/30-31 – Saturday/Sunday
1/1 – New Years Day Holiday

FOR THE CITY OF ARTESIA:

_____ Date _____

Abel Avalos, City Manager

_____ Date _____

Ericka Jackson, Human Resources Manager

FOR AFSCME:

_____ Date _____

Andrew Perry, President

_____ Date _____

Kathryn Wardle, Committee Member

_____ Date _____

Wayne Palica, Business Agent

APPROVED AS TO FORM:

_____ Date _____

Cynthia Germano, City Labor Attorney

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 10A.**

TO: Mayor and Members of the City Council

SUBJECT: AB 2561 Vacancies, Recruitment and Retention Annual Report

FROM: Ericka Jackson, HR Manager

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council open and conduct the public hearing required under Assembly Bill 2561 and receive and file this report.

BACKGROUND:
Effective January 1, 2025, Assembly Bill 2561 amended Government Code Section 3502.3 to impose a requirement on public agencies to hold annual public hearings to report on:

1. Workforce vacancies and their impacts;
2. Strategies undertaken to recruit and retain qualified employees; and
3. Outcomes and challenges related to recruitment and retention efforts.

The legislation aims to increase transparency, encourage public dialogue, and promote strategic workforce planning in public agencies. This is the City's first public hearing conducted under these requirements.

ANALYSIS:
As of May 1, 2025:

1. The City's total funded positions and current vacancies are as follows:
    a. Total funded positions: 40.3
    b. Vacant positions: 4
    c. Key areas impacted by vacancies: Community Development Department
2. Recruitment and Retention Initiatives:
    a. To attract qualified candidates, the City has implemented the following initiatives:
        i. Broadening outreach through multiple platforms, including professional networks.
        ii. Streamlining the application and interview processes to reduce delays.
        iii. Creating and Implementing a Hybrid Work Program to attract top talent by offering flexibility and fostering a work-life balance that aligns with modern workforce expectations.
    b. To retain employees and reduce turnover, the City has focused on:

i. Offering competitive compensation and benefits effective July 1, 2025.
ii. Providing professional development and training opportunities.
iii. Establishing employee engagement and appreciation events.
iv. Implementing a Hybrid Work Program to retain employees by offering flexibility and fostering a work-life balance that aligns with modern workforce expectations.

3. The City faces the following challenges in recruitment and retention:
   a. Regional competition for skilled professionals.
   b. Budgetary constraints limiting additional incentives.
   c. Evolving workforce expectations regarding flexibility and work-life balance.

FISCAL IMPACT:
There is no additional fiscal impact associated with this public hearing. Any future costs related to implementing new recruitment or retention strategies will be addressed during the budget process.

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council open and conduct the public hearing required under Assembly Bill 2561 and receive and file this report.

Attachments

AB 2561 Presentation.pdf

CITY OF ARTESIA
(AB 2561) Employee Vacancies Summary Report

Presented by Ericka Jackson, Human Resources Manager, City of Artesia

Overview of AB 2561

- On September 22, 2024 Governor Gavin Newsome signed Assembly Bill 2561 into law. This new legislation amends the Meyers-Milias-Brown Act and requires Public Agencies to Report on the status of their vacancies
- The purpose of the bill is to address persistent staffing vacancies in public agencies and enhance transparency in recruitment and retention efforts.
- The new law, effective January 1, 2025, applies to all local public agencies in California, including cities, counties, and special districts.
- Public agencies must present the status of job vacancies and recruitment and retention efforts at a public hearing before the governing body at least once per fiscal year.

Additional Requirements

In accordance with AB 2561, the City has reviewed its hiring policies, procedures, and recruitment practices to identify any barriers or obstacles to employment.

No changes were found to be necessary at this time. Current recruitment efforts remain consistent with industry standards and continue to be streamlined to reflect modern and equitable hiring practices.

If an agency has a vacancy rate of 20% or higher, additional information may be requested by the employee organization. The City does not meet the 20% threshold.

Status of Current Vacancies

One position remains posted as of the date this presentation was finalized (May 28, 2025). The status of the City's vacancies are as follows:

Department	Position	FT/PT	Quantity	Posting Date	Total Candidates	Status
Community Dev	Community Dev Director	FT	(1)	May 2, 2025	13	Open and Accepting Applications
Planning	Planning Manager	FT	(1)	January 7, 2025	12	Failed Recruitment
Planning	Assistant Planner	FT	(1)	February 4, 2025	50	Failed Recruitment
Parks and Recreation	Recreation Program Coord* (new)	FT	(1)	April 23, 2025	58	Interviews June 3, 2025

Recruitment Effort Highlights

- Identified strategic recruitment platforms and promoted opportunities to reach qualified applicants
- Streamlined job postings, reducing barriers to entry, and limiting excessive documentation requirements where possible
- Use of mobile-friendly, easy-to-navigate application portals
- Created and implemented a hybrid work option and clearly communicated flexibility in job postings

Retention Effort Highlights

- Initiation of a comprehensive classification and compensation study allowing the City to benchmark its classifications with similarly sized and structured municipalities
- Introduction of regular, employee engagement events and opportunities to build community within the organization
- Celebrating years of service, reinforcing value and fostering loyalty
- Offering education reimbursement and both internal and external training opportunities, enhancing employee skills and knowledge

Conclusion

As we move forward in compliance with AB 2561, the City of Artesia remains committed to fostering an inclusive, equitable, and accessible hiring process. While no policy changes were deemed necessary at this time, we will continue to evaluate and refine our recruitment practices to align with both regulatory requirements and best practices in public sector employment.

Our focus remains on attracting and retaining qualified, diverse talent that reflects the community we serve—and on maintaining transparency, fairness, and consistency throughout the hiring process.

Thank you for your continued support in these important efforts.

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 10B.**

TO: Mayor and Members of the City Council

SUBJECT: Amendments to Vacant Properties Registration Fee

FROM: Carmen Zambrano, Management Analyst

REVIEWED AND APPROVED BY:

Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends the City Council take the following actions:

1. Open and conduct a public hearing;
2. Adopt Resolution No. 25-3042, approving an updated fee schedule for vacant property registration and monitoring, repealing Resolution No. 21-2843, and determining the project to be exempt under CEQA, pursuant to section 15273(a)(4)

BACKGROUND:
The Community Development Department, through the Code Enforcement Division, oversees the monitoring and upkeep of vacant properties in the City. On August 9, 2021, the City Council adopted Resolution No. 21-2843, establishing a one-time registration fee of $493.41. However, because the program relied on property owners to self-report and it was administered manually, it was challenging to maintain consistent records and ensure ongoing compliance over time.

On April 14, 2025, the City Council adopted Ordinance No. 25-966, amending the Artesia Municipal Code to strengthen regulations regarding the upkeep and registration of vacant properties. The Vacant Property Registration Program was also updated to include an annual registration fee, to ensure vacant properties are maintained in accordance with public safety and community standards. The program also provides a mechanism for tracking ownership changes and facilitating code enforcement efforts related to nuisances such as graffiti, overgrown landscaping, and blight.

To more effectively implement and enforce these new regulations, Staff will be utilizing the services of Deckard Technologies, Inc. to administer the annual registration program. This vendor provides a web-based platform that enables property owners to register and annually renew their vacant property status online, thereby streamlining compliance and reducing administrative workload.

Pursuant to California Government Code, the City is authorized to recover the cost of services it provides. Fee schedules are periodically reviewed and updated to reflect the actual cost of program administration. In this case, an updated fee structure is necessary to account for the implementation of the online platform and the associated Staff time required to administer the program.

ANALYSIS:

To determine an appropriate fee structure, Staff conducted an internal cost analysis based on the time and resources required to administer the vacant property registration process using the new online system provided by Deckard Technologies. The initial registration fee for the first year is $395.60, which includes a $125 platform fee per property and $270.60 in Staff time. Staff time reflects a total of five hours at a fully burdened rate of $54.12 per hour: one hour for initial administrative processing, including property identification, ownership research, and outreach to the property owner; and four hours for quarterly inspections as required by Ordinance 25-966. Each inspection is estimated at one hour, which includes time spent in the field as well as returning to the office for documentation and reporting. For annual renewals in subsequent years, the total fee is $341.48, which includes the same $125 platform fee and $216.48 in Staff time for continued quarterly inspections.

Both the initial registration fee and the annual renewal fee will be adjusted annually beginning July 1, 2026, based on the annual percentage increase from the twelve-month period ending the month of March of the prior year for the Consumer Price Index for All Urban Consumers (CPI-U), for the Los Angeles-Anaheim-Riverside area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or five percent (5%), whichever is lower, or a similar index if the CPI is no longer published or is otherwise not available. In no event shall the fees be increased annually to exceed the costs of administering the program. The City Manager, or the City Manager's designee, may administratively adjust the fees, based upon the CPI increase, without additional City Council action or approval annually, effective July 1, 2026, and each July 1 thereafter to ensure the fees keep pace with the City's estimated reasonable costs of administering the program.

Initial Registration Fee (Year 1)

Item	Description	Cost
Online Registration Software	Per property cost for software	$125.00
Code Enforcement Hourly Rate	5 hours at fully burdened rate of $54.12/hour (includes administrative processing and quarterly inspections)	$270.60
	Total Initial Registration Fee	$395.60

Annual Renewal Fee (Years 2 and Beyond)

Item	Description	Cost
Online Registration Software	Per property cost for software	$125.00
Code Enforcement Hourly Rate	4 hours at fully burdened rate of $54.12/hour (includes administrative processing and quarterly inspections)	$216.48

Total Annual Renewal Fee	$341.48

These fees are consistent with the City's cost recovery policies and reflect full reimbursement for Staff time, technology services, and administrative costs associated with the program.

Credit card processing fees may apply depending on the payment method. Residents who choose to pay by credit card will incur a transaction fee; those who pay by electronic check will not.

CEQA FINDINGS:
Staff determined that the adoption of the proposed fee schedules are statutorily exempt from the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines pursuant to Section 15273(a)(4) of the CEQA Guidelines.

FISCAL IMPACT:
The proposed fees will support full cost recovery for the Code Enforcement Division and will ensure continued enforcement of the City's vacant property standards. The transition to an online platform will improve service efficiency, tracking accuracy, and regulatory compliance.

RECOMMENDED COUNCIL ACTION:
Staff recommends the City Council take the following actions:

1. Open and conduct a public hearing;
2. Adopt Resolution No. 25-3042, approving an updated fee schedule for vacant property registration and monitoring, repealing Resolution No. 21-2843, and determining the project to be exempt under CEQA, pursuant to section 15273(a)(4)

Attachments

Resolution No. 25-3042.pdf
Deckard Technologies Inc.pdf

RESOLUTION NO. 25-3042
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING AN UPDATED FEE SCHEDULE FOR VACANT PROPERTY REGISTRATION AND MONITORING, REPEALING RESOLUTION 21-2843, AND DETERMINING THE PROJECT TO BE EXEMPT UNDER CEQA

WHEREAS, the Artesia Municipal Code establishes the requirement for the registration and monitoring of vacant properties to ensure proper maintenance and reduce potential blight, safety hazards, and code violations within the City; and

WHEREAS, on August 9, 2021, the City Council adopted Resolution No. 21-2843 establishing a one-time vacant property registration fee of $493.41; and

WHEREAS, on April 14, 2025, the City Council adopted Ordinance No. 25-966 making amendments to Chapter 24 of Title 5 (Public Welfare) of the Artesia Municipal Code updating regulations to vacant properties in the City, including the requirement for annual registration and monitoring fees (the "Fees") to ensure compliance with proper maintenance and upkeep of vacant properties; and

WHEREAS, staff conducted an internal cost analysis of the time and resources required to administer the vacant property registration and monitoring program (the "Program"), including the cost of online registration software and salary estimates for the required monitoring, which is on file with the City Clerk and incorporated herein by this reference; and

WHEREAS, the existing fee no longer adequately reflects the City's costs of administering the Program; and

WHEREAS, the Fees are subject to the provisions of the Mitigation Fee Act, codified pursuant to Government Code section 66000 *et. seq*. and more specifically the notice and public meeting requirements of section 66018; and

WHEREAS, the City has published notice in a newspaper of general circulation at least fifteen days prior to the date of the public hearing pursuant to Government Code section 6062a; and

WHEREAS, on June 9, 2025, the City held a duly noticed public hearing at which all oral and written presentations were made as part of a regularly scheduled meeting; and

WHEREAS, the City Council has considered the question of whether or not to establish the Fees for the City's Program to reflect the estimated amount that is required to recover the estimated reasonable costs to the City in administering the Program; and

WHEREAS, the City Council desires to adopt a revised schedule of Fees, which reflects actual staff time, technology costs, and resource needs associated with the

Program, and ensures full cost recovery for the City, but does not exceed the estimated reasonable costs of the City in administering the Program for which the Fees are charged.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. The City Council hereby finds that the amounts set forth in Attachment "A" do not exceed the costs reasonably borne by the City for administration, inspection, and enforcement associated with vacant property registration and monitoring program.

SECTION 3. The City Council hereby repeals Resolution No. 21-2843 and approves the Vacant Property Registration Fee Schedule attached hereto as Attachment "A" and incorporated herein by this reference.

SECTION 4. The Fees listed in Attachment "A" shall be adjusted annually, beginning July 1, 2026, based on the annual percentage increase from the twelve-month period ending the month of March of the same year for the Consumer Price Index for All Urban Consumers (CPI-U), for the Los Angeles-Anaheim-Riverside area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or five percent (5%), whichever is lower, or a similar index if the CPI is no longer published or is otherwise not available. In no event shall the Fees be increased annually to exceed the costs of administering the Program. The City Council authorizes annually, effective July 1, 2026, and each July 1 thereafter, that the City Manager, or the City Manager's designee, may administratively adjust the Fees, based upon the CPI increase, without additional City Council action or approval.

SECTION 5. the City Council further finds the proposed schedule of Fees is statutorily and categorically exempt from the requirements of the California Environmental Quality Act since adopting the Fees fit within the statutory exemptions for local agency decisions involving the adoption and collection of rates, tolls and other charges, pursuant to Public Resources Code Section 21080(b)(8) and Section 15273 of the California Environmental Quality Act Guidelines.

SECTION 6. If any section, subsection, sentence, clause, phase, or portion of this Resolution is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have passed this Resolution and each section, subsection, sentence, clause, or phase thereof irrespective of the fact that any one of or more sections, subsections, clauses, or phases be declared invalid or unconstitutional on their face or as applied.

SECTION 7. This Resolution shall become effective immediately upon its adoption. The Fees shall become effective immediately upon the adoption of this Resolution.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2025.

_____

ALI TAJ, MAYOR

ATTEST:

_____

JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____

BEST BEST & KRIEGER, CITY ATTORNEY

ATTACHMENT "A"
Vacant Property Registration Fee Schedule

Initial Registration Fee (Year 1)

Item	Description	Cost
Online registration software fee	Per property	$125.00
Code Enforcement Hourly Rate	5 hours total at $54.12/hour (includes administrative processing and quarterly inspections)	$270.60
	Total Initial Registration Fee	$395.60

Annual Renewal Fee (Years 2 and Beyond)

Item	Description	Cost
Deckard Technologies Platform Fee	Per property	$125.00
Code Enforcement Hourly Rate	4 hours annually for inspections at $54.12/hour includes administrative processing and quarterly inspections)	$216.48
	Total Annual Renewal Fee	$341.48

Additional Notes
Salary estimates are based on the fully burdened rate for the Code Enforcement Supervisor. Fees are calculated to ensure full cost recovery for program administration, inspections, and technology services. Credit card processing fees may apply depending on the payment method. No additional fee will be charged for electronic check payments.

Annual Adjustment Clause
All Fees shall be adjusted annually, beginning July 1, 2026, based on the annual percentage increase from the twelve-month period ending the month of March of the same year for the Consumer Price Index for All Urban Consumers (CPI-U), for the Los Angeles-Anaheim-Riverside area, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or five percent (5%), whichever is lower, or a similar index if the CPI is no longer published or is otherwise not available. In no event shall the Fees be increased annually to exceed the costs of administering the Program. The City Council authorizes annually, effective July 1, 2026, and each July 1 thereafter, that the City Manager, or the City Manager's designee, may administratively adjust the Fees, based upon the CPI increase, without additional City Council action or approval.

PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ARTESIA AND DECKARD TECHNOLOGIES, INC.

1. PARTIES AND DATE.

This Agreement is made and entered into this 9th day of May 2025, by and between the **City of Artesia**, a municipal corporation, organized under the laws of the State of California ("City") and **Deckard Technologies, Inc.**, a Delaware Corporation ("Consultant"), with its principles place of business at 1620 5th Avenue, Suite 400, San Diego, CA 92101, an independent contractor. City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 City and Consultant.

2.1.1 City has determined that it requires the services of Consultant to provide vacant properties registration and short-term rental services using advanced data analytics and proprietary technology platforms (collectively, the "**Property Compliance Services**").

2.1.2 Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing **Property Compliance Services** and is familiar with the plans of City.

2.2 Services.

Consultant shall perform the **Property Compliance Services (the "Services")**, as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, as directed by the City Manager or their designee.

3. TERMS.

3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the **Property Compliance Services**. The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from **May 9, 2025**, to **June 30, 2026** unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than two (2) additional one-year terms.

3.2 Responsibilities of Consultant.

3.2.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Any personnel performing the Services on behalf of Consultant shall not be employees of City and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with any deadlines set forth by the City. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: **Dustin Reilich, VP Sales & Government Relations and Melissa Mejia, Director of Client Success.**

3.2.5 City's Representative. The City hereby designates **Abel Avalos, Deputy City Manager**, or her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in Section 3.3 of this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee. Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.6 Coordination of Services. Consultant agrees to work closely with City staff in the performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

3.2.7 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its sub-consultants who is determined by the City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to the City, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.2.8 Laws and Regulations; Employee/Labor Certification. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.2.8.1 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement and shall not violate any such law at any time during the term of the Agreement.

3.2.8.2 Equal Opportunity Employment. Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's Minority Business Enterprise program, Affirmative Action Plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.2.8.3 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable

laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.2.8.4 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.2.9 Insurance.

3.2.9.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.2.9.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 0001, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $3,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 0001 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $600,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease. If Consultant has no employees while performing under this Agreement, worker's compensation insurance is not required, but Consultant shall execute declaration that it has no employees.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant's profession with limits of not less than $1,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect

the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

3.2.9.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability. (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): 1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must "pay on behalf of" the insured and include a provision establishing the insurer's duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled, or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.2.9.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.2.9.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow

Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.2.9.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.2.9.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.2.9.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.2.9.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.2.9.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.2.9.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.2.9.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

3.2.10 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek

damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3 Fees and Payments.

3.3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "B" attached hereto and incorporated herein by reference. The total cost to the City of Artesia for the Services shall not exceed Twelve Thousand Dollars ($12,000). Any increases beyond the approved fees or substantial changes to the scope of services shall require prior written approval from the City Council or the City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement. The City Manager will have authority to approve Extra Work within 10% of the total compensation.

3.3.2 Payment of Compensation. Consultant shall submit to City a monthly invoice, no later than the fifteenth (15th) calendar day of each month, which indicates work completed and hours of Services rendered by Consultant during the prior month. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "B" of this Agreement.

3.3.4 Rate Increases. In the event that this Agreement is renewed pursuant to Section 3.1.2, the rate set forth in Exhibit "B" may be adjusted at the time of renewal as set forth in Exhibit "B."

3.4 Accounting Records.

3.4.1 Maintenance and Inspection. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.1 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by

giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause.

3.5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, City may require Consultant to provide all finished or unfinished Documents and Data and other information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within fifteen (15) days of the request.

3.5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Consultant: **Deckard Technologies, Inc.**
1620 5th Avenue, Suite 400
San Diego, CA 92101
ATTN: Thomas Hemmings, CFO

City: **City of Artesia**
18747 Clarkdale Avenue
Artesia, California 90701
ATTN: Abel Avalos, City Manager

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Ownership of Materials and Confidentiality.

3.5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City

at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.5.3.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.5.3.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.5.3.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.5.3.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or

the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.5.3.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the Release Notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of the Objection Notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.5.4 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.5 Indemnification.

3.5.5.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.5.5.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

3.5.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.5.7 Governing Law; Government Code Claim Compliance. This Agreement shall be governed by the laws of the State of California. Venue shall be in Los Angeles County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

3.5.8 Attorney's Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

3.5.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.5.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

3.5.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.5.12 Assignment; Subcontracting. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.5.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.5.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties. The City Manager shall have the authority to authorize changes to the Agreement that do not change the term or compensation of the Agreement.

3.5.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.5.16 No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

3.5.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.5.19 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.5.20 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.5.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

[SIGNATURES ON NEXT PAGE]

SIGNATURE PAGE TO

PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ARTESIA AND DECKARD TECHNOLOGIES, INC.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF ARTESIA

By: _____
Abel Avalos
City Manager

Attest: _____
Jennifer Alderete
City Clerk

Approved as to Form:

HongDao Nguyen
HongDao Nguyen (May 17, 2025 10:17 PDT)
HongDao Nguyen
City Attorney

DECKARD TECHNOLOGIES, INC.

By: Thomas Hemmings
Thomas Hemmings (May 12, 2025 08:32 PDT)
Thomas Hemmings
CFO

EXHIBIT "A"

SCOPE OF SERVICES

Deckard Technologies, Inc. ("Deckard") will support the City of Artesia ("City") by providing Property Compliance Services, including Vacant Property Registration Services and Short-Term Rental Services. Scope of Services are outlined below;

Vacant Property Registration Services

Deckard will provide an online vacant property registration platform within the geographic boundaries of Artesia, California. Services include:

- Launching a City-branded website that enables residents to register vacant properties and pay associated registration fees.
- Supporting the City in monitoring and identifying vacant properties, including those with mortgage defaults or other triggers that require registration under applicable laws, rules, and regulations.
- Providing the City with access to a Property List containing information sufficient to identify each Vacant Property.
- Regularly notifying and following up with mortgagees and other responsible parties regarding their duty to register vacant properties, providing instructions on how to complete the registration, and offering a method for payment of applicable registration fees.
- The City will provide or confirm with Deckard the applicable registration fees, including the amounts of fees, penalties for failure to register, and any additional related fees. The City will also provide any other reasonable information requested by Deckard necessary to perform the registration services.

Short-Term Rental Services

Deckard will provide Short-Term Rental (STR) services by preparing real estate property data through its Rentalscape platform, enabling the identification of STRs within the City of Artesia. Identification will be based on publicly available data and other data sources relevant to the City.

Deckard will also provide the City with access to the Rentalscape platform for an unlimited number of users. A client success manager will be available to train City staff on the use of the platform for viewing STR data, reports, and related compliance information on an ongoing basis.

Reports will be accessible through the Rentalscape platform throughout the year. At a minimum, Deckard will provide reports that include the following:

- Information on STRs currently active within the City of Artesia
- Aggregate revenue from actively listed bookings
- Average number of nights booked per reservation
- Major platforms used by STR hosts
- Average daily rates
- Booking trends during the Reporting Period
- Identification, by address, of the following violations of STR ordinances within the City of Artesia:
    - Listings or advertisements that do not include a valid STR permit number
    - Listings or advertisements that offer occupancy exceeding the maximum occupancy limits established by the City

    - Properties advertised as STRs that are only permitted for long-term rental use
- A list of actively listed STRs by month and address
- The total number of properties actively listed within the City of Artesia each month during the Reporting Period
- A list of property owners of actively listed STRs
- The permit history for each property offering STRs within the City of Artesia

EXHIBIT "B"
PAYMENT RATES AND SCHEDULE

The total cost to the City of Artesia for the Property Compliance Services shall not exceed Twelve Thousand Dollars ($12,000) for the first year of the Short-Term Rental Services, and the cost of Vacant Property Registration Services will vary based on the number of properties registered, the registration fee established by the City Council, and related collection expenses. The Service Term for this agreement will be from May 9, 2025 to June 30, 2026. Payments for each service are outlined below;

Vacant Property Registration Services

- The City will collect registration fees through Deckard's platform.
    - Registration fees for Vacant Property Registration Services shall be established by the City Council and may be revised as needed. The City shall notify Deckard in writing of any adjustments to the registration fee in a timely manner to ensure accurate fee collection. The registration fee is intended to cover Deckard's service fee and related collection expenses.
- Deckard will be reimbursed $125 per vacant property registered as a result of their identification efforts.
- If Deckard collects fees directly, they will deduct their service fee and any associated collection costs before remitting the balance to the City.
- Payments to the City and required reporting (including details of fees collected, registered properties, and any expenses) must be submitted by the 15th day of the month following the month of collection.
- If the City receives registration fees from properties identified by Deckard (during the contract term or within three years of its conclusion), the City will pay Deckard the applicable service fee.
- Manual data entry of property information, if required, will be billed at $5.00 per property.
- If Deckard incurs any costs for acquiring necessary public records, those costs may be deducted from the collected fees before remittance to the City.

Short-Term Rental (STR) Services

- An annual subscription fee of $5,000 will cover STR identification, compliance monitoring, and rental activity tracking via the Rentalscape platform.
- Compliance outreach (such as a three-letter campaign to inform and encourage property owner registration) is included at no additional cost.
- Additional expert services, if requested by the City, will be billed at $250 per hour.
- The total subscription cost in the first year will not exceed $5,000, with future renewals subject to a maximum annual CPI increase of 5%.
- Annual subscription payments are due within 30 days of invoice receipt.
- Custom development requests beyond the standard scope of work will be billed at $250 per hour, with a minimum charge of two hours.

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 10C.**

TO: Mayor and Members of the City Council

SUBJECT: Street Light Maintenance District Diagram and Assessment

FROM: Jamie Murguia, Finance Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Request that the City Council open the Public Hearing, and hear and consider all oral and written statements, protests, objections, or other communications made or filed with respect to the assessment. At the conclusion of the public hearing, it is recommended that the City Council adopt Resolution No. 25-3043, confirming the diagram and assessment for Fiscal Year 2025-26 and ordering the improvements in connection with the City of Artesia Street Lighting Maintenance District.

BACKGROUND:
The City of Artesia Street Lighting Maintenance District funds the installation, maintenance and servicing of streetlights, traffic signals, and related facilities located along City streets and public right-of-ways.

As of this writing, and subject to change, the total number of active parcels within the District's boundaries is 4,005. This number represents the maximum number of parcels that have a potential of being charged and levied. Because 56 parcels do not have a structure value or may be exempt public properties, they are exempt from assessment levy; this figure is subject to change due to lot consolidations, lot splits, and annexations. The 3,949 remaining developed parcels are, therefore, subject to the District's levy.

ANALYSIS:
At the regular City Council meeting of May 12, 2025, the Council adopted Resolution No. 25-3034, approving the Engineer's Report for the Street Lighting Maintenance District. The Engineer's Report indicates that the total proposed Fiscal Year 2025-26 assessment is $137,420. The assessment for each property was calculated based on the special benefit each property owner received from the street lighting improvements. The assessment for each parcel within the Street Lighting Maintenance District is $5.90 plus $0.34 per foot of frontage for residential parcel (aka Zone 1), and $5.90 plus $1.44 per foot of frontage for non-residential parcels (aka Zone 2). The per parcel assessment rates equal the assessments for the preceding Fiscal Year 2024/2025.

Also, at its May 12, 2025, meeting, the City Council set June 9, 2025, as the date for a public hearing on the Street Lighting Maintenance District.

At the public hearing, the City Council must hear and consider all oral and written statements, protests, objections, or other communications made or filed with respect to the assessment. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the assessment and ordering the improvements for Fiscal Year 2025-26.

FISCAL IMPACT:

Exhibit D of the Engineer's report estimates the total cost of utilities, maintenance, and administration will be $202,631 for Fiscal Year 2025-26. The District will generate approximately $137,420 in assessment revenues. The $65,211 shortfall will need to be budgeted in the Fiscal Year 2025-26 General Fund.

Closing the projected $65,211 shortfall by increasing the parcel assessments would require the City to execute the process for raising assessments as stipulated by the Streets and Highways Code and the requirements of Proposition 218.

This process includes engaging an assessment district engineer to analyze each street within the District to determine and establish how much *general benefit* versus *special benefit* is provided by the streetlights. Assessments can be levied on property owners for the special benefits that accrue to those property owners; as a rule, general benefits cannot.

The City's subsidy to this special benefit district from General Fund taxes continues to grow. The City will begin examining the shortfall from a long-term perspective and considering strategies that will close the District's revenue shortfall.

RECOMMENDED COUNCIL ACTION:

Request that the City Council open the Public Hearing, and hear and consider all oral and written statements, protests, objections, or other communications made or filed with respect to the assessment. At the conclusion of the public hearing, it is recommended that the City Council adopt Resolution No. 25-3043 confirming the diagram and assessment for Fiscal Year 2025-26 and ordering the improvements in connection with the City of Artesia Street Lighting Maintenance District.

Attachments

Resolution No. 25-3043.pdf

FY2526 Artesia Engineers Report.pdf

RESOLUTION NO. 25-3043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA CONFIRMING A DIAGRAM AND ASSESSMENT FOR THE 2025/2026 FISCAL YEAR AND ORDERING THE IMPROVEMENTS IN CONNECTION WITH THE CITY OF ARTESIA STREET LIGHTING MAINTENANCE DISTRICT PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE STREETS AND HIGHWAYS CODE

THE CITY COUNCIL OF THE CITY OF ARTESIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Artesia, by its Resolution No. 25-3036, initiated proceedings for the levy and collection of assessments for the Fiscal Year 2025-26 City of Artesia Street Lighting Maintenance District (the "District") pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (commencing with Section 22500) (the "Act").

Section 2. The City Council ordered the preparation of a report and the Engineer, Willdan Financial Services, has prepared and filed with the City Clerk a Report (the "Engineer's Report") pursuant to law for the City Council's consideration. Subsequently thereto, the City Council adopted its Resolution No. 25-3034, approving the Engineer's Report, and its Resolution No. 25-3035 declaring the intention of the City Council to order the levy and collection of assessments to pay the costs and expenses of maintaining and operating public streets within the District, including the maintenance and servicing of street lights, traffic signals, and appurtenant facilities located in and along public streets, roadways and rights-of-way in the City for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

Section 3. Following notice duly given in accordance with law, the City Council held a full and fair public hearing regarding protests and objections to the levy and collection of assessments within the District for the fiscal year commencing July 1, 2025 and ending June 30, 2026, to pay for the costs and expenses of maintaining and operating public streets within the District, including the maintenance and servicing of street lights, traffic signals, and appurtenant facilities located in and along public streets, roadways and rights-of-way in the City. At the public hearing, all interested persons were afforded the opportunity to hear and be heard regarding protests and objections to the levy and collection of the proposed assessments against lots or parcels of real property within the District. The City Council considered all oral and written statements, protests and communications made or filed by interested persons.

Section 4. The City Council hereby finally approves the Engineer's Report.

Section 5. Based upon its review of the Engineer's Report, a copy of which has been filed with the City Clerk, and other information presented to the City Council, the City Council

hereby finds and determines (i) that the land within the District will be benefited by the improvements described in the Engineer's Report, namely the maintenance and servicing of street lights, traffic signals and appurtenant facilities located in and along public streets, roadways and rights-of-way in the City, (ii) that the District includes all of the land so benefited, and (iii) that the net amount to be assessed upon the land within the District for the Fiscal Year 2025-26 in accordance with the Engineer's Report is apportioned by a method and formula which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements. Any and all oral and written protests and objections are hereby overruled by the City Council.

Section 6. The City Council declares that the diagram and assessment in the Engineer's Report are hereby confirmed.

Section 7. The City Council hereby orders the improvements described in the Engineer's Report to be made.

Section 8. The assessment is in compliance with the provisions of the Act, and the City Council has complied with all laws pertaining to the levy of an annual assessment pursuant to the Act.

Section 9. The assessment is levied without regard to property valuation.

Section 10. The assessment is levied for the purpose of paying the costs and expenses of the maintenance and operation of public streets within the District, including the maintenance and servicing of streetlights, traffic signals, and appurtenant facilities located in and along public streets, roadways and rights-of-way in the City for Fiscal Year 2025-26.

Section 11. The adoption of this Resolution constitutes the levy of an assessment for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

Section 12. The maintenance and servicing of the streetlights, traffic signals, and appurtenant facilities shall be performed pursuant to law.

Section 13. The County Auditor of the County of Los Angeles shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment, and such assessments shall then be collected at the same time and in the same manner as the County taxes are collected.

Section 14. The City Clerk is hereby authorized and directed to file the diagram and assessment, or a certified copy of the diagram and assessment, with the County Auditor of the County of Los Angeles, together with a certified copy of this Resolution upon its adoption.

Section 15. A certified copy of the assessment and diagram shall be filed in the office of the City Clerk and be open for public inspection.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2025.

_____
Ali Taj, Mayor

ATTEST:

_____
Jennifer Alderete, City Clerk

City of Artesia

Street Lighting Maintenance District

2025/2026 Engineer's Annual Levy Report

Intent Meeting: May 12, 2025
Public Hearing: June 9, 2025

27368 Via Industria
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Temecula, CA 92590
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F 951.587.3510|888.326.6864

Property Tax Information Line
T. 866.807.6864

www.willdan.com

WILLDAN

ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Street Lighting Maintenance District

City of Artesia
Los Angeles County, State of California

This Report and the information contained herein reflect the proposed budget for each of the various services provided by the Street Lighting Maintenance District and the rates and charges applicable to those services as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council of the City of Artesia.

Dated this 27th day of May, 2025.

Willdan Financial Services
District Engineer
On Behalf of the City of Artesia

By: Chonney Gano

Chonney Gano
Project Manager, District Administration Services

By: Tyrone

Tyrone Peter
P.E. # C 81888

REGISTERED PROFESSIONAL ENGINEER
TYRONE PETER
NO. 81888
CIVIL ENGINEER
STATE OF CALIFORNIA

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I. INTRODUCTION

To ensure the flow of funds for a portion of the ongoing maintenance and servicing of street lighting facilities and traffic signals within the boundaries of the City of Artesia (the "City"), the City Council has previously formed the City's Street Lighting Maintenance District (the "District").

Adequate lighting on public streets and traffic signals to control the flow of traffic and pedestrians are considered important for public convenience and safety. Protection of property and reduction of traffic accidents are specific benefits that properties realize within the City. The lighting benefit is directly related to safety and property protection and therefore increases the desirability and usability of residential, commercial and industrial properties.

This Engineer's Report (the "Report") presents the engineering analysis for the District for Fiscal Year 2025/2026.

II. AUTHORITY FOR THE REPORT

This Report is prepared pursuant to a Resolution of the City Council ordering an Engineer's Report and in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, being Part 2, Division 15, Sections 22500 through 22679 of the Streets and Highways Code, State of California (the "1972 Act".)

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the Report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "Maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

The Report prepared by the engineer includes plans and specifications for the improvements, an estimate of the costs of the improvements, a diagram, i.e., map of the assessment district showing the boundary of the District, and an assessment of the estimated costs of the improvements against the parcels or lots, which benefit from the improvements. This Report is presented to the City Council for its review and approval as presented or, as the City Council may determine it should be modified, before approval.

After the Report is preliminarily approved, the City Council may adopt a Resolution of Intention, which describes the improvements, refers to the Report for details of the District, and sets a time and place for a public hearing on the proposed levy of assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and

included on the property tax roll for each benefiting parcel for Fiscal Year 2025/2026. Should the County Auditor/Controller reject a proposed assessment as the parcel is no longer a valid Assessor's Parcel Number (APN), the new parcel or parcels will be identified and resubmitted for inclusion on the tax roll with an assessment calculated based on the Method of Assessment and applicable rates.

Assessments for this District are being levied for the following:

1. The maintenance and servicing of streetlights which provide a special benefit to all the assessable parcels within the District whether or not such parcels are in close proximity to such lights.

2. The maintenance and servicing of local streetlights in close proximity to certain lots and parcels which provide a special benefit to such lots or parcels.

3. The maintenance and servicing of traffic signals that contribute to traffic flow, thereby providing a measure of safety and pedestrian and vehicular accessibility to residential, commercial and industrial properties.

The 1972 Act, in Section 22573, states that the "net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements." Details of the formula being used to spread the assessments throughout this District are found under the heading "Method of Assessment".

III. PROPOSITION 218

In conjunction with the provisions of the 1972 Act, in November 1996 voters of the State of California passed Proposition 218, which added Article XIIID to the California Constitution requiring new procedures for assessment districts. The California Constitution Article XIIID addresses several key criteria for the levy of assessments, notably:

Article XIIID Section 2(d) defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIIID Section 2(i) defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIIID Section 4(a) defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Article XIIID requires that assessments comply with stated provisions by July 1, 1997, unless an assessment district meets certain exemptions. The exemptions from the procedural and approval requirements are set forth in Section 5 of the Article and include the following:

> *"(a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control."*

The District qualifies as an existing assessment that is considered exempt under provision 5(a) quoted above, specifically street and sidewalk improvements. Using the definitions provided by the Office of the Controller for the State of California in the Guidelines Relating to Gas Tax Expenditures published by the Division of Local Government Fiscal Affairs, street improvements include street lighting.

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the lighting improvements within the District, and the assessment obligation for

each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

IV. PLANS

A plan showing the size and location of streetlights and traffic signals to be maintained and serviced in the District are shown on the diagram and report prepared by the Southern California Edison Company, said diagram and report being on file in the office of the City Clerk and by reference incorporated and made part of this Report.

V. SPECIFICATIONS FOR MAINTENANCE AND SERVICING

The street lighting and traffic signal system are maintained and serviced to provide adequate illumination and traffic control. Maintenance and servicing includes but is not limited to removal, repair, replacement or relocation of light standards, traffic signals, poles, bulbs, fixtures, circuits and all appurtenances.

Energy for streetlights and traffic signals is currently furnished by the Southern California Edison Company. In the event that Southern California Edison no longer furnishes this service a successor will be assigned. The level of illumination is adequate for the intended purpose in the residential, commercial and industrial use zones. Rates for energy are those authorized by the Public Utilities Commission, State of California.

VI. ESTIMATE OF COST

The estimated costs of maintenance and servicing are shown on Exhibit D, Cost of Improvements.

VII. DIAGRAM

A diagram showing the exterior boundaries of the District, said boundaries being the jurisdictional boundaries of the City, the boundaries of any designated Zones within the District is on file in the office of the City Clerk and by reference is incorporated and made part of this Report. Reference is made to the maps of the Los Angeles County Assessor for a detailed description of the lines and dimensions of any lots or parcels in the District.

VIII. BENEFIT DETERMINATION

The proper maintenance and servicing of the street lighting system provides special benefits to properties within the District by providing increased property protection and proper illumination for ingress and egress and for traveling to and from property at night. Properties within the District also benefit from the proper functioning and maintenance of the District's traffic signal system. Proper operation of the streetlight and traffic signal systems provides orderly traffic flow and enhances congestion management and safety. Improved security, protection of property and reduction of traffic accidents are special benefits to all properties within the City as street lighting and traffic signal benefits are related to the safety of property users and to property protection.

In the non-residential zone, the special benefit to each parcel is derived not only from the special benefits to the property described above, but also enhances the ability of the properties, through the protection and safety provided by the District improvements, to attract clients, employees, and customers to the parcel.

IX. METHOD OF ASSESSMENT

The street lighting facilities and traffic signals are for the special benefit and enjoyment of properties within the District and parcels that benefit from the maintenance and servicing. The assessment of maintenance, servicing and incidental expenses that place costs on each parcel is apportioned in accordance with the special benefit received by the parcel. It was determined that the most equitable method for spreading the estimated benefit received by each parcel is to assess each parcel in the District a base amount for the street lighting benefits which are received by each parcel in the District, regardless of land use or parcel size. In addition to this base amount, an additional amount is applied to each parcel based upon the adjusted front footage of the parcel because lighting and traffic signal improvements are considered "frontage" improvements. The frontage of a parcel has been adjusted to take into consideration irregular shapes or corner parcels. The criteria used for the assessment spread are as follows:

1. Rectangular lots — street frontage on a public street

2. Irregular shaped lots — (a) width of lot at set back line, or

	(b) average of front and rear lot line lengths, or (c) street frontage, whichever is most representative of benefit
3. Flag lots	one-half of total street frontage on a public street to each of the two lots
4. Corner lots	the narrowest frontage on a public street
5. Interior parcels/condos	an equitable apportionment based on condominium front footage and number of parcels

The District is divided into two benefit Zones. Zone 1 includes all residential property, excluding common areas or homeowner association properties that are not assessed, as they receive no special benefit from the District improvements. Zone 2 includes all non-residential property, excluding government-owned parcels, which are not assessed. An examination of the lighting pattern and lumens of light provided indicates that the lighting intensity in general is much greater in front of non-residential properties than in areas of residential properties. The additional lighting provides greater benefit to such properties because it provides additional protection from robberies and vandalism and provides an enhanced appearance and access to potential customers.

The proposed assessment for lighting and traffic signals for Fiscal Year 2025/2026 is derived by apportioning the net amount to be assessed among the assessable parcels in proportion to the estimated special benefit. All parcels are assessed a base charge of $5.90 plus an adjusted front footage assessment as determined by the methodology previously outlined for front footage adjustments. The base charge is apportioned to all Zone 1 and Zone 2 properties equally. In addition to the base charge, the total special benefit assessment calculated for each parcel includes a front footage component. Two Zones of benefit have been established for this component of the assessment based on the intensity of the lighting and the type of development.

Zone	Assessment Rate per Foot of Adjusted Frontage
1	$0.34
2	$1.44

The assessment number for each parcel in the District is defined by the Los Angeles County Assessor's Office as an Assessor's Parcel Number (APN) that is recognized by the County Auditor/Controller each Fiscal Year if valid. The proposed amount of assessment upon each lot or parcel within the District is shown on the assessment roll attached hereto.

X. CERTIFICATIONS

PRELIMINARY APPROVAL

Preliminary approval by the City Council of the City of Artesia on the _____ day of _____, 2025.

_____
City Clerk
City of Artesia
State of California

FINAL APPROVAL

Final approval by the City Council of the City of Artesia on the _____ day of _____, 2025.

_____
City Clerk
City of Artesia
State of California

I, _____, as City Clerk, do hereby certify that the foregoing assessments, together with the boundary map attached thereto, were filed in my office on the _____ day of _____, 2025.

_____
City Clerk
City of Artesia
State of California

EXHIBIT A - ASSESSMENT ROLL

The assessment roll for the District is voluminous and is therefore not included in this Report but is herein incorporated by reference. The Assessment Roll for Fiscal Year 2025/2026 is on file in the office of the City Clerk and the City Engineer, where it is available for public inspection.

Reference is made to the Los Angeles County Assessor's Roll for a detailed description of the lots or parcels in the District.

EXHIBIT B - PLANS

The plans of the items to be operated and maintained are shown partly on the Diagram and partly on the report prepared by the Southern California Edison Company. The report outlined below, is on file with the City Clerk and is incorporated herein by reference.

SOUTHERN CALIFORNIA EDISON CO.
STREET LIGHT INVENTORY

Pole and Lamp Symbol/Legend	Page(s)
Street Light Decals	1
Inventory Detail	2 – 44
Street Light Maps	45 – 63

A portion of the lights shown on the Southern California Edison Company maps are outside the City limits of the City of Artesia and are not included in the inventory count for the City of Artesia.

EXHIBIT C - DESCRIPTION OF BUDGET ITEMS

The following describes the items listed on the Cost of Improvements, shown on Exhibit D.

<u>Maintenance & Improvements (Labor, Material and Equipment)</u>

Includes all labor, subcontractors, material and equipment required to properly maintain and service the street lighting, traffic signals and appurtenant facilities within the District by City staff and others. All improvements within the District will be maintained and serviced on a regular basis. The frequency and specific maintenance operations required will be determined by City staff and in certain instances are incorporated in the agreements with the Southern California Edison Company.

Also included are repairs that are unforeseen and not normally included in the yearly maintenance cost. This may include repair of damage due to vandalism, storms and other natural occurrences. Planned upgrades of the improvements that provide a benefit to the District could also be included in renovation costs.

Utilities (Light & Power)

The furnishing of electricity required for the operation of the street lighting, traffic signals and appurtenant facilities.

Capital Outlay

Replacement of Capital items necessary for the maintenance and servicing of the improvements; such as trucks.

Consultants

The cost of contracting with consultants to provide services specific to the levy and annual administration.

Incidentals/County Fees

The costs charged by the County to place and collect the assessments on the County property tax rolls and other miscellaneous costs as may be incurred.

City Contribution from General Fund

This item includes additional funds designated for the District that are not annual assessments. These funds are contributed to the District account to meet the budgeted expenditures when expenditures cannot be met by annual assessments.

Reserve Account

The Reserve Fund provides for the collection of funds to operate a district from the time period of July 1 (beginning of the Fiscal Year) through January, or when the County provides the City with the first installment of assessments collected from the property tax bills. The Reserve Fund eliminates the need for the City to transfer funds from non-district accounts to pay for district charges during the first half of the Fiscal Year. The Reserve Fund may also be used to offset any unforeseen costs such as repairs, legal fees, revenue deficits, or increased costs that are greater than originally planned.

EXHIBIT D - COST OF IMPROVEMENTS

A summary of the cost of improvements is as follows:

FY 2025/2026 BUDGET ESTIMATE		TOTAL AMOUNT
Direct Costs		
Cost of Maintenance and Improvements		$0
Utilities (Light & Power)		195,000
Capital Outlay		$0
Administrative Costs		
Consultants		$6,600
Incidentals/County Fees		1,031
Total FY 2025/2026 Costs		**$202,631**
Reimbursement/Shared Cost		$0
City Contribution from General Fund		65,211
Amount to be Assessed for FY 2025/2026		137,420
Total		**$202,631**
Total Number of Parcels		3,949
Adjusted Front Footage		212,389.15
Base Charge Each Parcel @ $5.90		$23,299.10
Charge Per Adjusted Front Footage		
Zone 1	174,289.91 front feet x $0.34	$59,258.57
Zone 2	38,099.24 front feet x $1.44	$54,862.91
Estimated Reserve Fund Balance (July 1, 2025)		$0.00

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 10D.**

TO: Mayor and Members of the City Council

SUBJECT: 2021-2029 Housing Element Update

FROM: Sal Lopez, Interim Community Development Director

REVIEWED AND APPROVED BY:

HongDao Nguyen, City Attorney
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

1. Open and conduct a public hearing; and
2. Receive public comments and council member comments on the housing element, and staff will incorporate any changes into the draft Housing Element.

BACKGROUND:

State law requires each city in the Southern California Association of Governments ("SCAG") region to prepare an update to the Housing Element of the General Plan for the 2021-2029 planning period. The City of Artesia commenced the process of updating its Housing Element in late 2020 and has conducted five previous public meetings on this subject, as detailed, below. The City is in regular communication with the California Department of Housing and Community Development ("HCD") regarding the adoption of its housing element. Additionally, the City is working and negotiating with HCD on a timeline for the adoption of its housing element. To keep the process of adopting the housing element moving forward, City staff has agreed with HCD to submit a revised housing element on or before June 13, 2025.

State law requires each city to adopt a General Plan to guide land use and development. Among the various "elements" of the General Plan is the Housing Element, which provides an overarching statement of City policies and programs for maintaining and improving existing housing and accommodating development of new housing to meet the City's assigned share of regional growth.

State law further requires that Housing Elements be updated on a regular schedule, and every city in the SCAG region must update its Housing Element for the 2021-2029 planning period. State law also establishes detailed requirements that cities must address in their Housing Elements.

One of the major differences between the Housing Element and other elements of the General Plan is the oversight role of the State. Draft Housing Elements must be submitted to the HCD for review, and cities must consider HCD comments in their decision to adopt a Housing Element update. Adopted Housing Elements must also be submitted to HCD for review. A finding by HCD that a Housing Element substantially complies with State law expands a city's eligibility for grant funds and also helps to support the legal validity of land use plans and regulations. Under State law, cities that do not obtain a finding of substantial compliance from HCD may be subject to enforcement actions.

In late 2020, the City began the process of updating the Housing Element. To encourage public involvement, City staff created a dedicated Housing Element webpage (https://www.cityofartesia.us/445/Housing-Element-Update-2021-2029) which included background information, Frequently Asked Questions, project schedule, meeting notices and materials, and the draft Housing Element.

Public workshops were conducted on September 30, 2021, by the Planning Commission and on October 11, 2021, by the City Council to review State Housing Element requirements and solicit public comments regarding housing needs, opportunities and constraints in Artesia.

In November 2021, a draft Housing Element was submitted to the HCD for review as required by State law. On December 31, 2021, HCD issued a letter (Attachment 2) finding that the draft element addresses many statutory requirements; however, revisions would be necessary to comply with State Housing Element Law.

On March 14, 2022, another draft of the Housing Element was adopted, and then submitted to HCD for review on March 23, 2022. After review and analysis by HCD, another letter was sent to the City on May 20, 2022.

The contract Planners addressing the Housing Element changed hands at the end of 2023. Since then, portions of the Housing Element were submitted for informal preliminary review (key sections received to HCD on 08/29/2023; 04/07/2024;10/21/2024). After several rounds of review in this manor, an additional Preliminary Informal Review was provided by HCD on May 7, 2024.

In response to HCD comments from May 7, 2024, staff prepared a revised draft Housing Element (Attachment 1) incorporating revisions addressing HCD comments.

As discussed below, the revised draft Housing Element includes several programs calling for amendments to the Zoning Ordinance or other land use regulations in order to comply with State mandates. This item is before the council today to receive council member comments before it is submitted to HCD for comment. When staff receives indication from HCD that the housing element is close to receive approval, the housing element will be reviewed by the planning commission and City Council for final approval. Additionally, the amendments to the Zoning Ordinance or other land use regulations will be subject to subsequent review processes including public hearings held by the Planning Commission and City Council. Adoption of the Housing Element would not change any of the City's current land use plans or regulations.

In preparation of this public hearing, the latest revised draft Housing Element update (Attachment #1) was made available on the city's website on May 13, 2025 for a period of 30 days. Additionally, the Planning Division scheduled "housing element office hours" (7:30am - 12:00pm) for a 2-week period (May 13 - May 27) at city hall as well as a series of Zoom meetings scheduled daily for a one hour period to solicit additional comments.

ANALYSIS:

The Housing Element establishes City policies and programs intended to address the housing needs of current and future Artesia residents for the 2021-2029 planning period. The element has been comprehensively updated to reflect recent changes in State laws, current housing conditions and other circumstances. The Housing Element includes the following sections:

- **Introduction** providing an overview of the Housing Element
- **Housing Needs Assessment** analyzing the City's demographic characteristics and housing needs
- **Resources and Constraints** describing the resources and opportunities for addressing housing needs and potential governmental and non-governmental constraints to meeting those needs
- **Housing Plan** presenting the City's goals, policies, program actions and objectives for the 2021-2029 planning period
- **Appendix A: Evaluation of the 2013-2021 Housing Element (5th Cycle)** programs and accomplishments
- **Appendix B: Sites Inventory** providing an inventory of sites that could accommodate the City's new housing needs
- **Appendix C: Affirmatively Furthering Fair Housing (AFFH)** to inform land-use and funding policies to further better housing outcomes for people regardless of race, religion, sex, marital status, ancestry, national origin, color, familial, status, disability and all other protected characteristics
- **Appendix D: Contributing Factors and Meaningful Actions** to identify and address fair housing issues and take no action that is materially inconsistent with AFFH and
- **Appendix E: Public Participation** describing opportunities for stakeholders to participate in the preparation of the Housing Element.

The most significant issues addressed in the Housing Element are: 1) whether City plans and regulations comply with State laws regarding housing for persons with special needs; and 2) how the City will accommodate its share of regional housing needs for the next 8 years as determined through the Regional Housing Needs Assessment ("RHNA") process. These issues along with specific actions contained in the Housing Element to address State requirements are summarized below.

Housing for Persons with Special Needs. State law establishes extensive requirements related to City regulation of housing for persons with special needs, including the homeless and persons with disabilities. The Resources and Constraints chapter of the Housing Element contains an analysis of City plans and regulations for a variety of housing types. The analysis concluded that while current City regulations are consistent with many laws regarding special needs housing, some amendments to the Zoning Ordinance are necessary in order to ensure consistency with State law.

The Housing Plan includes program actions calling for amendments City regulations related to emergency shelters, transitional and supportive housing, low barrier navigation centers, reasonable accommodation procedures for persons with disabilities, the definition of *family,* and residential care facilities to ensure compliance with State law. Proposed amendments to the Municipal Code addressing these requirements will be subject to additional review and public hearings by the Planning Commission and City Council later this year. No changes to the Municipal Code or zoning regulations are proposed for City Council approval at this time.

Regional Housing Needs Assessment. The Regional Housing Needs Assessment ("RHNA") is the process established in State law by which future housing needs are determined for each city. On March 4, 2021, SCAG adopted the final RHNA Plan, which assigned Artesia 1,069 housing units for the 2021-2029 planning period or 6th Cycle (see table below). Based on State law the unaccommodated units from the 5th Cycle are incorporated into the needed unit count and an additional 10% buffer to address unforeseen variables, as suggested by the State.

2021-2029 Housing Needs by Income Category – Artesia

Income Categories	2014-2021 RHNA	2021-2029 RHNA	Housing Unit Total	10% Buffer	Total Units Needed	Potential Units Identified

Very low Income	16+31*	312	359	36	395	399
Low Income	18	168	186	19	205	230
Moderate Income	20	128	148	15	163	322
Above Moderate Income	51	461	512	52	564	644
Total	136	1,069	1,205	123	1,327	1,595

*Includes the extremely-low-income category Source: SCAG, 2021

The RHNA allocation identifies the amount of additional housing a jurisdiction would need in order to have enough housing at all price levels to fully accommodate its assigned share of the region's housing need during the 8-year planning period while eliminating existing problems like overcrowding and overpayment for all existing households. The RHNA is a *planning requirement* based upon housing need, *not* a *construction quota or mandate.* Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but the Housing Element must provide an evaluation of potential capacity for additional housing based on land use designations, development regulations, other development constraints (such as infrastructure availability and environmental conditions) and real estate market trends.

The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with City regulations.

State law requires the analysis to demonstrate that the city has adequate sites with appropriate zoning to fully accommodate additional housing development commensurate with its RHNA allocation in each income category. If the analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA - typically through amendments to land use and zoning regulations to facilitate additional housing development. Appendix B of the Housing Element includes a parcel-level analysis of sites where additional housing could be built.

The sites analysis contained in Appendix B shows that current City land use plans and zoning regulations do not provide adequate capacity to accommodate the RHNA allocation in all income categories. However, the City is currently preparing a Mixed- Use Overlay Zone that would provide additional housing capacity to fully accommodate the RHNA allocation. The Housing Plan includes Actions HE-1.3 to complete the preparation and adoption of the Mixed-Use Overlay (MUO) regulations. Adoption of the Housing Element would not change the zoning on any property. The MUO was recommended for approval by the Planning Commission on May 20, 2025 and is scheduled for approval by the City Council on June 9, 2025. Approval of the MUO supports the City’s goal of increased housing stock.

The City elected to utilized Government Code section 65583.2(c)(1) to determine realistic capacity of a site. Government Code section 65583.2(c)(1) requires the use of a minimum density requirement. In order to address the very-low-income units, the City elected to require a minimum of 70 du/acre when residential development is included in the MUO. Additionally, the units per income category defined in the Sites Inventory are required to be included when residential development is implemented (unless alternative sites for unit construction are identified).

ENVIRONMENTAL:

Adoption of the Housing Element update would not approve any development project, zoning amendment, or any other physical change to the environment; therefore, it is covered by the "common sense" exemption (CEQA Guidelines Sec. 15061 (b)(3)) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Subsequent to adoption of the Housing Element, appropriate CEQA analysis will be prepared in connection with proposed amendments to the Zoning Ordinance described in Housing Element implementation programs.

RECOMMENDATION:

Staff recommends that the City Council take the following actions:

1. Open and conduct a public hearing; and
2. Receive public comments and council member comments on the housing element, and staff will incorporate any changes into the draft Housing Element.

Attachments

Artesia 6th Cycle Housing Element FINAL Public Draft.pdf

Housing Element Notice of Availability.pdf

CITY OF ARTESIA

2021-2029 Housing Element

May 2025

City Council Resolution No. XX-XXXX

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Introduction

A. Purpose and Content

The City of Artesia's Housing Sub-Element is the component of the City's General Plan that addresses housing needs and opportunities for present and future Artesia residents for the 8-year period from October 2021 through October 2029. The Housing Sub-Element provides the primary policy guidance for local decision-making related to housing. The Housing Sub-Element of the General Plan is the only General Plan Element that requires review and certification by the State of California.

The Housing Sub-Element provides a detailed analysis of Artesia's demographic, economic, and housing characteristics as required by State law. The Sub-Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to housing production, preservation, conservation, and rehabilitation. Based upon the community's housing needs, available resources, constraints, opportunities and past performance, the Housing Sub-Element identifies goals, policies, actions and objectives that address the housing needs of present and future Artesians.

B. Housing Element Update Process

The California Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important role that local governments play in pursuit of this goal; the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plan (California Government Code §65580 et seq.).

State law requires each jurisdiction in the Southern California Association of Governments (SCAG) region to update its Housing Element for the 2021-2029 planning period.

C. State Planning Requirements

The Housing Element is one of the General Plan elements mandated by State law. The Housing Element must include "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element addresses the provision of housing for all economic segments of the population and persons with special needs.

This Housing Sub-Element is one component of the City's overall long-range planning strategy. The General Plan must contain an integrated, consistent set of goals and policies. The Housing Sub-Element is affected by policies contained in other elements of the General Plan. For example, the Land Use Sub-Element designates land for residential development and indicates the type, location and density of the residential development permitted in the City. Within this

framework, the Housing Sub-Element identifies goals, policies, actions and objectives for the planning period that directly addresses the housing needs of Artesia's existing and future residents. The policies contained within other elements of the General Plan affect many aspects of life that residents enjoy – the amount and variety of open space, the preservation of natural, historic and cultural resources, the permitted noise levels in residential areas and the safety of the residents in the event of a natural or man-made disaster.

The Housing Sub-Element policies must be consistent with policies identified in other Elements of the General Plan. The Housing Sub-Element has been reviewed for consistency with the City's other General Plan Elements. The policies and programs in this Sub-Element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Sub-Element will be reviewed to ensure that internal consistency is maintained.

D. Housing Sub-Element Organization

This Housing Sub-Element is organized into four chapters:

1. Introduction – Explains the purpose, process and contents of the Housing Sub-Element.
2. Housing Needs Assessment – Describes the demographic and housing characteristics of Artesia and analyzes the city's current and projected housing needs, including an assessment of fair housing
3. Resources and Constraints Analysis – Analyzes potential governmental and non-governmental constraints to the provision of housing for all economic segments of the community and persons with special needs.
4. Housing Plan – Details policies, programs and actions the City of Artesia will carry out over the planning period to address the City's housing needs and goals.

Supporting background material is included in the following appendices:

Appendix A: Evaluation of the Prior Housing Element
Appendix B: Residential Land Inventory
Appendix C: Affirmatively Furthering Fair Housing
Appendix D: Contributing Factors and Meaningful Actions
Appendix E: Public Participation Summary

E. Citizen Participation

During preparation of this Housing Sub-Element, the City sought input on the concerns and ideas of community members and housing stakeholder groups through community outreach activities. Details regarding outreach activities and how community input has been addressed, including how community input will be solicited and received throughout the implementation period, are provided in Appendix E.

Housing Needs Assessment

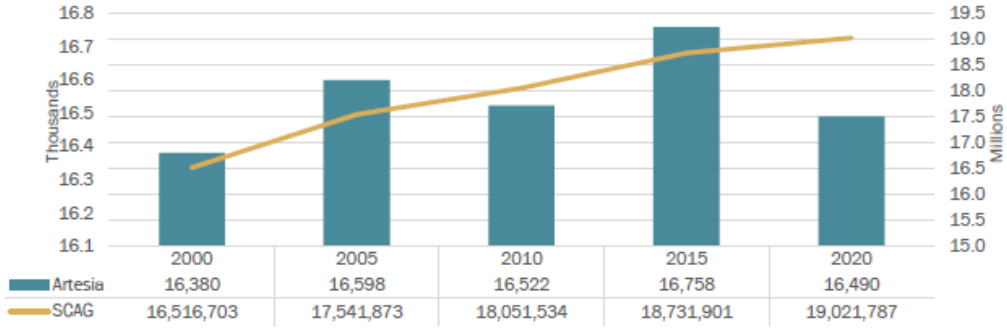
An accurate assessment of existing and future housing needs in the City of Artesia is the basis for establishing goals, policies, actions and objectives in the Housing Element. This section presents demographic, economic and housing factors that influence the demand for and availability of housing.

A. Population Trends and Characteristics

1. Historical, Existing, and Forecast Growth

As indicated in Table H-46, Artesia had a 2020 population of approximately 16,490 including 613 living in group quarters according to the California Department of Finance. Over the 2000-2020 period Artesia's population growth was negligible compared to 0.7% for the region as a whole.

Table H-46. Population Trends – Artesia vs. SCAG Region

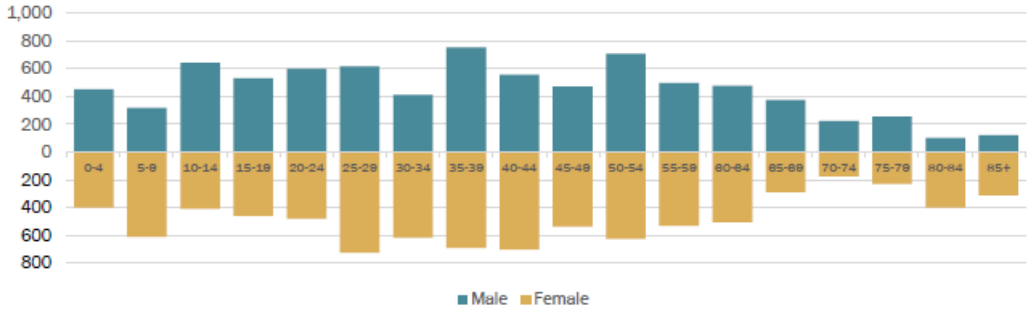


CA DOF E-5 Population and Housing Unit Estimates

2. Age Composition

As shown in Table H-47, recent Census estimates reported that the population of Artesia is 48.3% male and 51.7% female. The share of the population of Artesia under 18 years of age is 21%, which is lower than the regional share of 23.4%. Artesia's seniors (65 and above) make up 14.8% of the population, which is higher than the regional share of 13%.

Table H-47. Population by Age and Gender – Artesia

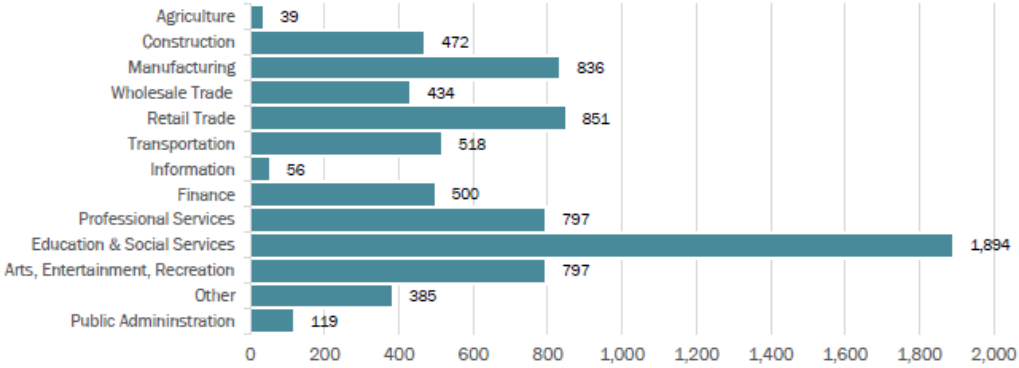


American Community Survey 2014-2018 5-year estimates

B. Employment Trends

Artesia is surrounded by industry, and larger cities in Los Angeles County. Artesia has 7,698 workers living within its borders who work across 13 major industrial sectors. Table H-48 shows recent employment estimates for Artesia residents. The most prevalent industry is Education & Social Services, with 25% of employees and the most prevalent industry is Retail trade with about 11% of the total.

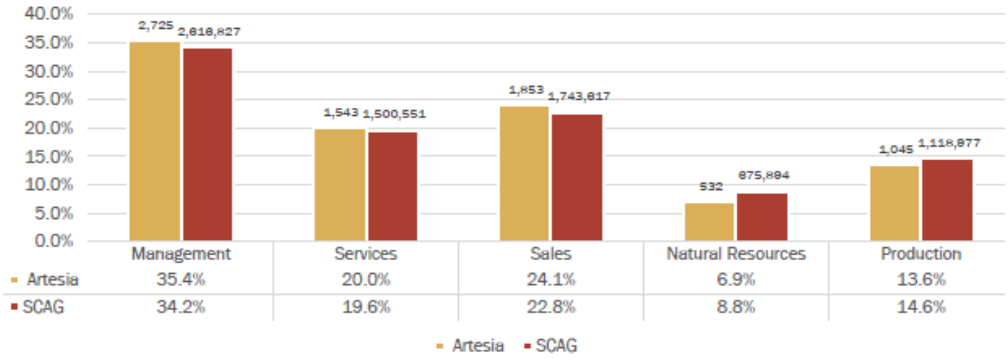
Table H-48. Employment by Industry – Artesia



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

The most prevalent occupational category in Artesia is Management, in which 35% of employees work, while the second-most prevalent type of work is in Sales, which employs about 24% of Artesia residents.

Table H-49. Employment by Occupation – Artesia



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

C. Household Characteristics

By definition, a "household" consists of all the people occupying a dwelling unit, whether or not they are related. A single person living in an apartment is a household, just as a couple with two children and an unrelated tenant living in the same dwelling unit is considered a household.

D. Household Size

Table H-50 illustrates the range of household sizes in Artesia for owners, renters, and overall. The most commonly occurring household size is two people (23.5%) and the second-most commonly occurring household is three people (20.6%). Artesia has a lower share of single-person households than the SCAG region overall (13.6% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (2% vs. 3.1%).

Table H-50. Household Size by Tenure – Artesia

American Community Survey 2014-2018 5-year estimates.

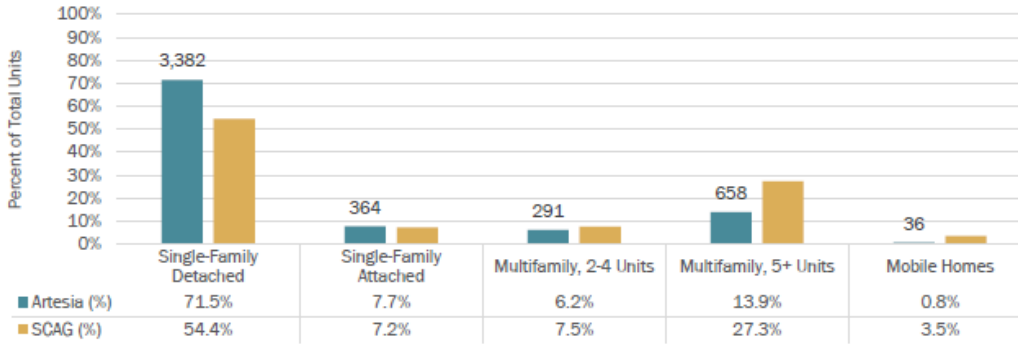
E. Housing Characteristics

This section summarizes the current housing characteristics and prevailing market conditions in Artesia.

1. Housing Type

Table H-51 shows recent estimates of the housing stock in Artesia. The most prevalent housing type in Artesia is single-family detached with about 72% of all units, which is significantly higher than for the SCAG region as a whole. Single-family attached units represent about 8% of Artesia's housing units. The average household size is about 3.5 persons.

Table H-51. Housing Type – Artesia vs. SCAG Region

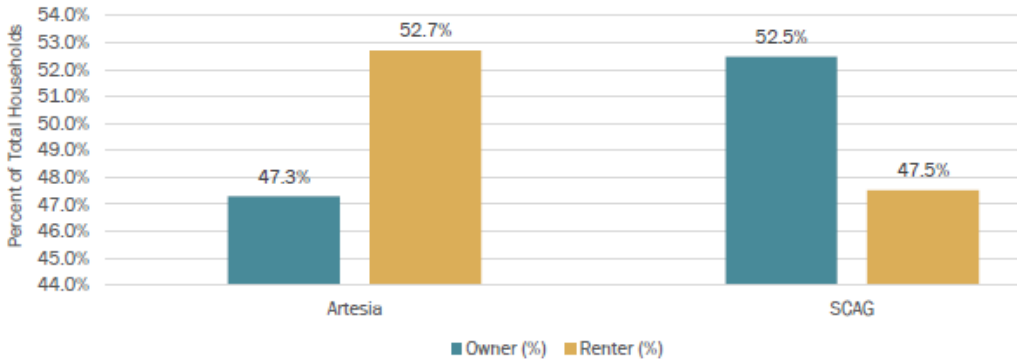


CA DOF E-5 Population and Housing Unit Estimates

2. Tenure

Housing security can depend heavily on housing tenure, i.e., whether homes are owned or rented. According to recent Census estimates, about 53% of Artesia's housing stock was renter-occupied as compared to about 48% for the SCAG region overall (Table H-52).

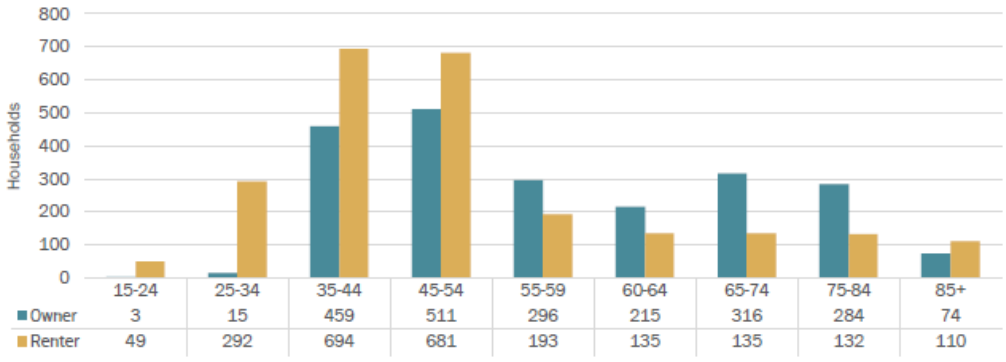
Table H-52. Housing Tenure – Artesia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

As shown in Table H-53 below, older residents over age 55 are more likely to be homeowners.

Table H-53. Housing Tenure by Age of Householder – Artesia

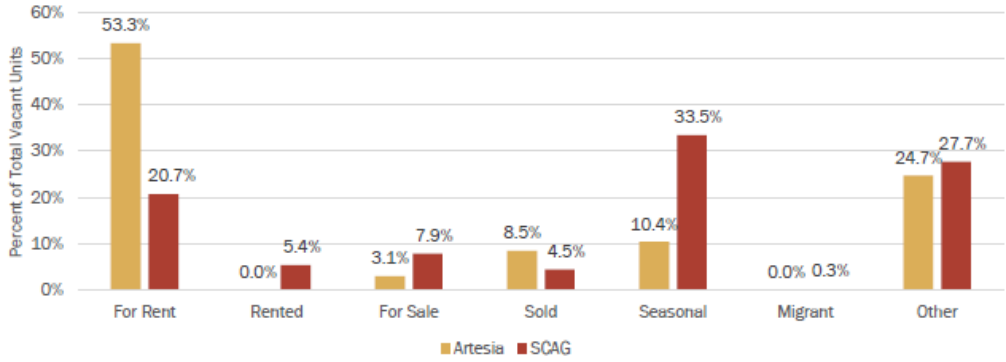


American Community Survey 2014-2018 5-year estimates.

3. Vacancy Rates

Recent Census estimates reported that vacant units for rent were the most common type of vacancy in Artesia while seasonal vacancies were most common in the region as a whole (Table H-54).

Table H-54. Vacant Housing Units by Type – Artesia vs. SCAG Region



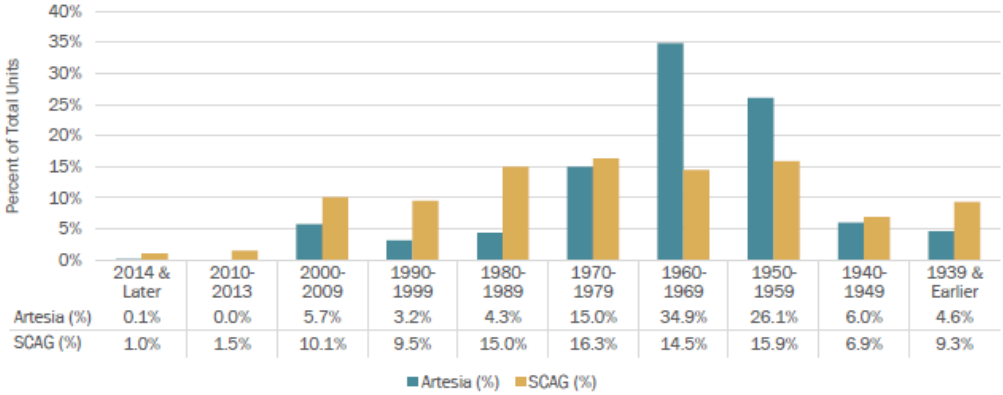
American Community Survey 2014-2018 5-year estimates.

4. Housing Age and Condition

Table H-55 shows recent Census data regarding the age of the City's housing stock compared to the SCAG region as a whole. Age can be an indicator of general housing stock conditions and a factor in determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. The older the units, the more likely they will need major repairs. Additionally, older housing units may not be built to current building codes including fire safety standards.

In general, housing that is 30+ years old may need minor repairs. Housing units over 50 years old is more likely to need major repairs. In Artesia, most housing units were built between 1950 and 1970 and are more than 50 years old.

Table H-55. Housing Units by Age – Artesia vs. SCAG Region



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Artesia (%)	0.1%	0.0%	5.7%	3.2%	4.3%	15.0%	34.9%	26.1%	6.0%	4.6%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

Artesia (%) SCAG (%)

American Community Survey 2014-2018 5-year estimates.

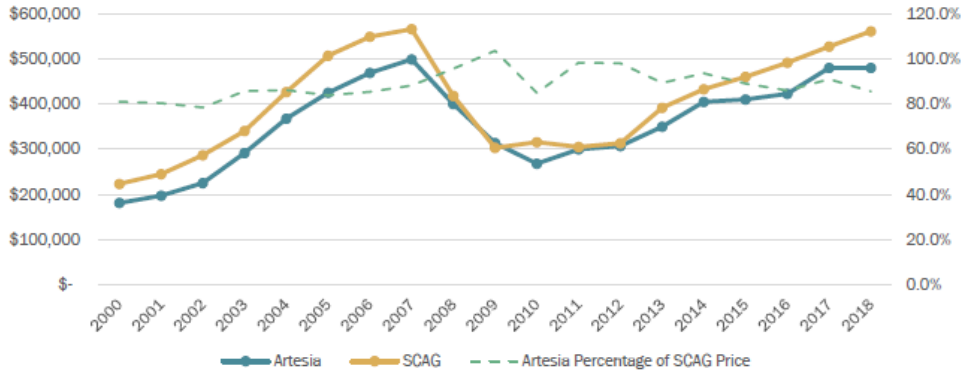
Based on the observations of City building inspectors and code enforcement staff, it is estimated that about 10% of housing units are in need of minor repairs while 2% to 3% may need more substantial rehabilitation. Generally, housing in the northern portion of the city is more likely to require maintenance and repairs.

5. Housing Costs and Rents

a. Existing and New Home Price Trends

Between 2000 and 2018, median home sales prices in Artesia increased 165% while prices in the SCAG region increased 151%. 2018 median home sales prices in Artesia were $480,000 and the highest experienced since 2000 was $499,000 in 2007 (Table H-56).

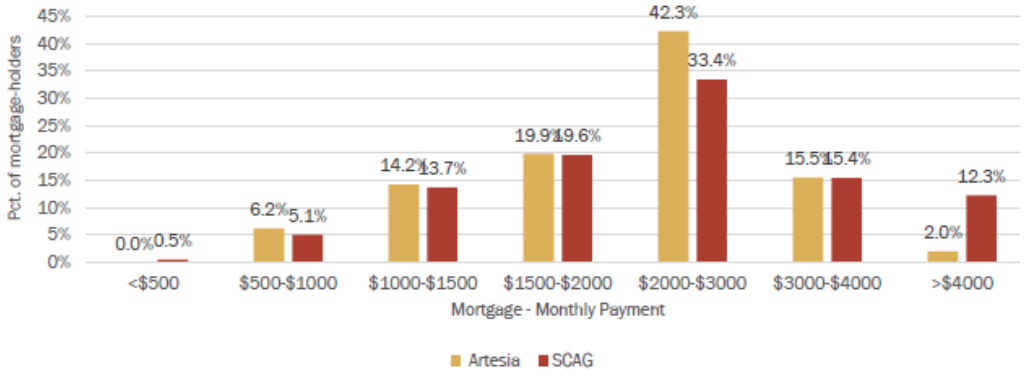
Table H-56. Median Existing Homes Sales Prices 2000-2018 – Artesia vs. SCAG Region



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

The most common mortgage payment in Artesia as well as the region as a whole is $2,000-$3,000 per month (Table H-57).

Table H-57. Monthly Owner Costs for Mortgage Holders – Artesia vs. SCAG Region

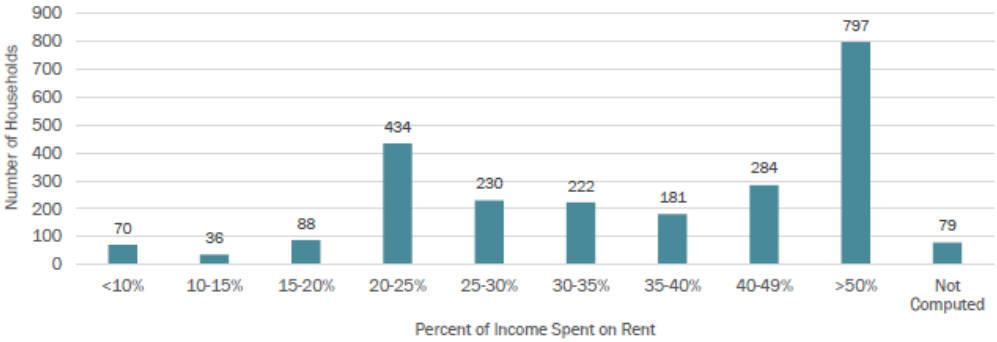


American Community Survey 2014-2018 5-year estimates.

b. Rental Costs

About 61% of Artesia's spend 30% percent or more of gross income on housing cost, compared to 55% in the SCAG region (Table H-58). Additionally, about 33% of Artesia renters spend 50% or more of gross income on housing cost, compared to 29% in the SCAG region. According to recent Census data, median rent in the city was estimated to be approximately $1,508 per month.

Table H-58. Percentage of Income Spent on Rent – Artesia



c. Overpayment

Overpayment refers to households that pay more than 30 percent of their gross income for housing. High housing costs can cause a household to spend a disproportionate percentage of its income on housing and lead to other problems, including overcrowding and a deterioration of housing stock because costs associated with maintenance must be sacrificed for more immediate expenses (i.e., food, clothing, medical care, and utilities).

Recent estimates of overpayment by income category in Artesia based upon 2014-2018 Census data are shown in Table H-59. This table confirms that households in the lowest income categories typically experience higher rates of cost burden.

Table H-59. Overpayment by Tenure and Income Category – Artesia

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	380	370	410
Household Income >30% to less-than or= 50% HAMFI	560	360	560
Household Income >50% to less-than or= 80% HAMFI	415	40	715
Household Income >80% to less-than or= 100% HAMFI	55		275
Household Income >100% HAMFI			455
Total	1,410	770	2,420
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	120	105	195
Household Income >30% to less-than or= 50% HAMFI	175	160	275
Household Income >50% to less-than or= 80% HAMFI	75	55	375
Household Income >80% to less-than or= 100% HAMFI	85		260
Household Income >100% HAMFI	75	10	1,070
Total	530	330	2,175

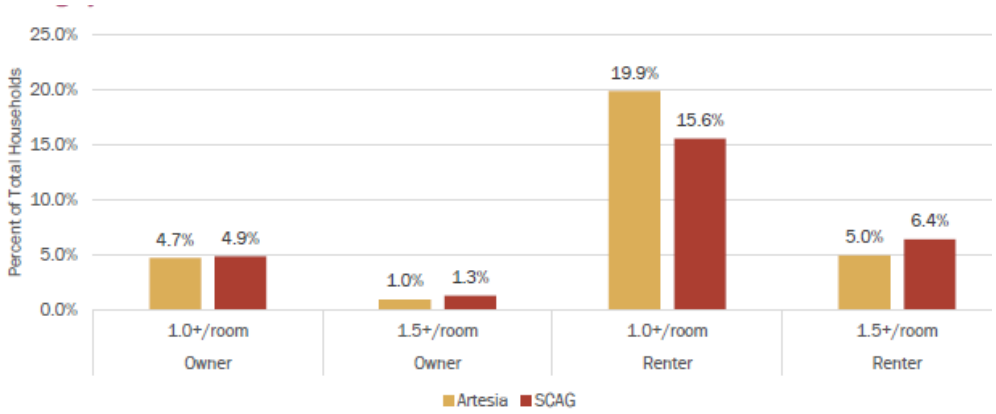
Source: HUD CHAS, 2014-2018. "HAMFI" refers to Housing Urban Development Area Median Family Income

d. Overcrowding

Overcrowding is defined as a housing unit having more than one person per room, not including bathrooms, kitchens, and hallways. Effects of overcrowding include strain on public facilities and services and accelerated deterioration of the housing stock.

According to recent Census estimates, about 6% of owner-occupied households and 25% of renter-occupied households in Artesia had more than 1.0 occupants per room, while 1% of owner-occupied households and 5% of renter-occupied households were severely overcrowded with more than 1.5 occupants per room.

Table H-60. Overcrowding by Tenure – Artesia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

F. Special Needs Groups

Certain groups may experience more difficulty in finding decent, affordable housing due to special circumstances, including the elderly, large families (5 or more persons), female-headed households, persons with disabilities, homeless persons, and farm workers.

Elderly Persons

Federal housing data define a household type as "elderly family" if it consists of two persons with either or both persons aged 62 or over. The special housing needs of the elderly are an important concern since many retired persons are likely to be on fixed incomes. In addition, the elderly may have special needs related to housing construction and location. Elderly persons may require ramps, handrails, lower cabinets and counters to allow greater access and mobility, or special security devices for self-protection. Due to limited mobility, the elderly also typically desire access to services and amenities such as medical offices, shopping and public transit.

Recent HUD data (0) reported that approximately 30% of Artesia's elderly households had extremely low incomes (i.e., less than 30% of median income) compared to 24% in the SCAG region as a whole, and an additional 17% of Artesia senior households had very-low incomes between 30% and 50% of median income. Seniors who rent may also be at greater risk for housing challenges than those who own due to income differences between these groups.

Table H-61. Elderly Households by Income and Tenure – City of Artesia

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	140	135	275	29.8%
	30-50% HAMFI	125	30	155	16.8%
	50-80% HAMFI	90	64	154	16.7%
	80-100% HAMFI	40	45	85	9.2%
	> 100% HAMFI	245	10	255	27.6%
	TOTAL	640	284	924	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Between 2010 and 2020, the over 65 age group experienced the largest increase in the share of total Artesia population, growing from 11.6% to 16.3% which is higher than the regional (Los Angeles County) share of 15.7%. Of the senior (over 65) population, 15% live alone and 36% live with relatives.

(US Census – ACS and Demographic & Housing Estimates – 2023).

Existing Resources

In the City of Artesia, there are two licensed assisted living facilities:

(California Department of Social Services 2025)

- Narra Tree Inc./IBEX Home (6 beds)
  - 18918 Ibex Avenue
- The Oasis (6 beds)
  - 17923 Horst Avenue

In addition, there are currently four senior housing facilities located within the City:

- The Christian Home for the Aged
- Windsor Palms (formerly Twin Palms Care Center)
- Founder's House of Hope
- New Man Horizons

The City of Artesia's website provides information, including contact information for the area senior service providers, including Food and Health Services, the Los Angeles County Aging & Disabilities Department, and alternative transportation services.

Gaps in Resources (Needs)

Between 2000 and 2018, the 55-64 age group experienced a significant increase in the share of total Artesia population, growing from 8.4% to 11.9% of the City's population (Census, ACS 2000 & 2018). This would support the conclusion that the senior population will continue to gradually increase as a percentage of total City population. Therefore, it is anticipated that senior services should be expanded depending on resource and funding capacity during the 2021-2029 planning period (6th Housing Element Cycle.

Given that approximately 47% of the City's senior population is considered very low or extremely low income, the limited supply of rental or for-sale housing, which is affordable to this population is a critical need.

Proposed Polices, Programs and Actions to Help Address Gaps

For the 2021-2029 planning period, the following policies and programs are included herein to address senior population needs:

- Policy HE 1.2: Increase the extremely low, very low- and moderate-income housing stock.
  - Action 1.2a: Maximize external funding resources.
  - Action 1.2d: Accessory Dwelling Units (ADUs)
  - Action 1.2e: Housing for lower income households.
  - Action 1.3a: Mixed Use Overlay Zone
  - Action 1.4a: Expedited process for Special Needs housing.
  - Action 1.4b: Technical assistance for Special Needs housing.
  - Action 1.4c: Variety of housing types.

- Policy HE 2.1: Maintain and improve housing stock.
  - Action 2.1a: Mobile Home Park/Manufactured Home Zoning District
  - Action 2.1b: No net loss and replacement of affordable housing units.
  - Action 2.2a: Code Enforcement actions.

- Policy HE 3.1: Identify properties within the City that are suitable for housing development.
  - Action 3.1a: Land Inventory for Infill Housing Opportunities.
  - Action 3.1b: Transit Oriented Development (TOD).

- Policy HE 4.1: Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.
  - Action 4.1a: Affirmatively Furthering Fair Housing (AFFH)

- Action 4.3a: Section 8 Housing Choice Vouchers

- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: The Housing Element goals, policies and actions involve primarily revisions to ordinances, proactively providing information to residents and increasing permit processing efficiencies. Such actions will be funded primarily through the General Fund, supported as feasible and available, by planning grants.

Large Households

Large households (5 or more persons) typically require dwellings with more bedrooms. These households report a higher cost burden and a higher percentage of housing problems. This is especially true for renter households because multi-family units are typically smaller than single-family homes. Table H-62 shows that according to recent Census estimates approximately 20% of owner households and 24% of renter households in Artesia had five or more persons. This compares to the Los Angeles County large household percentages of 16% owner households and 13% renter households.

Table H-62. Large Households by Tenure Size, City of Artesia

Number of Persons in Unit	Owner Occupied	Renter Occupied	Total
Five	306	328	634
Six	105	181	286
Seven or More	27	63	90
Total Households	2,173	2,421	4,594
Percent of Total Households	20.2%	23.6%	22.0%
Source: US Census, 2014-2018 ACS			

This represents approximately 3.4% of the total housing stock.

Existing Resources

The City's housing stock includes 1,360 homes (apartments and rental units) with 4 or more bedrooms. (Census.gov – ACS 2023).

Gaps in Resources (Needs)

The housing stock with 4 or more bedrooms represents only 3.4% of total units. However, 21% of the households (owners + renters) in the City of Artesia are considered large households (5 or more persons).

Proposed Policies, Programs and Actions to Help Address Gaps

The following policies and actions items for the 2021-2029 planning period are most applicable to increasing housing stock to accommodate large households:

- Policy HE 1.2: Increase the extremely low, very low- and moderate-income housing stock.
  - Action 1.2a: Maximize External Funding Resources.
  - Action 1.2e: Housing for Lower Income Households.
  - Action 1.4c: Variety of Housing Types.

- Policy HE 2.1: Maintain and improve housing stock.
  - Action 2.1a: Mobile Home Park/Manufactured Home Zoning District
  - Action 2.1b: No net loss and replacement of affordable housing units.
  - Action 2.2a: Code Enforcement.

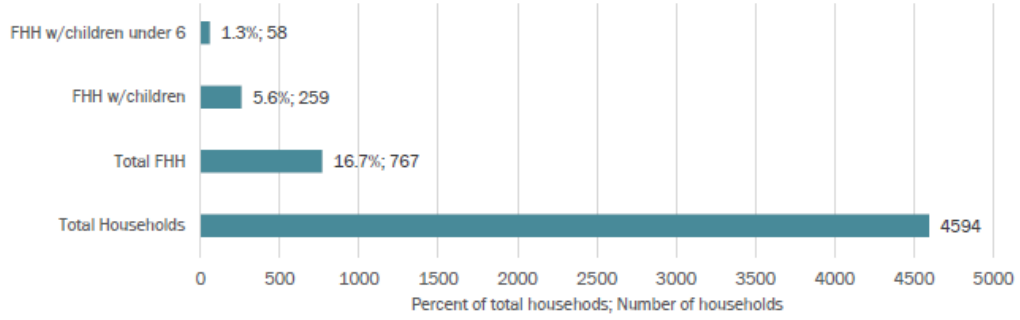
- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: The Housing Element goals, policies and actions involve primarily revisions to ordinances, proactively providing information to residents and increasing permit processing efficiencies. Such actions will be funded primarily through the General Fund, supported as feasible and available, by planning grants.

Female-Headed/Single Parent Households

Female-headed and single-parent households are included as a special needs group because of their typically lower rate of homeownership, lower incomes, and higher poverty rates. Table H-18 shows recent Census estimates for female-headed households in Artesia. Approximately 17% of households in Artesia are female-headed (compared to 14% in the SCAG region), 6% are female-headed with children (compared to 7% in the SCAG region), and 1% are female-headed with children under 6 (compared to 1% in the SCAG region).

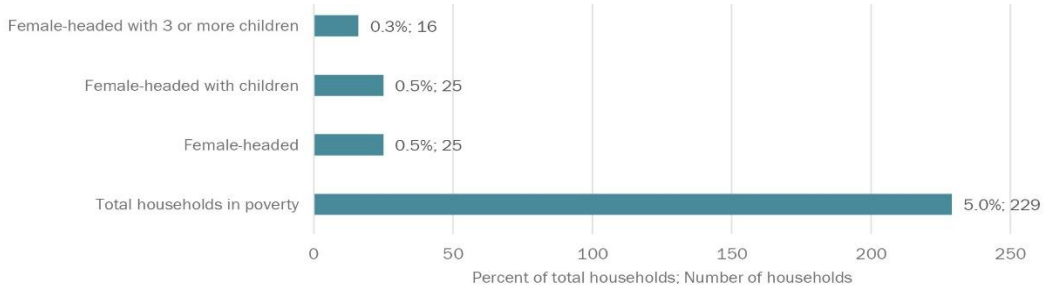
Table H-63. Female Headed Households – Artesia



American Community Survey 2014-2018 5-year estimates.

About 5% of all Artesia households are experiencing poverty, compared to 8% percent of households in the SCAG region as a whole, and approximately 11% of Artesia households below the poverty line were female headed as demonstrated in Table H-19. In 2018, the poverty threshold for a family of 2 adults and 2 children was $25,465/year.

Table H-64. Poverty Status for Female Headed Households – Artesia



American Community Survey 2014-2018 5-year estimates.

Given that the percentage of female-headed households below the poverty level is equivalent to the citywide population – 5%, the policies and action items included herein for extremely low-income households would also apply to female-headed/single parent households in this income category.

Persons with Disabilities

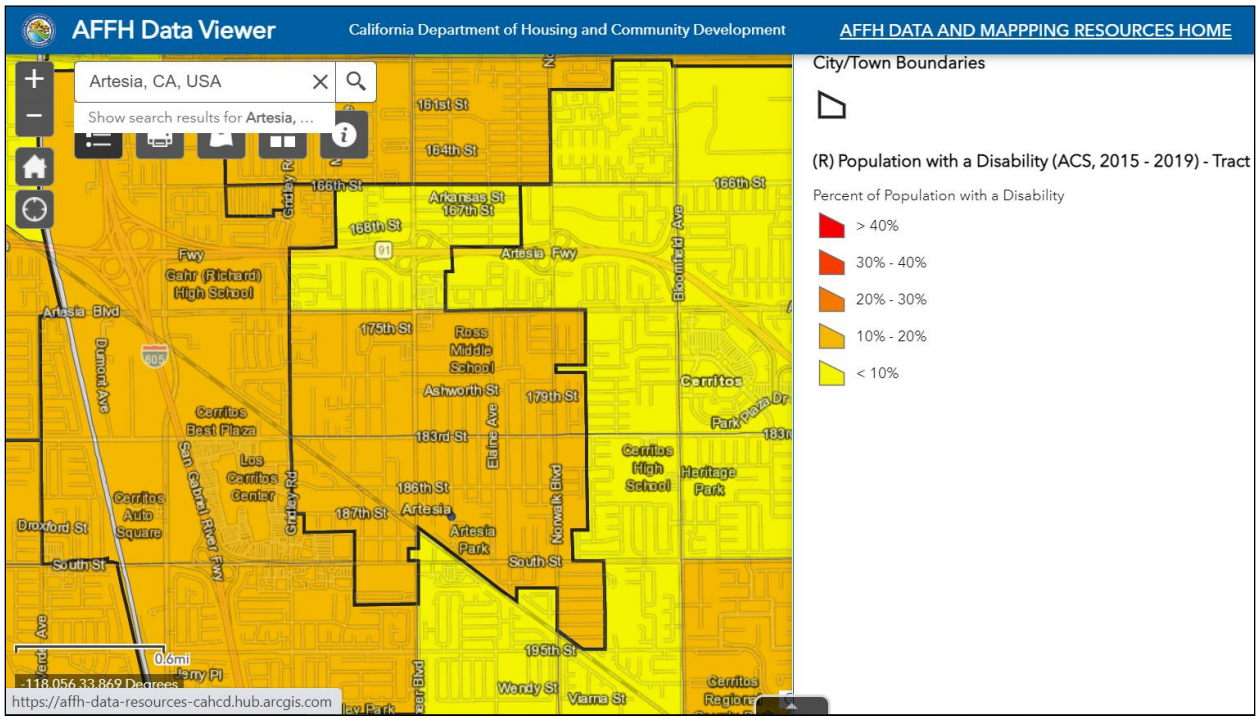
Access and affordability are two major housing needs of persons with disabilities. Access is particularly important for those with physical disabilities, and they may require specially designed housing.

California Administrative Code Title 24 sets forth housing access and adaptability requirements for persons with disabilities. These regulations apply to public buildings (e.g., offices, stores, hotels), employee housing, factory-built housing, and new apartment buildings containing five or more dwelling units. The regulations also require that features such as ramps, doorways, and restrooms be designed to enable free access to persons with a disability. These standards are not required in new single-family residential construction and are incorporated into the City's Building Code.

In addition to State and local laws assisting person with disabilities, there are also Federal Laws. The Americans with Disabilities Act of 1990 (ADA) is a federally established inclusion of accessible development standards, and it establishes clear and comprehensive restrictions on discrimination based on disability. The ADA requirements also create expectations that reasonable accommodation be provided, which can include waivers from existing design standards in order for people with a disability to have equal access to their homes and work environments. The ADA mandates apply to all public agencies and guarantees access to all programs, services and activities provided by a public agency.

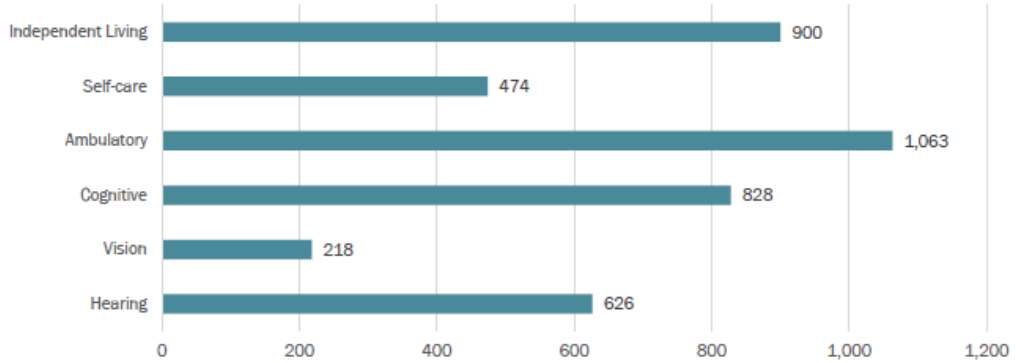
Approximately 10 to 20% of Artesia's population has one or more disabilities (Figure H-1).

Figure H-12. ***Population with a Disability – Artesia***



The most common types of disabilities for Artesia residents were ambulatory, independent living and cognitive.

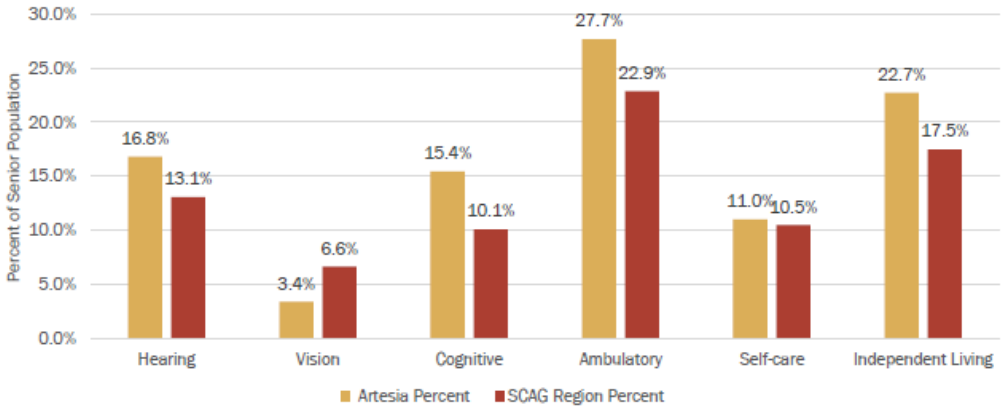
Table H-65. Disabilities by Type – Artesia



American Community Survey 2014-2018 5-year estimates.

In Artesia, the most commonly occurring disability among seniors 65 and older was an ambulatory disability, experienced by 27.7% of Artesia's seniors and 22.9% of seniors in the SCAG region.

Table H-66. Disabilities by Type for Seniors – Artesia vs. SCAG Region



American Community Survey 2014-2018 5-year estimates.

About 32% of Artesia residents with a disability are in the labor force as demonstrated in Table H-22.

Table H-67. Disabilities by Employment Status – Artesia

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	192	24%	7,229	73%
Unemployed	66	8%	367	4%
Not in Labor Force	539	68%	2,264	23%
TOTAL	797		9,860	

American Community Survey 2014-2018 5-year estimates.

The US Census does not compile data for developmental disabilities; however, the California Department of Developmental Services (DDS) maintains data for the number of persons served by the network of regional centers. The Harbor Regional Center serves the residents of the City of Artesia, along with the surrounding cities. Recent DDS statistics for persons with developmental disabilities living in Artesia are shown below.

Table H-68. Artesia Residents with Developmental Disabilities Served by Harbor Regional Center

		Artesia
By Residence:	Home of Parent/Family/Guardian	155
	Independent/Supported Living	5
	Community Care Facility	36
	Intermediate Care Facility	22
	Foster/Family Home	5
	Other	5
By Age:	0 - 17 Years	228
	18+ Years	78
TOTAL		534

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019.
Data available in 161/197 SCAG jurisdictions.

Existing Resources

The City currently maintains a policy of "reasonable accommodation" and abides by all state, federal and local reasonable accommodation laws.

Artesia is served by the Los Angeles County Aging and Disabilities Department. Contact information for the local service area is provided on the City's website.

Artesia provides a Dial-A-Ride service that provides local trips for seniors and disabled persons. Dial-A-Ride registration, schedules and routes are listed on the City's website.

Gaps in Resources (Needs)

- The City currently does not have formal procedures for processing reasonable accommodation requests for persons with disabilities. The City currently handles such requests on a case-by-case basis through an administrative review process when possible.
- The City's current ordinances do not include ministerial provisions for group homes or procedures for removing or reducing parking count requirements for special needs populations.

Proposed Policies, Programs and Actions to Help Address Gaps

- Policy HE 1.2: Increase the extremely-low-, very-low-, low- and moderate-income housing stock.
    - Action 1.3a: Mixed Use Overlay (MUO). The new MUO zone will require that affordable units "comply with federal and state requirements to build units accessible to people with developmental disabilities;" that homes built within the MUO zone include "a variety of housing types;" and that "properties accommodating senior residents or people with disability may apply for a reasonable accommodation procedure to remove parking count requirements."

- Action 1.4a: Expedited Processing for Special Needs Housing.
- Action 1.4b: Technical Assistance for Special Needs Housing Development. This Action commits the City to continue assisting developers proposing special needs housing in applying for federal and state funding, processing development code amendments in order to comply with State standards (e.g., group homes); ensuring that development applications for residential and commercial permits are reviewed for compliance with ADA/accessibility standards; and that older buildings are updated to current accessibility standards when possible.
- Action 1.4c: Variety of Housing Types. Code updates to support State expectations include permitting Transitional and Supportive Housing be permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone. (Gov. Code, § 65583, subd.(a)(5)).
- Action 1.4e: Reasonable Accommodation. These actions include amending zoning laws and other land use regulations when necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. Flyers explaining the reasonable accommodation process will be posted in City Hall, on the City's website, and at the City's recreational center by October 2025, as well as periodically included with utility bills mailed to residents of the City. To further minimize constraints to persons with disabilities, the City will update regulations for residential care facilities in conformance with current State law by October 2025. A Reasonable Accommodation Procedure will also be written to document existing procedures, and adding a process for senior citizens and people experiencing disability to waive parking standards based on residents that do not utilize vehicles

- Policy HE 4.1: Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.
  - Action 4.1b: Definition of Family (amend Zoning Code to define "family" consistent with state law).

- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: In addition to General Fund commitments for code amendments and reasonable accommodation procedures, the City will seek funds from available grant programs, including CDBG allocations to support these efforts.

Homelessness

The most recent enumeration of homeless persons in the Greater Los Angeles area, including the City of Artesia, was conducted by the Los Angeles Homeless Services Authority (LAHSA) in 2020. Artesia is part of LAHSA's East Los Angeles Service Planning Area (SPA 7). LAHSA's most

recent point-in-time survey report estimated that there were 4,586 homeless persons in SPA 7 and 24 homeless persons in Artesia. Of the 24 homeless persons, 16 were determined to be unsheltered and the remaining were sheltered in temporary dwellings (cars, vans and makeshift shelters).

Certain groups may experience more difficulty in finding decent, affordable housing due to special circumstances, including the elderly, large families (5 or more persons), female-headed households, persons with disabilities, homeless persons, and farm workers.

Existing Resources

Homeless persons are currently referred to the Los Angeles County Sheriff's Department (LASD), social service programs in the nearby cities of Long Beach and Los Angeles, and service providers within SPA 7.

The following non-profit service providers serve homeless persons within SPA-7 (shelters and shelter referrals), per Los Angeles Homeless Services Authority/Homeless Access Centers:

- American Family Housing (Families)
- Jovenes, Inc. (youth – host home referrals)
- PATH (families)
- The Whole Child (families and pregnant adults)

As a member of the Gateway Cities Council of Governments (COG), the City also participates in the Gateway region's Homeless Initiative." This Initiative has developed a plan with specific steps to reduce and end homelessness: "The Roadmap to Ending Homelessness (2021-2026)." The Roadmap includes additional resources, including shelters within the Gateway region. These include:

- Kingdom Causes Bellflower (support resources to those at risk of homelessness)
- Whittier First Day (help for homeless persons and at-risk individuals toward self-sufficiency)
- Whittier Navigation Center
- New Hope Bellflower Shelter
- Salvation Army Bell Shelter
- Century Village at Cabrillo-Long Beach

The City also collaborates with Los Angeles County in "Encampment Resolution Effort - Pathway Home." This effort takes actions to move unsheltered persons into low-barrier temporary, transitional and permanent housing.

Gaps in Resources (Needs)

There are currently no homeless shelters or homeless service centers in Artesia, and the City relies solely on referrals. Shelters and homeless services providers are not located in close proximity (with 1-2 miles) to the City.

Proposed Policies, Programs and Actions to Help Address Gaps

- Policy HE 1.3: Encourage mixed-use (residential/commercial) development in existing commercial areas.
  - Action 1.3a: Mixed Use Overlay: AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.

The MUO will accommodate a variety of housing types, including Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2), emergency shelters, employee housing, transitional housing, supportive housing, and low barrier navigation centers.

- Policy HE 1.4: Provide housing opportunities for special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).
  - Action 1.4a: Expedited Processing for Special Needs Housing
  - Action 1.4b: Technical Assistance for Special Needs Housing Development
  - Action 1.4c: Variety of Housing Types (Currently allowed only in the M-1 zone subject to the same standards as emergency shelters. However, shelters will also be permitted in the Mixed-Use Overlay)
  - Action 1.4d: Emergency Shelters and Low Barrier Navigation Centers.

The Municipal Code only allows emergency shelters by-right in the M-1 zone. Code updates will include:

- Ensure parking standards are not more intense than commercial and residential uses in the same zone.
- Code clean-up to remove any conditional entitlement procedure for Emergency Shelters.
- The addition of emergency shelters to the permitted uses in the Mixed-Use Overlay.
- AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The Development Code will be updated including adding low-barrier navigation centers to the mixed-use overlay.
- Policy HE 4.2: Support local, non-profit agencies near Artesia that serve the homeless.
  - Action 4.2a Coordination with Homeless Service Providers
- Policy HE 5.2: Provide efficient development permit processing.
  - Action 5.2c: Remove Constraints to Housing Entitlement and Construction.

Funding: Referral activities, code amendments and collaboration on regional homeless initiatives (e.g., Los Angeles Homeless Services Authority, Gateway Cities' "Roadmap to Ending Homelessness," and Pathway Home are funded through the General Fund. Should the City

receive development application(s) from a homeless services provider, the City will participate in related grant applications, bond revenue and/or state tax credit programs.

Farm Workers

Farm workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural work. Across the state, farm workers generally receive wages that are considerably lower than other jobs and may struggle to find decent and affordable housing. According to recent Census estimates, no Artesia residents reported being employed in farming, fishing and forestry occupations.

Table H-69. Farmworkers - Artesia

Artesia	Percent of total Artesia workers:	SCAG Total	
0	0.00%	57,741	Total jobs: Farming, fishing, and forestry occupations
0	0.00%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Should farmworker housing needs be identified, the needs of this population will be addressed by the Housing Programs and Actions that for Extremely Low-Income households and Workforce Housing.

G. Extremely-Low-Income Household Needs

Extremely low-income (ELI) households are defined as households with incomes less than 30 percent of median. In the City of Artesia, this equates for 17.8% of households earning less than $19,112 per year (SCAG Atlas – Artesia 2022). The needs of ELI households may overlap with other categories of special needs such as persons with disabilities, the elderly and the homeless. California Health and Safety Code §65583 (c)(2) states that the Housing Element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households." In addition, existing programs should either be expanded, or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of ELI households.

Existing ELI Needs

HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides information on existing ELI households in Artesia. Table H-25 shows the distribution of ELI households by race/ethnicity and tenure. The race/ethnicity with the highest share of ELI households in Artesia is Hispanic (19.7% compared to 17.7% of total population). Renters are much more likely than homeowners to have extremely-low incomes (23% for renters vs. 13% for owners).

Table H-70. ***Extremely-Low-Income Households - Artesia***

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,090	150	13.8%
Black, non-Hispanic	89	10	11.2%
Asian and other, non-Hispanic	1,902	354	18.6%
Hispanic	1,600	315	19.7%
TOTAL	**4,681**	**829**	**17.7%**
Renter-occupied	2,260	520	23.0%
Owner-occupied	2,400	310	12.9%
TOTAL	**4,660**	**830**	**17.8%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As indicated in Table H-26, over 40% of Artesia households are cost burdened (spending over 30% of household income on housing or severely cost burdened (spending over 50% of household income on housing). Extremely low-income households are much more likely to experience a severe housing cost burden than any other income group.

Table H-71. Housing Cost Burden

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	1,525	1,039	2,564
Cost Burden >30% to <=50%	465	470	935
Cost Burden >50%	360	555	915
Cost Burden not available	15	4	19
Total	**2,355**	**2,060**	**4,415**

HUD CHAS 2012-2016, based on ACS.

Projected ELI Needs

Based on a formula utilized by the Department of Housing and Community Development (HCD), the City anticipates a need to assist 156 ELI households for the 2021-2029 planning period below is the formula for determining ELI households:

- Formula: Divide the current very-low income RHNA construction need by one-half.
- Artesia: 312 very-low RHNA construction need
- Calculation: 312 / 2 = 156 ELI Households

Existing Resources

Current resources to address the needs of extremely low-income households are limited. For example, the Housing Choice Voucher program which offered rental assistance to 176 households from 2013 to 2021 in the City of Artesia.

Due to the overlapping needs of homeless and extremely low-income individuals and households, the City participates in several collaborative efforts and referral programs, as described in the Homelessness chapter of this Element.

As required by State law and City ordinances, Artesia offers incentives for the construction of affordable housing, including housing to accommodate extremely low-income households. These incentives include density bonuses and reduction/modification of development standards.

Gaps in Resources (Needs)

Housing entitlements and production in the City of Artesia has not met the needs of extremely low-income households. For example, the Annual Housing Progress Report for calendar year 2023 identifies 6 housing entitlements and 11 housing building permits. All units were identified as "Above Moderate Income."

Outside of affordability incentives, the City does not currently have the financial resources to attract or subsidize (i.e., bridge the affordability gap) the production of housing to address the needs of extremely low-income households.

Proposed Policies, Programs and Actions to Help Address Gaps

The City will provide regulatory incentives to the development of housing for ELI households, such as expediting the approval and permitting process and waiving city-imposed development fees. These incentives would encourage and facilitate housing for Extremely Low-Income persons and illustrate the City's commitment to facilitating the construction of housing for these households.

- Policy HE 1.2: Increase the extremely-low-, very-low-, low- and moderate-income housing stock.

  The City will monitor available County, SCAG, State, and Federal funds and pursue funds based on the City's eligibility. Participation in SCAG will supplement City goals and actions in this regard. These resources will be utilized to improve and conserve housing stock by funding rehabilitation programs for ownership, rental and mobile home parks.

  - Action 1.2a: Maximize External Funding Resources
  - Action 1.2d: Accessory Dwelling Units

    ADUs provide an opportunity to produce housing that is affordable to extremely low-income households while maintaining the character of single-family neighborhoods. The City amended ADU regulations in 2020 consistent with State law. The City will

review annually for changes to State law and update City ADU regulations as necessary to ensure consistency with current law.

To support the construction of additional ADUs, the City will:

- Commit to creating and implementing a system to monitor the affordability level of new ADUs.
- Create standard plans so that locals may reduce the cost of construction by having approved plans ready to implement.
- Generate handouts and online materials to support ADU Construction
- ADUs that provide rentals with long-term affordability covenants for very-low and low-income housing units shall have City fees waived.
- Covenants shall be in place for 35 years.

- Action 1.2e: Housing for Lower-Income Households

  The largest barrier to quality of life is access to affordable housing, especially for those households that have extremely low income. The following programs are expected to be the most effective in accommodating and incentivizing housing for extremely low-income households.

  - The Mixed-Use Overlay will permit Single Room Occupancy (SRO) units. The MUO allows for density incentives for including lower income units and the area in which they may be permitted is spread through the majority of the commercial corridors within the City which facilitates development near transit options and access to high resource areas.
  - Rezone for a shortfall pursuant to Gov Code 65583.2 h) and i),
    The extremely low-income units are presumed to be placed on the same properties identified to accommodate the emergency shelters and very low-income housing units as these properties are over one-half acre and can accommodate 50 or more units.
    - By right definition consistent with 65583.2(h) and (i): Allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.
    - Minimum Density of 16 or 20 units per acre; and
    - Minimum site capacity of 16 units; and
    - at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only OR on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    - allow 100 percent residential use AND require residential use.
    - occupy 50 percent of the total floor area of a mixed-use project.

- Policy HE 1.3: Encourage mixed-use (residential/commercial) development in existing commercial areas.
  - Action 1.3a: Mixed Use Overlay

    This rezoning effort will include actions to facilitate socially and economically inclusive housing through incentives.
    - Support lower income and special needs households by incentivizing their inclusion.
    - Increase the opportunities for a variety of types of housing types to be implemented.
    - New patterns for more socially and economically inclusive housing that reduces segregated living patterns to work towards truly integrated and balanced living patterns.
    - Increases in MUO density will be <u>in addition to</u> any State Required Density Bonus. This provision will also allow for developments that surpass the height limits in the MUO.
    - Ministerial approvals for Multifamily Housing providing at least 40% low-income housing, and
      1. Any project ministerial from CEQA
      2. Properties with 100% low or very low-income units.
- Policy HE 1.4: Provide housing opportunities for special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).
  - Action 1.4a: Expedited Processing for Special Needs Housing

    This Action commits the City to continue to expedite processing for housing development projects for the special needs groups, such as seniors, large families, extremely-low-income households, and persons with disabilities, giving highest priority to rental units with more than 3 bedrooms.
  - Action 1.4b: Technical Assistance for Special Needs Housing Development
- Policy HE 4.3: Provide rental assistance to low-income households.
  - Action 4.3a: Section 8 Housing Choice Vouchers

    The City will continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website. The City will aspire to increase the number of vouchers by 10 more units a year.

    The City shall also create a newsletter to offer to manage an eligibility list, this may help achieve our goal of achieving ten or more Housing Choice recipients within the community.
- Policy HE 5.2: Provide efficient development permit processing.

- Action 5.2c: Remove constraints to housing entitlement and construction including deferral of fees until financing is in place for low-income and senior housing projects.

Funding:

- Permanent Local Housing Allocation Program (PLHA) Grant: The City receives a share of the state PLHA grant. The City's share is allocated to the Gateway Cities Affordable Housing Trust which aggregates these funds to assist persons experiencing or at risk of homelessness with investments that increase the supply of housing to households with incomes of 60 percent or less of Area Median Income.
- General Fund
- Grant opportunities, as available. State resources have been consolidated into the "Multifamily Finance Super NOFA" through HCD> The "Super NOFA" a one-stop resource to affordable housing developers, including the Multifamily Housing Program, Infill Infrastructure Grant, Veterans Housing and Homeless Prevention Program, and Farmworker Housing Grant.

H. Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 2021 to 2029 period, also referred to as the "6th cycle" in reference to the six RHNA cycles that have occurred since the comprehensive revision of State Housing Element law in 1980. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The 2021-2029 RHNA Plan was adopted by the Southern California Association of Governments (SCAG) in March 2021. The need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and overcrowding. The housing need for new households is adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community. Additional detail regarding SCAG's methodology used to prepare the RHNA can be reviewed on SCAG's website at https://scag.ca.gov/rhna.

Artesia's assigned share of regional housing need during the 2021-2029 planning period is 1,069 units. This need is distributed by income category as shown in Table H-26.

Table H-26. 2021-2029 Regional Housing Needs, Artesia

Very Low*	Low	Moderate	Above Moderate	Total
312	168	128	461	1,069
*Per State law, half of the very-low units are assumed to be in the extremely-low category. Source: SCAG 2021				

It should be noted that SCAG did not identify growth needs for the extremely-low-income category in the adopted RHNA. As provided in Assembly Bill (AB) 2634 of 2006, jurisdictions may determine their extremely-low-income need as one-half the need in the very-low category.

The inventory of land to accommodate the RHNA allocation is discussed in the Resources and Opportunities section.

I. Assisted Housing at Risk of Conversion

The Housing Element is required to identify any publicly assisted low-income rental units that are at risk of losing their affordability restrictions within the ten-year period from 2021 to 2031. This information is used in establishing programs and quantified objectives for preserving the affordability of such housing. According to the California Housing Partnership Corporation, there are currently no publicly assisted lower-income rental units in Artesia. In addition, there are no locally-funded affordable units at risk of conversion.

J. Fair Housing Assessment

Under State law, "affirmatively furthering fair housing" means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019). The full Affirmatively Furthering Fair Housing analysis and recommendations are included as Appendix C.
2. Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

The Affirmatively Furthering Fair Housing (AFFH) analysis in Appendix C examines geographic and demographic data regarding fair housing, including enforcement programs, racial and

ethnic segregation and integration, poverty, persons with disabilities, and access to opportunity as identified by the TCAC/HCD Opportunity Areas maps, cost burden, disproportionate housing needs, overcrowding, substandard housing conditions, homelessness, and displacement

a. In compliance with AB 686, the City has completed the following fair housing/AFFH outreach and analyses, and included meaningful actions to address gaps in fair housing needs:

As discussed in Appendices C, D, and E, the City held a series of public meetings during the Housing Element update, including the fair housing assessment, in an effort to include all demographic segments of the community and persons with special needs. Each meeting was publicized on the City's website, published in local newspapers, and meeting notices were also sent directly to persons and organizations with interest and/or expertise in affordable housing and supportive services. Interested parties had the opportunity to interact with City staff throughout the Housing Element update process and provide direct feedback regarding fair housing issues.

The City also created a dedicated web page for the Housing Element update *(https://ca-artesia2.civicplus.com/258/General-Plan-Update*) and provided opportunities for interested persons to participate in public meetings remotely, which made it possible for those with disabilities limiting their travel to participate in the Housing Element update process regardless of their ability to physically attend the meetings.

b. Enforcement

The AFFH includes a discussion of existing conditions for the enforcement of fair housing regulations, including federal, state, county and local (City of Artesia) enforcement programs. As noted in the discussion the City is supported in addressing fair housing complaints and issues by the Housing Rights Center, either by direct contact from Artesia residents or upon referral by the City. Proposed policies, programs and actions to ensure proactive implementation of fair housing laws include Policy HE 1.4 and Action HE 1.4e (Reasonable Accommodation), which commit the City to adopt a Reasonable Accommodation Procedure, and to designate an appropriate, technically skilled staff member as the City's reasonable accommodation/ADA coordinator. The City has also committed to enforcement actions to preserve the existing housing stock (Policies HE 2.1 and 2.2, and Action 2.2a), and to expand awareness in the community of fair housing resources (Policy HE 4.1 and Action HE 4.1a).

c. Segregation and Integration.

<u>Segregation and integration based on race and ethnicity.</u> The percentage of non-white population is relatively uniform throughout the city and is similar to the adjacent cities, with the Asian population consisting of the largest racial composition, at approximately 42% of the population. However, there is evidence of some moderate segregation among the Asian and Hispanic population, with neighborhoods located north of Artesia Boulevard having a

population that is over 50% Hispanic, while the remainder of the city has larger Asian population.

Segregation and integration based on poverty. Recent Census estimates regarding poverty status of households in Artesia are shown in Figure H-2. As seen in this map, the poverty rate in the city ranges from less than 10% in some areas of the city and between 10% and 20% in other areas, which is similar to the surrounding cities. Somewhat higher poverty rates are found in the northern portion of the city, which is also located near the SR-91 freeway. However, the moderate racial/ethnic concentration noted above does not correlate significantly with concentrations of poverty. There is no observable concentration of Low-Moderate Income Census Block Groups, nor are there racial or ethnic concentrations of affluence.

Analysis of available data also concluded that there a somewhat higher concentration of disabled persons living south of Artesia Boulevard (10%-20%), than north of Artesia Boulevard. However, this variable is not considered a significant concentration of disabled persons.

In order to address any potential segregation/integration issues, the following Policies and Actions are included herein: Policy HE 4.1 and Action 4.1a (providing fair housing services to residents); Policy HE 4.3 and Action 4.3a (providing rental assistance to low income residents); Policy HE 5.2 and Actions HE 1.2d and 1.2e (increasing the extremely low, very low, low- and moderate income housing stock); and Policy HE 1.3 and Action 1.3a (encouraging mixed us development in existing commercial areas, with incentives for the production of higher density, lower-income housing).

Segregation and Integration based on disability. The incidence of disabilities in Artesia is similar to the surrounding areas. As shown in Figure C-1 , the percentage of residents reporting a disability range from less than 10% in the northern portion of the city to between 10% and 20% in other areas. This map does not indicate a substantial concentration of persons with disabilities. The AFFH identified 9.1% of the disabled population as having incomes under the poverty level, as compared to 7.1% of the non-disabled population (AFFH, Table C-6). Specific policies and actions to address the fair housing needs of this population include Policy HE 1.4 (providing housing for special needs groups) and Actions HE 1.4a (expedited processing for special needs housing) and 1.4b (assistance for special needs housing development); Policy HE 1.2 (increase the extremely-low-, very-low-, low- and moderate-income housing stock) and Actions 1.2d (accessory dwelling units) and 1.2e (housing for lower income households); Action 1.4c (variety of housing types); Action 3.1b (transit-oriented development); Action 4.1b (definition of family); and Action 5.2c (removing constraints to housing entitlement and construction).

Segregation and integration based on familial status. Single parent households and especially female-headed households with children require particular focus in providing fair housing due to their higher need for affordable housing, accessible day care, health care, and other supportive services. Approximately 20% of households in Artesia are single female-headed households with children, which is significantly lower than Los Angeles County, at 29.2%. The census tracts north of Artesia Boulevard and south of 183rd Street have 20-40% female-headed households (see AFFH, Figure C-8).

Large households (five people or more) constitute a larger percentage of Artesia households than the Los Angels County region overall (24.7% vs. 16% in Los Angeles County, per SCAG Local Profiles, LA County 2023).

The Policies and Actions noted above that address segregation and integration based on poverty and disability will encourage production of a range of accessible and affordable housing types and sizes, and support access to fair housing services for all residents.

d. Access to Opportunities

Access to opportunities are place-based characteristics used to measure links to critical life outcomes. These measurements usually highlight ways to improve life for low-income communities, as well as increasing access and mobility to "high resource" neighborhoods. Disparities in access to opportunities include access to economics, education, environmental, and transportation opportunities.

According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure C-9), the northern portion of Artesia is within the "Low Resource" area while the other portions of the city are characterized with the "High Resource" designation. These designations are determined by index scores for a variety of educational, environmental, and economic indicators, such as employment and proximity to jobs, access to effective educational opportunities for children and adults, concentration of poverty, and levels of environmental pollutants, among others. The low resource area correlates with higher poverty rates but lower disability rates.

Disparities in access to opportunities are prevalent in Urban Los Angels County, of which Artesia is a part, particularly for Black, Hispanic and persons living below the federal poverty line (see AFFH, Table D-6). Although access to opportunities by disadvantaged groups in Artesia are similar to surrounding communities, gaps have been identified in economic, environmental and transportation scores (TCAC/HCD Opportunity Maps – AFFH Figures C-13, C-14, C-15).

Specific Actions to address these disparities include: Action HE 3.1b (transit-oriented development); Action HE 1.3a (Mixed Use Overlay zone); Action HE 1.2c (City's participation in regional, collaborative solutions through the Gateway Cities Council of Governments); and Action HE 1.4c (variety of housing types); and Action 5.2c (reducing constraints to housing production, including application requirements, development fees and approval procedures).

e. Disproportionate Housing Needs

When a protected class faces significant differences in access to housing in comparison to other members of the community, then there are disproportionate housing needs. Housing burdens include factors such as overcrowding, substandard housing conditions, and homelessness and risk of displacement, as well as the demographic and income factors noted above.

The AFFH has identified that gaps that are most significant within the extremely low-income population, which represents 17.8% of the City's households. The lower income population is

most prevalent among renter households, at 23%, with 57.5 of the renter population spending over 30% of their gross income on housing.

Policies and Actions to address disproportionate housing needs include those:

Addressing Cost Burden:

- Policy HE 1.2 Increase the extremely-low, very-low, low- and moderate-income housing stock.
  - Action 1.2e Housing for Lower Income Households.
- Policy HE 4.3 Provide rental assistance to low-income households.
  - Action 4.3a Section 8 Housing Choice Vouchers

Addressing Overcrowding:

- Action 1.4c Variety of Housing Types
- Action 4.1b Update to Definition of Family

Addressing Substandard Housing:

- Policy HE 2.1 Maintain and improve existing housing stock, such as protecting manufactured housing.
- Policy HE 2.2 Continue to enforce the City's Municipal Code to preserve existing housing stock.
  - Action 2.2a Code Enforcement actions, including pre-sale inspections.

Addressing Homelessness:

- Action 1.4d Emergency shelters and low-barrier navigation center.
- Action 4.2a Coordination with Homeless Service Providers

Addressing Displacement:

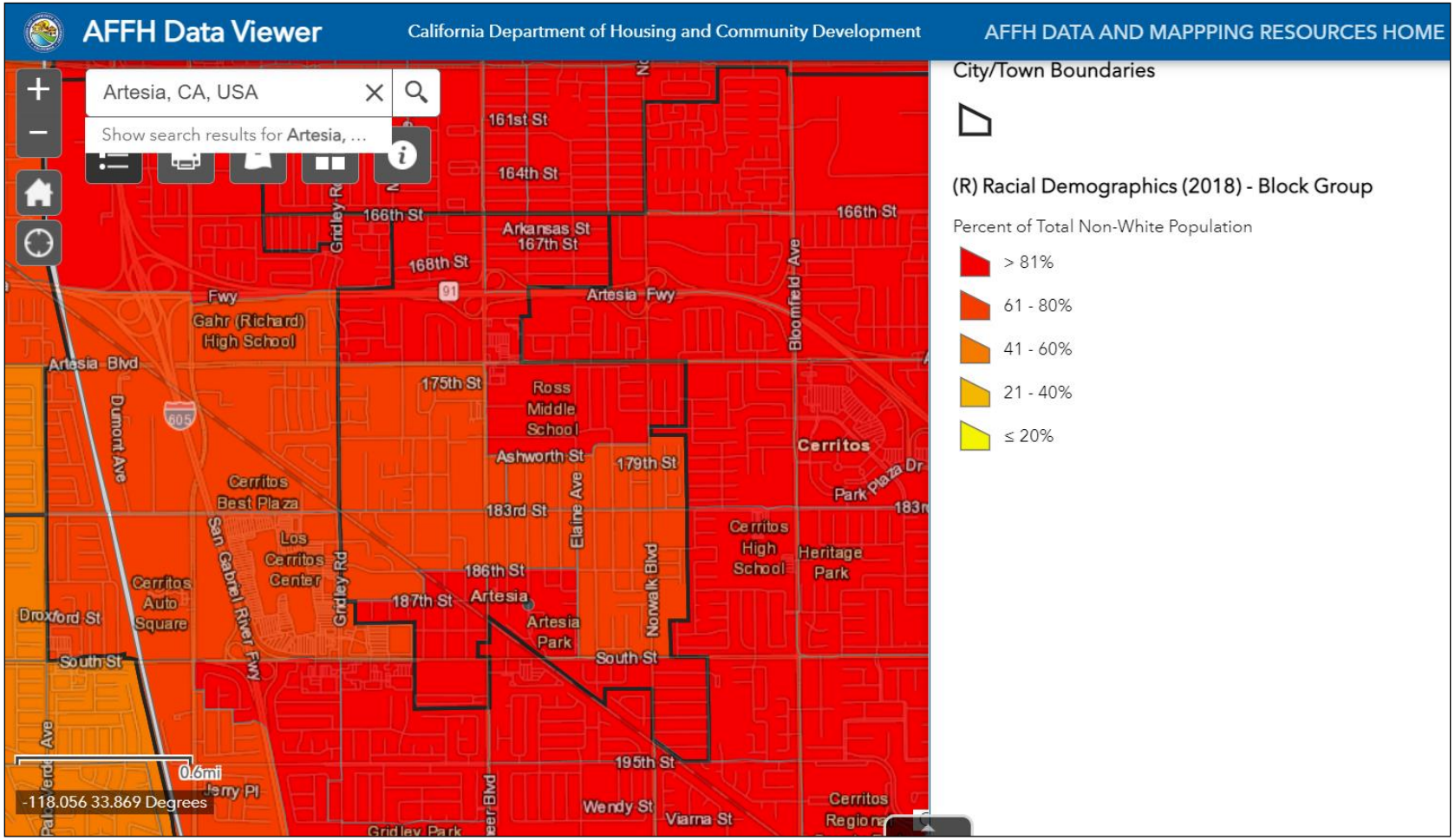
- Action 2.1a Mobile Home Park/Manufactured Home Zoning District
- Action 2.1b No Net Loss and Replacement of Housing Units

f. Conclusion

This analysis shows that although the northern portion of Artesia has somewhat higher poverty rates and lower opportunity than the southern parts of the city, it does not appear to show patterns of racial segregation or substantial concentrations of poverty or persons with disabilities.

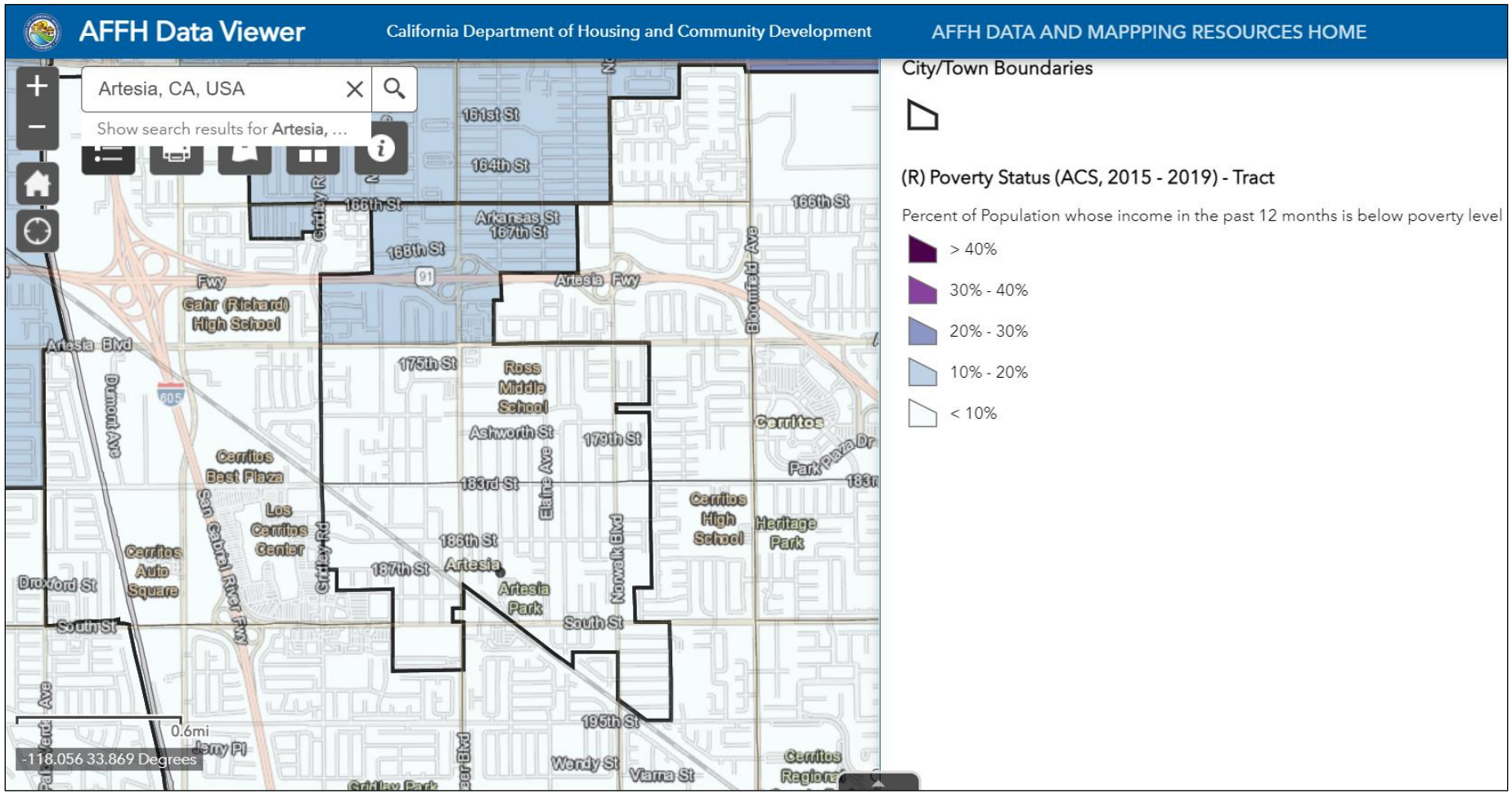
The Housing Plan includes several policies and actions to encourage and facilitate fair housing opportunities and integration for all households, including households of all races/ethnicities, income status, disability, family size or status. Policy HE 4.1 and Action HE 4.1a in the Housing Plan describes actions the City will take to affirmatively further fair housing and address proactively any issues of housing discrimination that may arise.

Figure H-12. Racial Characteristics – Artesia



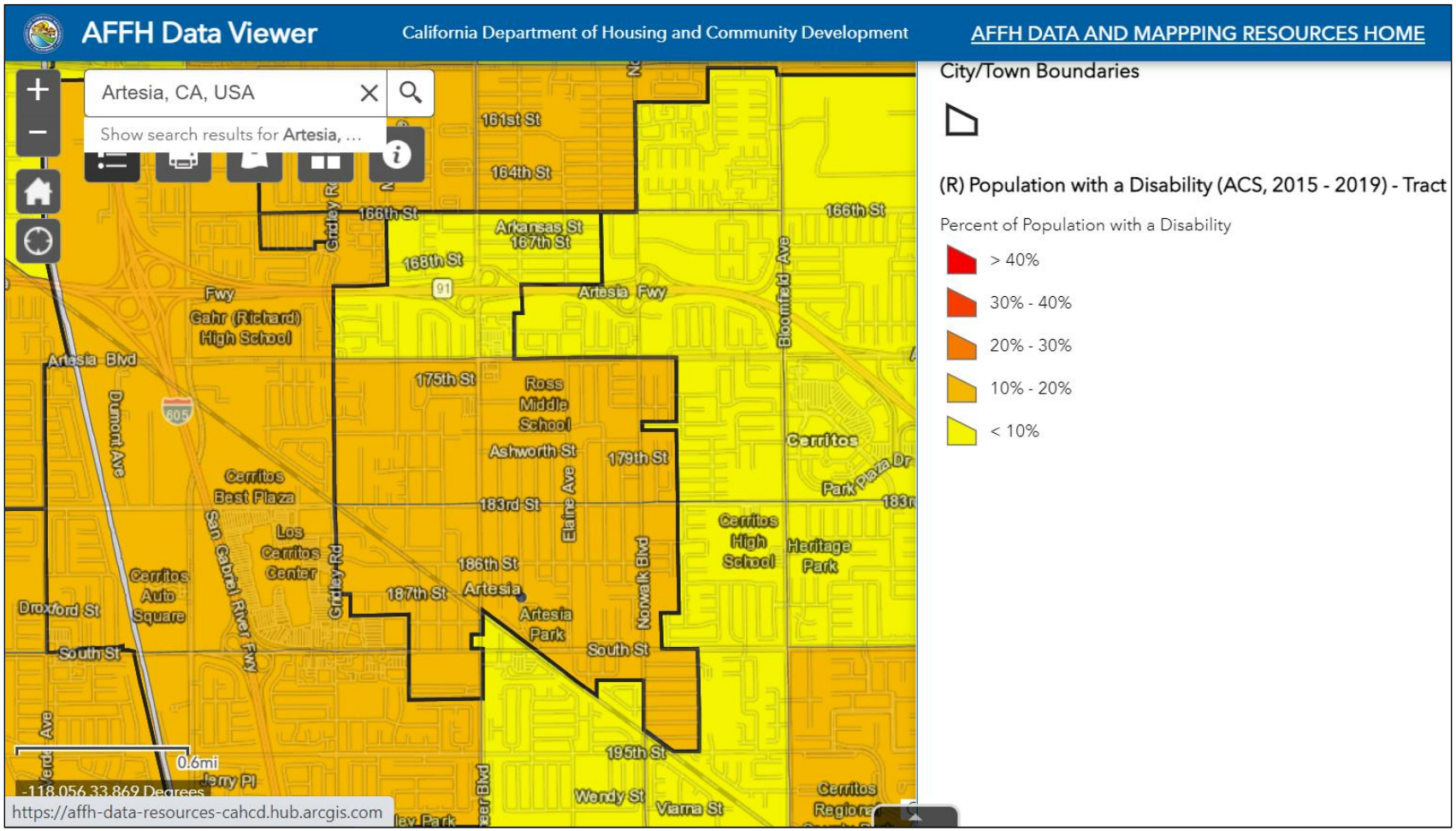
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021
Note: For purposes of this analysis, the Hispanic category is included within the Total Non-White Population

Figure H-13. Poverty Status – Artesia



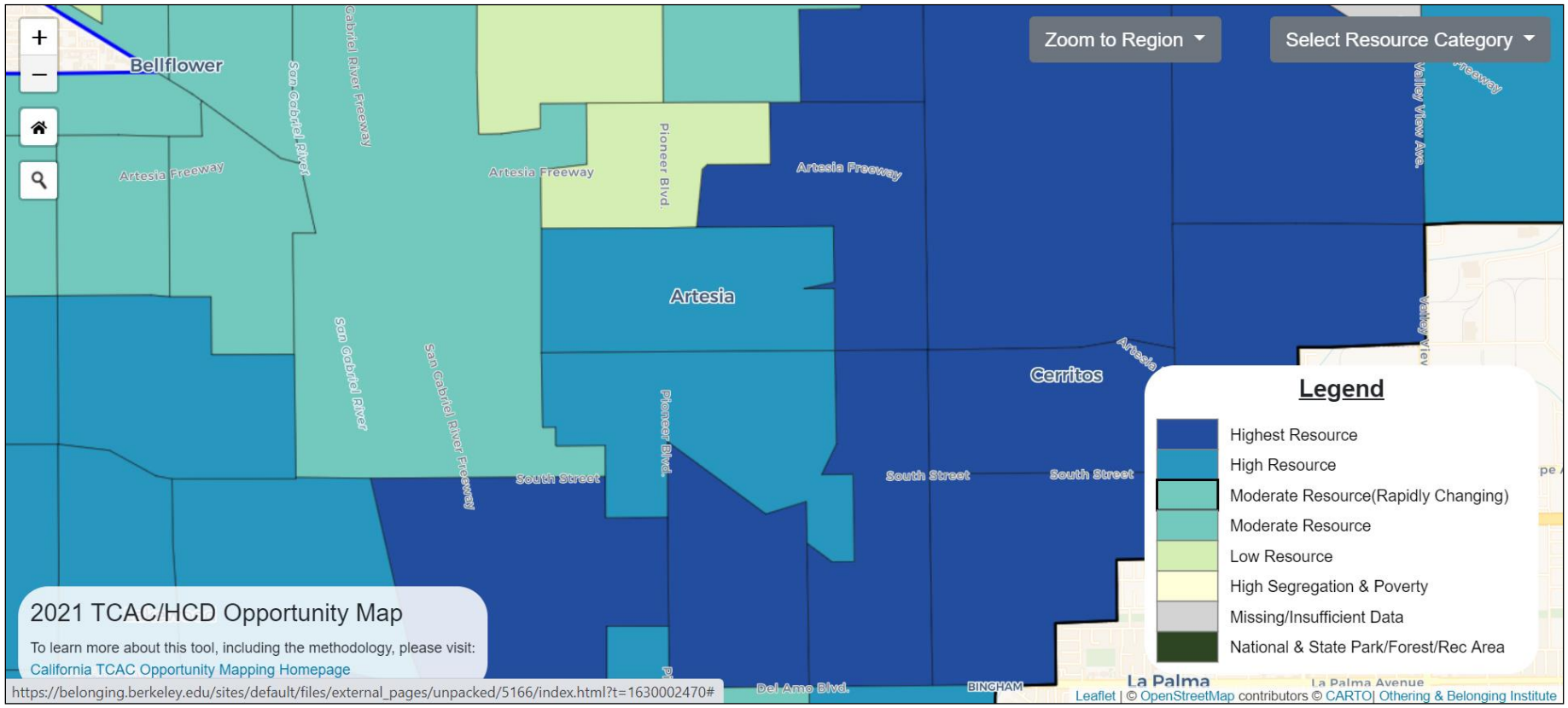
Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure H-14. Population with a Disability – Artesia



Source: California Department of Housing and Community Development, AFFH Data Viewer, 2021

Figure H-15. TCAC/HCD Opportunity Map – Artesia



Resources and Constraints on Housing Production

California Government Code §65583(a)(5) requires "an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures…"

This subsection of the Housing Element reviews governmental and nongovernmental processes and requirements as potential constraint to housing. Actual or potential constraints can affect the development of new housing or the maintenance of existing units for all income levels. Governmental and non-governmental constraints in Artesia are similar to those in other jurisdictions in the region and are discussed below. One of the most significant constraints to housing in Artesia is the limited amount of available land and, as elsewhere in the Los Angeles County region, the high cost of land.

The State explicitly declared a state of emergency with regards to the production of sufficient housing. With this crisis in mind, the City has reviewed City standards and codes to identify potential constraints on housing, increase the ease and potential of development, and to affirmatively further fair housing. Some potential constraints were identified, and programs have been prepared to address them, as discussed below. Some potential programs have also been implemented to help stimulate housing development to address the needs of populations at risk of exclusion from the housing market.

The following analysis is comprised of three primary sections:

1. Resources
2. Governmental Constraints
3. Other Pertinent Ordinances
4. Non-Governmental Constraints

A. Resources

1. Availability of Land

Section 65583(a)(3) of the Government Code requires Housing Elements to provide an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. A detailed analysis of vacant land and underutilized parcels with potential for intensification and/or reuse is provided in Appendix B, which shows that the land

inventory is sufficient to accommodate the City's RHNA allocation for the planning period in all income categories. The sites are divided between Opportunity Areas and are defined as Opportunity Sites. There are currently no known service or infrastructure limitations that would preclude the level of development described in the RHNA.

The proposed Opportunity Sites to accommodate RHNA were chosen to increase access to public transit, increased value for development potential (primarily with density increases and options), and to create housing that will meet the needs of members of the community.

2. Financial and Administrative Resources

The City participates in a consortium with the County of Los Angeles and 12 other cities known as the Los Angeles County Urban County Program. The Urban County Program receives CDBG and HOME funding on a formula as is from the U.S. government. Funds are distributed by the County of Los Angeles to individual jurisdictions. The City is working with SCAG to identify and implement a strategy to implement these resources.

CDBG funds can be used for the following activities:

- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Economic Development
- Homeless Assistance
- Public Services
- Public Improvements
- Rent Subsidies

HOME funds can be used for the following activities:

- New Construction
- Acquisition
- Rehabilitation
- Home Buyer Assistance
- Rental Assistance

B. Governmental Constraints

Governmental constraints can limit the supply of housing in the region, making it difficult to meet the demand for housing. Governmental constraints can include policies, standards, requirements, or actions imposed by the various levels of government upon land use and development. These constraints may include land use controls, growth management measures, building codes, fees and processing, and permit procedures.

1. Land Use Controls

Land use controls take a number of forms that affect the development of housing. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

General Plan

Each city and county is required by State Law to have a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution, and density of the land uses within the City. General Plan residential densities are expressed as dwelling units per acre. The Artesia General Plan identifies four land use designations that provide for residential uses, as shown in Table H-27.

Table H-27. : General Plan Residential Land Use Categories

Designation	Description	Density Standard
Low Density Residential	Primarily single family detached units	7 du/ac
High Density Residential	Typically includes multifamily units as either rental or ownership real estate	30 du/ac
Mixed Use Overlay	An overlay to facilitate a variety of housing types and the potential for more commercial space.	Minimum density: 70 du/acre
Pioneer Boulevard Commercial	Integrated, mixed-use commercial and residential development (a developer could choose between these standards and those of the MUO).	30 du/ac

Source: City of Artesia Land Use Element, 2021

Housing affordability is generally related to density, and State law establishes "default densities" that are assumed to be necessary to facilitate production of lower-income housing. For small cities like Artesia in metropolitan areas, a density of at least 30 units per acre is considered suitable for lower-income housing. As seen in Figure H-27, most of Artesia's General Plan land use designations allow densities at this default density.

Zoning Code

The Zoning Code is a component of the City's Municipal Code and is one of the primary tools for implementing the General Plan. The Zoning Code establishes allowable uses, development

standards and approval procedures for different zoning districts. As in many cities, standardized zoning regulations have been established for various residential districts (such as single-family residential or multi-family residential) while "specific plans" have been adopted for areas where customized standards address special characteristics in a limited geographic area. The Mixed-Use Overlay shall also be implemented, which will offer new opportunities to build mixed uses and at higher densities. Where an overlay and a specific plan overlap, the standards of either may be utilized unless the site is subject to additional State boundaries (i.e. properties with carryover and previously identified sites).

Zoning Districts

Table H-28 summarizes the permitted residential uses in each zone where residential use is allowed. The A-1 (Agriculture-Single Family Residential), R-1 (Single-Family Residential), M-R (Multiple Family Residential), and M-D-R (Medium Density Residential) zones are the primary residential zones. Single-family uses are permitted in all of these zones, while multi-family developments are permitted in the M-R zone. Attached duplexes are permitted in the M-D-R zone while condominiums are permitted in the C-O (Condominium) zone.

The M-R Zoning District allows two family residential development, as does MDR. In the Artesia Municipal Code, a Duplex has the same meaning as Two-family dwellings. The review process for the development for both is the same.

Table H-28. : Permitted Residential Uses by Zoning District

Use	A-1	R-1	M-R	M-D-R	C-O
Single Family Detached2	P	P	P	P	--
Congregate Living Health Facilities1	--	--	--	--	--
Two and Three Family Dwellings	--	--	P	--	--
Apartment Houses	--	--	P	--	--
Homes for the Aged and Rest Homes	--	--	CUP	--	--
Attached Duplexes	--	--	--	P	--
Condominiums	--	--	--	--	P
Mobile home park	--	--	--	--	--

Notes:

P=Principal Use Permitted

CUP=Permitted with a Conditional Use Permit

1 Congregate living population density and spacing restrictions are to be removed as well as the Conditional Use Permit process.

2 Manufactured homes are permitted as a single-family detached dwellings or ADUs.

Source: City of Artesia Municipal Code Title 9, Chapter 2, 2021.

Development standards for residential districts are shown in Table H-29. The A-1, R-1, and M-D-R residential zones require development to be built no higher than 2 stories or 30 feet while the M-R zone permits development to be built no higher than 2 stories or 35 feet. After dialogue with the State, the City has decided to pursue the pro-housing stance of allowing another story in the M-R Zoning District, so that three stories can be constructed. Furthermore, M-D-R and M-R will not have lot coverage requirements, and setbacks and height limits will be the framework for how much can be constructed. These code changes are based on State suggestions to create a more housing-friendly zoning code, and these alterations will be addressed through Action HE 5.2c Remove Constraints. In addition, as shown in Appendix B, there are only 6 vacant M-R parcels totaling just over one acre remaining in the City. Most future residential development is expected to occur in other zoning districts where higher densities and taller buildings are permitted, such as the Mixed-Use Overlay.

Single-family detached units with 5 or more bedrooms currently require a conditional use permit granted by the Planning Commission through a public hearing process and must satisfy the following conditions:

- The lot or parcel is adequate in size to accommodate a dwelling with 5 or more bedrooms and still provide open space, landscaping, and other outdoor amenities as required by this chapter.
- The mass and scale of the dwelling unit is harmonious with the character of the neighborhood and with the existing development pattern on abutting lots or parcels.
- The proposed physical orientation of the dwelling unit on the lot or parcel is appropriate for the shape of the lot, the location of outdoor living areas, and the placement and orientation of surrounding homes and structures.
- The dwelling is designed for only single-family use.

Based on dialogues with the State and with taking a Pro-housing stance, the City of Artesia shall remove restrictions on the amount of permitted bedrooms in a single-family home before a CUP is required. Removing the requirements for a CUP based on room quantity may increase access to the development of lower income housing and housing for large families. This proposal will be accomplished through Action HE 5.2c Remove Constraints.

The creation of the Mixed-Use Overlay will generate new housing and commercial opportunities throughout the City with higher densities opportunities to spur development.

Table H-29. : Residential Development Standards

Standards	Zoning Districts				
	Agriculture-Single Family Residential (A-1)	Single Family Residential (R-1)	Medium Density Residential (M-D-R)	Multiple Residential (M-R)	Condominium (C-O)
Minimum Lot area	10,000 sf	6,000 sf	3,800 sf	5,000 sf	60,000 sf
Maximum dwelling units	1 unit/lot	1 unit/lot	2 units/lot	1 du/ 1,800 sf	1 du/3,000 sf
Maximum density	4.4 du/ac[1]	7.3 du/ac[1]	23 du/ac[2]	24.2 du/ac[3]	14.52 du/ac[3]
Maximum height	2 stories/30 feet	2 stories/30 feet	3 Stories	~~2~~ 3 Stories	--
Maximum lot coverage	50%	50%	50%	~~50%~~ N/A	N/A
Minimum lot width	50 ft	50 ft	45 ft	50 ft	100 ft
Minimum front yard	20 ft	20 ft	14 ft	15 ft	15 ft
Minimum interior side yard	10 % of lot width, not less than 3 ft in width and need not exceed 5 ft	10 % of lot width, not less than 3 ft in width and need not exceed 5 ft	5 ft	5 ft	5 ft
Minimum rear yard	15 ft	5 ft	16 ft	5 ft	15 ft

Standards	Zoning Districts				
	Agriculture-Single Family Residential (A-1)	Single Family Residential (R-1)	Medium Density Residential (M-D-R)	Multiple Residential (M-R)	Condominium (C-O)
Sf = square feet; Ft = feet 1 Maximum density based on minimum lot area required. 2 Maximum density based on a maximum of 2 dwelling units on a lot with the minimum lot area required. 3 Maximum density based on the minimum lot area required per dwelling unit. Multifamily will now permit 3 story height limits, and lot coverage will be removed—lot setbacks and height limits will restrict development in place of lot coverage and current height requirements. These changes are based off of dialogue with the State and a Pro-housing stance in Artesia. Strike through indicate code changes.					

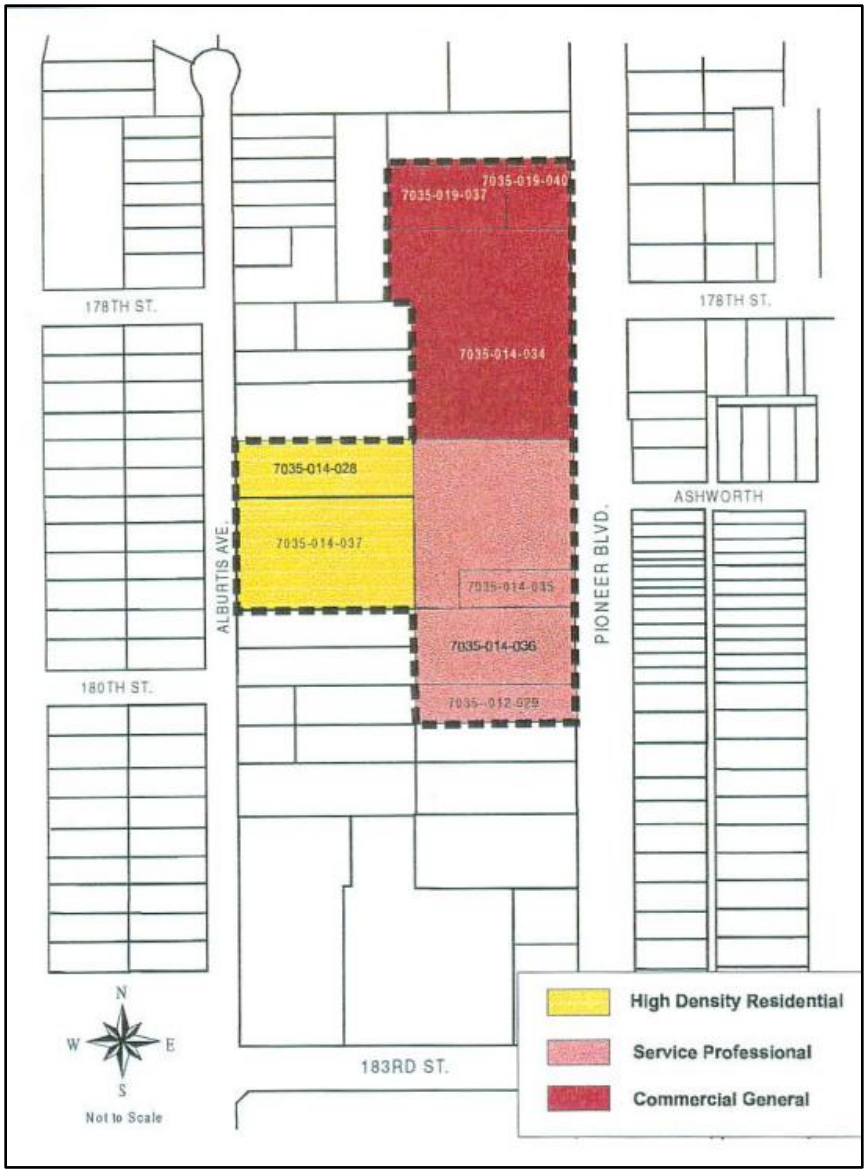
Source: City of Artesia Municipal Code Title 9, Chapter 2

Specific Plans

Specific plans are authorized by State law (Government Code §65450, et seq.) and typically replace many of the general standards that apply to conventional zoning districts. Sites that are subject to a Specific Plan and the Mixed-Use Overlay may develop with either development standards, unless the properties are subject to State expected conditions. Developments that propose residential uses shall incorporate the units by income group identified in the Sites Inventory/Appendix B. Artesia has adopted several specific plans that allow residential uses:

- Artesia LIVE Specific Plan, adopted in 2016, is intended to facilitate development of a 7-story mixed-use project located on a 0.82-acre site at the southeast corner of Pioneer Boulevard and 176th Street. This specific plan allows 54 residential condominiums (approximately 67 units/acre), hotel rooms and commercial space. The site could also be developed with MUO standards.
- Pioneer Specific Plan. This project includes commercial development and senior housing and is fully developed. This Plan allows for some fully residential development and some commercially focused. The proposed housing in the current cycle is outside of this Specific Plan, however a developer could still utilize MUO standards if a site was redeveloped. Application of the Specific Plan is elective and not required. The image below is extracted from the specific plan and illustrates the location of residential units (Figure H-5).

Figure H-5. : Pioneer Specific Plan



Source: Pioneer Specific Plan, City of Artesia

- Artesia Boulevard Corridor Specific Plan: This specific plan is intended to facilitate the revitalization of a 21-acre area along Artesia Boulevard between Gridley Road and Pioneer Boulevard that was historically composed of industrial and commercial uses. The plan allows mixed-use and residential development in three of its four quadrants. Quadrants 1 and 4 allow residential uses at densities up to 10 du/ac while Quadrant 3 allows residential uses at densities up to 30 du/ac. Table H-30 summarizes development standards for the quadrants permitting residential uses within the Specific Plan. Stand-alone residential developments are permitted in all quadrants where residential use is allowed. Application of the Specific Plan is elective, and therein not a barrier to housing development as other development options are available—maximum density applies to that specific plan not the MUO. Table H-

30 and Table H-31 summarize development standards for the Artesia Boulevard Corridor Specific Plan.

Table H-30. : Development Standards – Artesia Boulevard Corridor Specific Plan

Standards	Quadrant		
	1	3	4
Maximum Height	2 stories/ 35 ft.	3 stories/ 45 ft.	2 stories/ 35 ft.
Maximum Density	10 du/ac	30 du/ac	10 du/ac
Minimum Unit Sizes	Live/Work – 400 sq. ft. One Bedroom – 600 sq. ft. Two Bedrooms – 750 sq. ft. Three Bedrooms – 1,000 sq. ft.		
Street Setbacks	5 ft. minimum1		
Interior property line not abutting residentially zoned property	No minimum		
Interior property line abutting residentially zoned property	10′-0″ landscaped with trees – building setback2 8′-0″ landscaped with trees – parking lot setback		
Open Space Requirements	Minimum Usable Common Open Space - 150 sq. ft./unit Minimum Private Outdoor Space - 50 sq. ft./unit		

Notes:

Sf = square feet; Ft = feet

1 Where the building fronts the street along its side and/or front property lines, the first 20′ in height of a structure shall be set back a minimum of 5′ from the side and/or front property line. The building shall step back at a minimum of 15′ from the adjacent side and/or front property line at a height above 20′.

2 Where a building abuts or adjoins residentially zoned property along its side and/or rear property lines, the first 20′ in height of a structure shall be set back a minimum of 10′ from the side and/or rear property line. The building shall step back a minimum of 20′ from the adjacent side/or rear property line at a height above 20′. The building shall step back a minimum of 30′ from the adjacent side/or rear property line at a height above 35′.

Source: Artesia Boulevard Specific Plan, 2021

Table H-31. Residential Parking Requirements

Type of Residential Development	No. of Bedrooms	Required Parking Spaces	Comments
2-Family and Multifamily Residential Uses			
2-family, 3-family and apartments	Up to 2 bedrooms	2 enclosed parking spaces per dwelling unit	-
	3 bedrooms	2 ½ enclosed parking spaces per dwelling unit	-
	4 bedrooms	3 enclosed parking spaces per dwelling unit	-
	>4 bedrooms	2 enclosed parking spaces per dwelling unit plus ½ space per bedroom in each unit exceeding 2 bedrooms	Plus 1 guest parking space for 4 or more units with 1 additional space for every 3 units after the 4th unit
M-D-R zone	-	1 space for one bedroom unit, 2 spaces for ~~4~~ 2 ~~or more less~~ bedrooms, 3 spaces for ~~more than~~ 4 bedrooms.	-
Artesia Boulevard Corridor Specific Plan Area	-	2 per unit4	Plus .25 guest parking spaces per unit4

Source: City of Artesia, Municipal Code, Section 9.2.113

1 The term "enclosed" means the parking space is enclosed in a garage.

2 The term "paved" means the parking space is not enclosed but is comprised of a paved pad located in front of the garage and designed so that an automobile can be parked on it, provided that the distance between the garage and the public right-of-way is at least 20 feet.

3 For dwellings with 5 or greater bedrooms, the number of indicated parking spaces shall be provided, or the number of off-street parking spaces specified in the conditional use permit issued for the development pursuant to Section 9-2.2804(d).

4 Tandem parking is permitted in the Artesia Boulevard Corridor Specific Plan area.

Note: Standards as of 10/15/2021

Housing Opportunities Overlay Zone

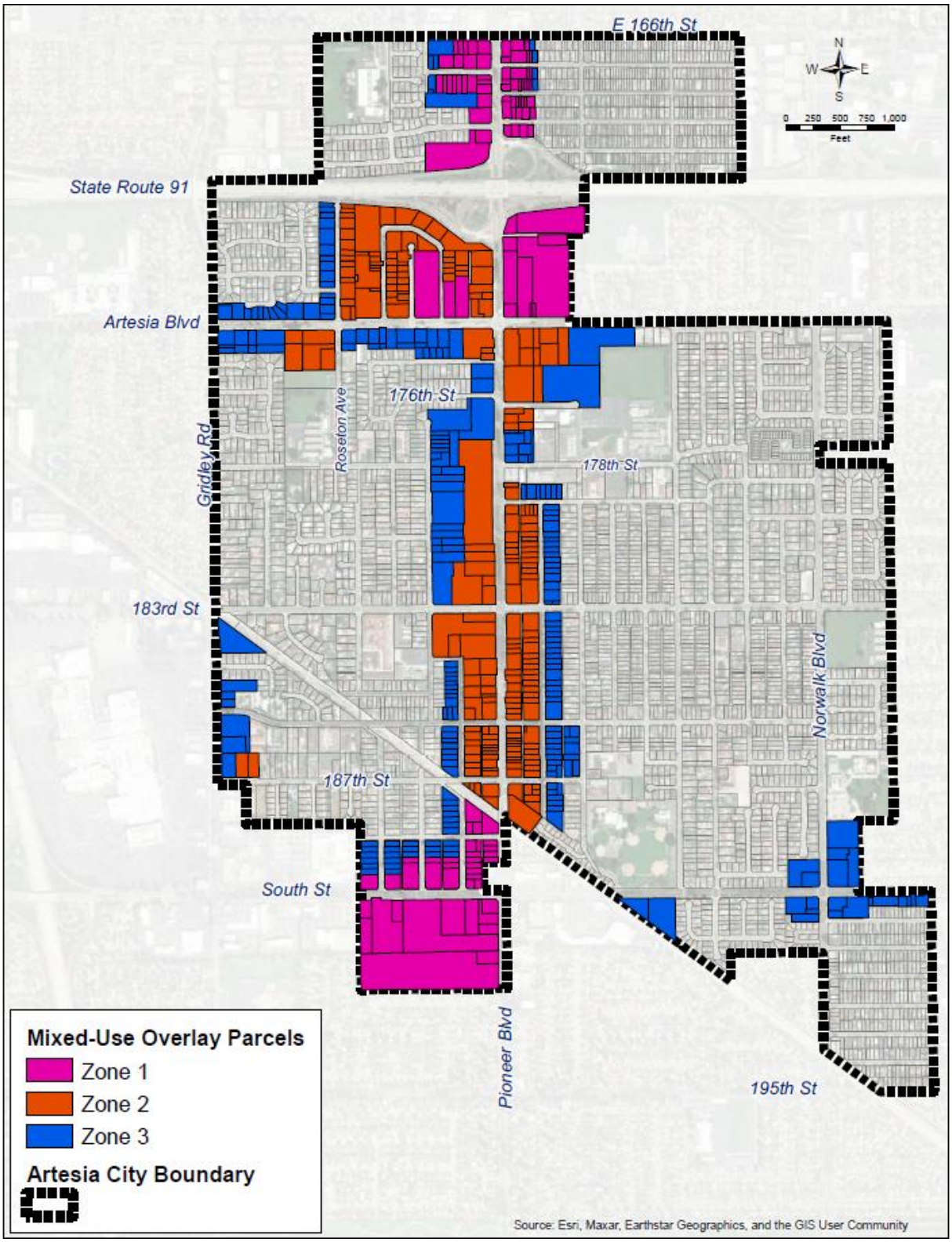
In 2019 the City adopted a Housing Opportunities Overlay (HOO) Zone to facilitate the development of affordable multi-family housing, enable the City to meet its housing goals, and ensure that affordable housing developments will be compatible with surrounding land uses. The HOO encompasses 70 parcels totaling approximately 19 acres. The HOO creates the option for higher-density development consistent with the overlay district as an alternative to the underlying zoning, which is single-family or multi-family residential. This overlay is an alternative to the underlying zoning, and therein the proposed Mixed-Use Overlay may supersede this overlay when higher densities are proposed.

Projects meeting the standards of the Overlay may be permitted by-right subject to an administrative review process. At least 20% of units in each project must be reserved for households earning no greater than 80% of area median income adjusted for family size, and units must be sold or rented at an affordable housing cost or affordable rent, as those terms are defined in Sections 50052.5 and 50053 of the California Health and Safety Code. If the units are rental units, the affordable units shall be deed-restricted for a period of not less than 55 years. For-sale units must be sold in accordance with California Government Code Section 65915.

Mixed Use Overlay Zone (MU-O)

The City is currently preparing a Mixed-Use Overlay to encourage mixed-use development within the City. Mixed-use development is intended to increase the supply of affordable housing in the city while promoting pedestrian and multi-model access. The MU-O shall have three overlay zones, these zones shall determine the base height allowed within the MUO and the Artesia Density Bonus which allows an increase in height if affordable units are included. Figure H-6 illustrates the three zones that determine the base and bonus heights.

Figure H-6. : Height Limits within the Mixed-Use Overlay


E 166th St
State Route 91
Artesia Blvd
176th St
Roseton Ave
Gridley Rd
178th St
183rd St
Norwalk Blvd
187th St
South St
Pioneer Blvd
195th St
N
W
E
S
0 250 500 750 1,000
Feet
Mixed-Use Overlay Parcels
Zone 1
Zone 2
Zone 3
Artesia City Boundary
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Source: Mixed Use Overlay, City of Artesia

The three zones within the MUO have the following maximum residential heights and minimum densities (See Figure B-4):

1. Where maximum allowable building height is three stories, maximum density is 70 dwelling units per acre minimum; Artesia Density Bonus height shall be four stories
2. Where maximum allowable building height is four stories, maximum density is 70 dwelling units per acre minimum; and Artesia Density Bonus height shall be five stories
3. Where maximum allowable building height is five stories, maximum density is 70 dwelling units per acre minimum. Artesia Density Bonus height shall be six stories

2. Local Processing and Permit Procedures

Two ways in which Cities might restrict housing is through permitting procedures and time delays. The time it takes to review and approve a project within Artesia varies based on the size and complexity of the proposed project. The difference in approval timing in example: a new single-family development that is on a parcel of land zoned Single-Family Residential and that meets the requirements of that zoning district will be processed quicker than a proposed project that needs to achieve a rezone and full environmental review.

The City of Artesia's 5th Cycle Housing Element had several programs that either called for or could apply to the need for a Ministerial Review Approval Process, several Programs within the current 6th Cycle Housing Element require or benefit from the ministerial process. Upon review of current City development processes, it was determined that a clarified ministerial process was needed—further detail below.

Permitted Housing Type by Residential Zoning Districts

A variety of housing types are permitted in multiple residential zoning districts within the City. The local residential housing stock is primarily single-family homes, however there is also medium, high density, and recent mixed use residential development within the community. The historic pattern of low-density land use and growing interest in mixed use development will be supported by the Mixed-Use Overlay (MU-O). The MUO will be implemented with the goal of protecting the historic pattern of low-density residential land use in single-family residential areas while also generating new opportunities for residential space within the City primarily on commercial areas along primary arterials. In complement to these development goals, there is existing developments within the City illustrating an increase in density and use diversity (additional information in Site Inventory). The fact that there is current development of mixed-use housing and the proposed increases in density within the MUO create an opportunity for new development under the permitted zoning densities that is not inconsistent with the nature, condition and development of adjacent uses, buildings, or structures.

The table below (Table H-32) defines what residential types are permitted per residential district; residential development will also be permitted in commercial areas by way of the Mixed-Use Overlay.

Table H-32. Table H-32: Residential Zoning Districts Housing Types Permitted by Zoning District

Zoning District	Agriculture-Single Family Residence (A-1)	Single Family Residence (R-1)	Medium Density Residential (M-D-R)	Condominium (C-O)	Multiple Residential (M-R)
1 DU	P	P	P	NP	P
2-4 DU	NP	P	P	P	P
5+ DU	NP	NP	P	P	P
Residential Care Facility < 6P	P	P	P	P	P
Residential Care Facility > 6P	P	P	P	P	P
Emergency Shelter	NP	NP	NP	NP	NP
Manufactured Homes	P	P	P	NP	P
Mobile-Home Parks	NP	NP	NP	NP	NP
Transitional Housing	P	P	P	P	P
Supportive Housing	P	P	P	P	P
Accessory DU	P	P	P	P	P
				P = Permitted, CUP = Conditional Use Permit, NP = Not Permitted	

Source: City of Artesia Zoning Code

Through review of State law, some housing types that were subject to a Conditional Use Permit shall now be permitted by right. This is an action to affirmatively further fair housing for populations that may face barriers to housing access, these uses include all State mandated

shared housing (from workforce housing to transitional housing) and shelters. Additionally, large families or shared housing of five or more rooms/people face issues with accessing housing, and with this in mind, the City is also removing the CUP process for homes of five or more bedrooms.

Permit Process

The procedures for processing and permitting can be a considerable constraint to the production and improvement of local housing. Some of the constraints that are often associated with permitting can include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, excessive review time frames, costly conditions of approval, completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, level of environmental review under the California Environmental Quality Act, requirement of rezoning or general plan amendment, or application subject to public hearing before the City's Planning Commission or City Council. The complexity and time of these processes can have an increased impact on the cost and financial risk of development and lead to uncertainty in the development of the project.

Three levels of decision-making bodies govern the review process for residential developments in Artesia: Administrative staff review, the Planning Commission, and City Council. Ministerial review shall be reviewed in compliance with State law with a reduced time frame and design review. All projects except a Single-Family Home and Ministerial Projects must receive Design Review and approval by the Planning Commission.

Due to the Housing Accountability Act, local agencies are severely restricted in restricting affordable housing for low and moderate-income households, housing that complies with objective standards, and effectively restricts a local government entity to deny or condition a project to achieve lower density. To support these goals the Mixed-Use Overlay shall implement Objective Design Standards to facilitate development. The City of Artesia follows the Housing Accountability Act provisions with the review of housing development projects.

As part of the implementation of the Housing Accountability Act, Action HE 1.2b Compliance with State Density Bonus Law, commits to annual review of processes and compliance with ministerial processes and to edit the City's Municipal Code in the entitlement review procedures section to add provisions of the law to restrict the ability of a local agency to deny, render infeasible, or condition housing development projects.

All potential process applicants may request a pre-application meeting. On weekdays, staff covers the front counter to answer questions on demand (when possible) for any City related Planning needs. After the lunch break, applicants may schedule an informational or pre-application meeting and this can be accommodated, generally, within a couple days. A formal complete application is required of any process. From the time of application, staff reviews compliance and completion of submitted documentation, and then staff either provides an incomplete letter, an approval, or assistance with guiding the next steps in the process. Next

steps may include design review and approval by the commission, and also City Council if the structure is large enough. In addition to these processes, there are also development options that allow for ministerial approval.

Table H-33. Typical Process Outline for a Residential Project:

Housing Project Process Procedure
Optional: Pre-development meeting, over the counter staff feedback
Application is submitted to the City
Utilizing the application, a City staff person composes a Project Description
Staff requests clarifications and/or additional information
Once an applicant has applied with the City, the Application package is shared within the City and with the applicable County review entities, such as the Building and Fire Department
City staff person collects all inhouse comments and composes an Incomplete Letter, then sends the Letter to the Applicant
City staff person available to address any comments or questions before resubmittal
City staff reviews second review with revisions based on Incomplete Letter
City states Application is "complete" and sends Letter of Completeness to the Applicant
City staff helps manage and initiate Design Review, General Plan or Zoning Code changes if necessary for the proposed development, or process approval for Ministerial approval
City staff issues notification to the Applicant what technical studies are needed for Staff review, including environmental documentation
City contracts an Initial Study (if necessary)
City conducts tribal consultation (if necessary)
City receives environmental documentation determining the impacts of a proposed development (often infill development is exempt or a Mitigated Negative Declaration)
City arranges with State and public review of Mitigated Negative Declaration
City compiles and responds to all comments pertaining to environmental documentation
City implements the final Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program
City schedules Planning Commission Public Hearing
City prepares Staff Report, Conditions of Approval, and Resolutions for CEQA document
City hosts Public Hearing, presents Staff Report, with Recommendations, Conditions of Approval

Three levels of decision-making bodies govern the review process for residential developments in Artesia: Administrative staff review, the Planning Commission, and City Council. Ministerial review shall be reviewed in compliance with State law with a reduced time frame and design review.

Administrative Review:

New single-family home construction and remodels may be approved administratively without design review.

Multi-Family properties, including Mixed Use:

Planning Commission Design Review is required of any structure or alteration that is not on a single-family home.

- Design Review is applied concurrently with application for development and typically can be reviewed by the Planning Commission within 4 weeks.

Planning Commission and City Council Design review is required of any structure or alteration that is not on a single-family home for multi-family residential that is over 35 feet in height and/or 20,000 square feet.

- Design Review is applied for concurrently with application for development, and typically can be reviewed by the Planning Commission within 4 weeks. City Council can usually be scheduled within two to four weeks after the Commission hearing.

Ministerial Review:

Projects will be processed ministerially in compliance with objective guidelines.

Land Use Process Timelines:

Single-Family and Multiple-Family Housing Development Process Time Comparison

The entitlement process for single-family homes and tenant improvements can be processed in 30 days or receive an incomplete letter within that time. This assumes that the residential project is proposed in a zone that allows residential uses, and the project meets the minimum development and site standards set forth in the Artesia Municipal Code. No public hearing is required.

Multi-family projects can take 30 days (ministerial) to up to 12 weeks if City Council Design Review is required. The City Council Design Review is required for structures over 35 feet, or 20,000 square feet. The City does allow for simultaneous review of entitlements, when possible, to help reduce review time on proposed projects. As is required through the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

Table H-34. Typical Processing Procedures by Project Type

Typical Approval Requirements	One Single-Family Unit	Subdivision	Muti-family	Multifamily - Over 35 feet, or 20,000 Sf	Residential Ministerial Approval
Approval Process	Ministerial	Commission/ Design Review Council	Commission/Design Review	Commission/Design Review Council/Design Review	Ministerial
Estimated Total Processing Time	30 days	4-6 Months	30 days	60 days	30 days

Note: A 30-day conceptual approval time is assuming a complete application and documents such as site plans that are compliant.

Review of Constraints: Permit Process

Upon review of the residential permit process, it is found that current methods may at times be a barrier to the development of affordable housing. With this in mind, and due to the Housing Crisis and to make a meaningful action to Affirmatively Further Fair Housing, the City has clarified the Residential Ministerial review process, committed to making Objective Design Standards, and increased the options of types of homes that can be reviewed ministerially.

Residential Ministerial review is only applicable to housing addressing the needs of certain populations or State determined applicability. Projects that seek to implement streamlined approval will have different requirements for submission than discretionary projects, with regard to Planning Department submissions. Projects seeking ministerial review must determine eligibility, submit a pre-application, and a final application.

The State of California specifically suggested certain actions to address the Housing Crisis. State specific suggestions to improve access to housing include:

Improved processing and permit procedures:

- Streamline design review process and prepare clear, objective guidelines.
- Adopt ministerial permit procedures for multifamily, transitional housing, and supportive housing in multifamily zones.
- Establish ministerial procedures for multifamily uses in areas zoned for multifamily uses.
- Increase the use of ministerial processing for a variety of housing types.
- Improved development process for housing:
- Reduce, waive, or modify certain development standards to promote affordable housing development.

- Adopt ministerial permit procedures for multifamily, transitional housing, and supportive housing in multifamily zones.

To affirmatively further fair housing and to remove constraints on the production of housing, the City shall review the following Ministerially:

1. Four or fewer residential units: moderate, low, very low income
2. Multifamily Housing providing at least 40% low-income housing.
3. Any project ministerial from CEQA
4. Inclusion of a variety of housing types: Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2), emergency shelters, employee housing, and transitional housing, supportive housing, multi-family
5. Properties with 100% low or very low-income units.
6. Properties accommodating senior residents or people disability may apply for a reasonable accommodation procedure to remove parking count requirements.
7. State mandated projects such as Code 65583.2 h) and i), c)

A site developed below the potential residential density of a site may be a constraint with access to housing, especially with regard to lower income housing options. Within the City of Artesia, minimum development densities are not enforced. With the implementation of the Mixed-Use Overlay, if residential is constructed then the minimum density permitted in the Zoning District shall be implemented and if the site is a very low, low income or a site that was previously identified than State mandated densities and use by right shall be implemented. These expectations are intended as a way to remove Constraints on the production of certain housing types.

City of Artesia Design Review, Variances, and Conditional Use Permits

More complex projects requiring a variance, zone change, or conditional use permit require a higher level of review and thus have a longer processing timeline. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 4 to 12 months to receive final approval. Zone changes and general plan amendments are first heard by the Planning Commission, then the City Council. For the majority of these cases, the Planning Commission will review the item and render a decision within 90 days of application submittal. Typical project processing time-frames are provided in Table H-35, below.

Table H-35. : Timelines for Permit Procedures

Type of Approval, Permit, or Review	Typical Processing Time
Ministerial Review	30 days
Condition Use Permit	4-6 months
Zoning Amendment (Zone Change)	9-12 months

General Plan Amendment	9-12 months
Site Plan Review	30 days
Design Review	30 days
Subdivision Maps	4-6 months
Variance	1-2 months
Administrative Variance	1 month
Environmental Impact Report	1 year or more
These dates are estimates and are intended to define when an applicant would receive a decision about their projects. These time periods begin after a complete application is submitted, and the timeline is elongated when additional information is needed to process the application.	

The following is a review of the City of Artesia Design Review, Variances, and Conditional Use Permits.

Design Review

Currently all development within the City of Artesia, other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1), or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone only if the building or structure is a one family dwelling unit require Design Review of the Planning Commission (§ 9-2.2001).

The Design Review Section Affirmation by City Council of Certain Design Review Actions of the Planning Commission (§ 9-2.2007) States structures that are over 35' in height or 20,000 square feet in area must also receive design approval by City Council.

§ 9-2.2005 Criteria for Approval of Design Review Applications.

(a) The design and layout of the proposed development or structures is consistent with the City's general plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter;

(b) The design of the structures, including the layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties;

(c) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features; and

(d) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.

Note: Underlined text highlights wording that may be subjective.

The section § 9-2.2007, "Affirmation by City Council of Certain Design Review Actions of the Planning Commission,", states that City Council must review and approve the Design Review approval of a structure that is 35 feet or taller or that includes more than 20,000 square feet in floor area.

To affirmatively further fair housing and to permit sufficient density to generate affordable housing, the City has implemented in the Mixed Use Overlay that will include a ministerial review option to create a streamlined objective review process for developments including affordable housing. One would either develop under current development conditions, or include affordable housing and increase the ease of review and approval. Review Mixed Use Overlay information in the Sites Inventory section.

Review of Constraints: Design Review Process

The criteria for Design Review within the City has multiple subjective criteria, and this can pose a barrier to development at times. This is why ministerial development review is not held to subjective criteria. With this in mind, and due to the Housing Crisis and to make a meaningful action to Affirmatively Further Fair Housing, the City has clarified the Residential Ministerial review process, committed to making Objective Design Standards, and increased the options of types of homes that can be reviewed ministerially.

Variances

If an applicant proposes to develop in a way that deviates substantially from established development requirements of the City, such as the Zoning Code, a request and approval of a Variance is required. In the City of Artesia there are Variances and Administrative Variances. Variances offer deviations from development standards (such as lot coverage and building height), not from use restrictions established within the Zoning Code.

The Variance process requires a request to be heard and approved by the Planning Commission and the process typically takes two months. An Administrative Variance can typically be completed within a month.

Variance Code Requirements

§ 9-2.1705 Variances.

(a) Planning Commission Action. Except as otherwise provided in Subsection (d) of this section, the Planning Commission shall hear and decide all applications for a variance to the provisions of this chapter and shall hold a duly noticed public hearing on each such application.

(b) Required Findings. In granting a variance, the Planning Commission, the City Council on appeal, or the Planning Director (as authorized by Subsection (d) below), must make the following findings:

(1) There are exceptional or extraordinary circumstances or conditions applicable to the property that do not apply generally to other properties in the same vicinity and zone; and

(2) The variance is necessary for the preservation and enjoyment of substantial property rights possessed by owners of other properties in the same vicinity and zone, but which is denied the owner of the subject property; and

(3) The granting of the variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity; and

(4) The grant of this variance does not constitute a special privilege to the applicant.

(c) Conditions. In granting a variance, the Planning Commission, the City Council on appeal, or the Planning Director (Administrative Variance), may impose reasonable conditions to mitigate the impacts of the variance.

Administrative Variances.

(1) Criteria. Review and approval for the following administrative variance requests shall be made by the Director of Planning, based on the findings contained in Subsection (b) of this section and any additional findings required by this subsection, except that if the development project will otherwise require review by the Planning Commission, the Planning Director may refer the request for the administrative variance to the Planning Commission in conjunction with the other project approval:

(A) Satellite antennas. The restrictions contained in Section 9-2.903 governing satellite antenna locations and dimensions may be modified in order for the applicant to attain reasonable television or radio reception on the subject property.

(B) Side yard setbacks in R-1 Single-Family Residential Zone. The minimum setback for a side yard in the Single-Family Residential Zone (R-1) may be decreased for the construction of a detached garage provided said garage is a minimum of six feet from the primary structure, the detached garage does not project into the front yard, and all other criteria specified in Section 9-2.2805 are satisfied.

(C) Rear yard setbacks in the R-1 Single-Family Residential Zone. The minimum setback for a rear yard in the Single-Family Residential Zone (R-1) may be decreased to allow a detached garage to be located in the required rear yard provided all other criteria specified in Section 9-2.2805 are satisfied.

(2) Procedures. An applicant for an administrative variance shall file an application and pay an application fee in the amount set forth by resolution of the City Council. Prior to rendering a decision on the application, the Director shall provide written notice to owners of property that is contiguous to the property that is the subject of the application. The notice shall contain a description of the type and location of the requested administrative variance and the anticipated decision date and shall allow 10 days to submit comments to the City. Upon the passage of such 10-day period, the Director of Planning may render a decision. Any decision of

the Planning Director may be appealed to the Planning Commission by any person within 10 days after notice of the decision has been provided to the applicant.

Review of Constraints: Variance Process

Variances are intended to be the exception, not a readily available option to manage property design. The City's process is not a constraint, and the State mandate allows certain affordable development to request concessions of development standards that would address potential constraints on housing production in this regard.

Conditional Use Permit

The purpose and intent of the CUP is to ensure that these uses which are not permitted by right are located, planned, and used in such a manner as not to be detrimental to the abutting properties and to the community as a whole. Appeals to a commission vote are taken to City Council. As part of the CUP process the following findings must include:

(1) The proposed conditional use is not in substantial conflict with the General Plan;

(2) The proposed conditional use will not adversely affect health, safety, and general welfare;

(3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood; and

(4) The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

Conditional Use Permits Approval Findings

Approval of a Conditional Use Permit shall be done by the Planning Commission, based on the findings outlines in the Zoning Code for the approval of the entitlement. These findings are:

§ 9-2.1704Planning Commission: Conditional Use Permits.

(a) Approval. The Commission shall hold a public hearing on an application for a conditional use permit and may approve a conditional use permit, with such conditions as are deemed necessary, if it finds that:

(1) The proposed conditional use is not in substantial conflict with the General Plan;

(2) The proposed conditional use will not adversely affect the health, safety, and general welfare;

(3) The site for the proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features

set forth in this chapter or as required as a condition in order to integrate such use with the uses in the neighborhood; and

The site for the proposed conditional use is served by highways and streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

(b) Approval: Conditions. The conditions imposed by the Commission for a conditional use permit may involve any pertinent factor affecting the establishment, operation, and maintenance of the requested use, including, but not limited to:

(1) Special yards, open spaces, and buffer areas;

(2) Fences and walls;

(3) Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards;

(4) Street and highway dedications and improvements, including sidewalks, curbs, and gutters;

(5) Water supply and fire protection in accordance with the provisions of Article 1, Chapter 2, Title 4 of this Code;

(6) Landscaping and the maintenance of the grounds;

(7) The regulation of nuisance factors, such as noise, vibration, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro-magnetic disturbances, and radiation;

(8) The regulation of operating hours for activities affecting normal neighborhood schedules and functions;

(9) The regulation of signs, including outdoor advertising;

(10) A specified validation period limiting the time in which the development may begin;

(11) Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date;

(12) A site plan indicating all details and data as set forth in this chapter, subject to the provisions of Article 20 of this chapter; and

(13) Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accord with all of the elements of the General Plan and the intent and purposes of this chapter.

Review of Constraints: Conditional Use Permit Process

The Conditional Use Permit is intended to define what projects may fit in the community, but with carefully co-planned development. The goal of a CUP is to have City influence with Development. With this regard there is not a Constraint on development, however it is important to note that certain developments cannot be subject to a CUP. In cases where ministerial review is established by State law (i.e. SB-35, AB 2011, etc.), State mandated housing

types such as worker housing to shelters, or be local Code options, housing projects to not receive subjective findings of any entitlement (including conditional use permits) or subjective criteria to the project.

Appeals

In general, any potential issues that arise during the development review process are addressed and resolved during the review stage. Sometimes, however, there is community or applicant pushback to a land use action decision, and these actions by the Director/staff or Commission can be appealed to the City Council review level. The applicant or the public can appeal a project to the City Council after the Planning Commission hearing is complete. Any action of the Planning Director or Planning Commission approving or denying a design review application may be appealed by any person to the Planning Commission or City Council. The procedure to file an includes an application from the concerned party, and once applied for a hearing is set for the review body in need.

Building Permits

Once a project has been reviewed and approved by the City, the applicant moves on to working with building permits. Like many smaller jurisdictions in Los Angeles County, permitting is processed through Los Angeles County. The building permit process is mostly straightforward and requires the filing of an application, payment of required fees, and commencement of work. The City has not received comments that the review process is too slow, and since the process is managed by the same entity for multiple cities in the region, the review process is not considered an undue constraint. Furthermore, the goal of a building permit review is to ensure safety and the longevity of structures within the community.

For permit processing, plan check, and inspection services the City contracts with the Los Angeles County Department of Public Works. This contract helps ensure compliance with the applicable Los Angeles County Building Codes and helps guarantee all City and County needs are met for proposed development. The City of Artesia complies with the building code regulations set forth by the State of California and the County of Los Angeles, including the Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Fire Code, and Green Building Code. The City has not adopted any local amendments further amending such codes. Compliance with the State and County codes ensures that public health and safety are preserved.

The City of Artesia has adopted the 2021 International Building Code and 2021 California Building Code (CBC) with the Los Angeles County Amendments, which establishes the minimum standards for new construction. Based on the law of the State, the City can implement higher standards but cannot implement standards that are less stringent than the CBC. The City has not adopted above the minimum standards of the CBC and County Amendments.

b. Fees/Exactions, and Improvement Requirements

Exorbitant development fees can be costly to developers, increase the cost of housing, and potentially create a housing barrier. However, development fees can also be an important part of making sure that adequate services are provided to create a safe community. The development of housing can create short- and long-term costs on a City, for example the cost of providing planning services and inspections. These fees assist in accommodating the orderly development of new housing and population growth. The fees have not been found to act as a constraint to the development of housing in Artesia.

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services, and are based on the type, size, and potential impacts on various services and infrastructures. However, because these fees are often passed down to renters and homeowners in the rent/purchase price of the unit, they affect the affordability of housing.

Artesia's building permit, permit plan check, and inspection services are provided by the County of Los Angeles' Building and Safety Department, which also provides the same services for some other cities in the area. General development fees are also administered by agencies outside of City limits. For example, the local school district and sanitation districts impose additional fees, and the City has no control over these costs. The fee for the School District is assessed by their own agency and it is necessary to accommodate more children in the school district.

The City of Artesia's development fees are illustrated in Table H-36. A scenario example for a structure over 1,500 square feet: a single-family home may have development fees of approximately $64,910 and a 6-unit multi-family home would have fees around $280.000. The collection of fees contribute to the cost of a project, and therein the cost of development is passed on to potential buyers and renters.

Table H-36. Comparative Development Fee Summary

Fee Category	Fee Amount		
Planning and Application Fees	Single-Family	Multi-Family	ADU (1,000 sf)
New House <=1500 sq ft	$802	N/A	N/A
New House >1500 sq ft	$1,045	N/A	N/A
New building <=5000 sq ft	N/A	$641	N/A

New building > 5000 sq ft	N/A	$858	N/A
ADU Building Permit Only <= 400 sq ft.	N/A	N/A	$243
ADU Building Permit Only > 400 sq ft.	N/A	N/A	$364
ADU Permit	N/A	N/A	$1,336
Design Review	N/A	$2,587	N/A
Budling Plan Check and Permit	$27,764…	$68,713	$9,255
Conditional Use Permits	$3,377[1]	N/A	N/A
Variance2	$3,377	$3,377	$3,377
Tentative/Final Parcel or Tract Map3	$3,650	$3,650	N/A
General Plan Amendment4	$4,094	$4,094	N/A
Zone Change5	$3,766	$3,766	N/A
CEQA compliance6:			
Categorical Exemption	N/A	$237	N/A

[1] Applies only when a dwelling contains five or more bedrooms.

[2] Applicable in rare cases where an applicant seeks a waiver from the Code because of hardship.

[3] Applies typically when a project involves a condominium, or a large parcel is subdivided. Typical projects don't involve subdivisions. i

[4] Applicable only if a residential use is not consistent with the general plan necessitating amendment to the land use designation. Typical residential developments occur on sites that allow residential uses.

[5] Same as footnote #4.

[6] Single-family homes are exempt from CEQA but a single-family home subject to conditional use permit would be subject to the Categorical Exemption fee of $236.86 which occurs once every five plus years.

Negative Declaration7n	N/A	$2,429	N/A
Mitigated Negative Declaration	N/A	$3,340	N/A
EIR	N/A	Actual Cost	N/A
Impact Fees8			
Public Facilities	$5,495	$4,087	$2,912 - $3,627
Traffic	$3,020	$2,024	$1,601 - $1,993
Storm Drains	$548	$159	$290 - $362
Parks & Recreation	$12,052	$8965	$$6,388 - $7,954
Community Center	$7,231	$5,378	$3,832 - $4,772
School Fee	$5.17 per square foot	$5.17 per square foot	$5.17 per square foot
Water Connection Fees	Water Purveyor Agency Referral	Water Purveyor Agency Referral	Water Purveyor Agency Referral
Sewer Connection Fees	L.A. County Sanitation District Agency Referral	L.A. County Sanitation District Agency Referral	L.A. County Sanitation District Agency Referral
Fire Impact Fees	L.A. County Fire Agency Referral	L.A. County Fire Agency Referral	L.A. County Fire Agency Referral
General Plan Update Fee	1% of planning fees	1% of planning fees	1% of planning fees

Table H-37 identifies hypothetical fees that would be collected for a new typical single-family house and multi-family unit. The fees charged by the City are typical of the region and comparable in price with surrounding communities.

[7] Negative Declarations or Mitigated Negative Declarations would be triggered only for multi-family projects on sites greater than five acres otherwise, Most projects are under five acres.

[8] No impact fees for ADUs less than 750 sq. ft. And impact fees for ADUs over 750 sq. ft. are charged proportionally in relation to the square footage of the primary unit. The listed approximate fees for ADUs are based on the average size of single-family units in the City and ADUs that range 800 to 1000 sq. ft.

Table H-37. : Residential/Development Fees for the City of Artesia and Cities in the Region

Application Types	Cities in the Region						
	Artesia	Bellflower	La Mirada	La Palma	Lakewood [9]	Norwalk	Cerritos
Development Review for Single Unit Dwelling	$802 - $1,045	$873	$292	$342	$2,242	$1200	$1,545 - $1,996
Multi-Unit Development	$3,228-3,445	$1,960-3,949	$3,729	$5,303	$6,507 per unit	$4,695	$6,054 - $10,157
ADU (exempt)	$243-$364	$310	$292	$342	$3,715	$380	$
ADU	$1,336	$310	$292	$342	$4,543	$380	$
Tentative Parcel/Tract Map	$3,350	$2,440/ $3,004	$4,498	$3,784-5,205	$2,180	$4,000 plus $110 per lot	$4,157
Variance	$3,377	$2,904	$3,013	$3,908 first 15 hours plus $228 per hour for any time over 15.	$975	$1,045-$3,200	$3,459
Conditional Use Permit	$3,377	$3,680	$3,013	$3,022 first 10 hours plus $228 per hour for	$775	$4,520	$2,967

[9] The residential fees are combined with Building and Safety Plan Check/Permit fees

				additional time			
CEQA Review – Exempt	$237	$135	$295	$944	Not listed	$610	$190
CEQA Review – Negative Declaration	$2,229	$2,527	$2,552	Not stated	Actual cost plus $600	$1,420	$3,780 $4,993 prepared by consultant plus actual cost
CEQA Review – Mitigated Negative Declaration	$3,340	$2,680	$3,442	Actual Cost	Actual Cost plus $600	$1,420	$7,184 plus actual cost
CEQA Review – EIR	Actual Cost	Actual Cost with initial $5,408 deposit	Actual hourly cost + consultant fee $5,000 deposit	Actual Cost		Actual cost	$11,659 plus actual cost

The City of Artesia's fees are comparable to those in the region. Source: City of Artesia, City of Cerritos (2017/2023), Bellflower (2020), La Mirada (2024), La Palma (2025), Lakewood (2021), Norwalk (2016).

Developers can often see any fee as a significant constraints to the development of affordable housing. For developments of affordable housing projects, the financing generally includes some form of state or federal assistance, and these programs set the cost of the final rents to guarantee the target population is included and to cover the cost of the rents. Due to financial assistance for the developer and renters, fees often cannot and do not increase the rents. Even though the various fees account for a significant portion of the development cost, the fees that are collected are needed to pay for necessities like infrastructure and to help reduce the potential negative impacts of new development.

Table H-38 indicates cumulative Planning permit processing fees and development impact fees for a 1,500 square foot residence with a 400 square foot garage and a 7,200 square feet 6-unit apartment building. As these fees are at or below 15% of overall development costs, development fees are not currently a constraint to the development of new housing.

Table H-38. : Cumulative Development Fees: Residential Development

Item	Amount
Single-Family Residence	
Site Plan Review	$1,045
Building Plan Check/Permit	$27,764
Public Facilities	$5,495
Traffic	$3,020
Storm Drain	$548
Parks and Recreation	$12,052
Community Facilities	$7,231
School	$7,755
Total	$64,910
Typical estimated overall cost of development of a single-family dwelling	$617,500
Estimated proportion of fee cost to overall development cost	10.5%
6-Unit Apartment Building	
Site Plan Review	$858
Design Review	$2,587
Categorical Exemption	$237
Building Plan Check/Permit	$68,713
Public Facilities	$24,522
Traffic	$12,144
Storm Drain	$954
Parks and Recreation	$53,790
Community Facilities	$32,268
School	$37,224
Total	$233,297
Total Per Unit	$38,883
Typical estimated overall cost of development per unit	$280,000
Estimated proportion of fee cost to overall development cost	14%

Since development still continues within the City of Artesia, there does not appear to be a major constraint in the current fee structure, shown in Table H-38. The estimated fees compared to the overall development cost per square foot of a residential structure do not create an undue burden. When reviewing regional fees Artesia is in the median range in fee price.

Printed copies of development applications and fee sheets are available at City Hall. All development fees are also available on the City's website:

- https://www.cityofartesia.us/DocumentCenter/View/6359/Planning-and-Engineering-Fee-Schedule-Effective-71222-Edited-by-Mel-3623

The City has identified that the development fees charged by the City are a small part of the overall cost of development, such as the cost of land, however these fees can become a burden to developing low-cost housing. Through the Housing Department of California's information on the Housing Element, there are two funding mechanisms that can be of particular benefit to reducing financial impacts on proposed development. One of the proposed reduction to the development of housing constraints is to mitigate school impact fees for senior housing and/or to defer fees until financing is in place for affordable housing developments. Therefore, the City shall commit to facilitating low income and senior housing development by offering a program to defer fees until financing is in place for projects that incorporate 50% of the development with low-income units Action HE 5.2c Remove Constraints. The City does not control school impact fees.

On-/Off-Site Improvement Requirements

On/Off-Site improvements are City standard requirements for infrastructure or site design requirements for proposed development. On/Off-Site improvement costs in Cities can include developing streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, parkway deductions, utility easements and landscaping. These requirements can create major costs for proposed development at times.

Improvement requirements for residential development within Artesia are applied on a case-by-case basis, based on existing conditions, and these are usually implemented by way of conditions of approval (COA). The City of Artesia maintains high engineering standards that regulate construction standards for curbs, gutters, sidewalks, streets, and details such as the width and grade permitted for a site and driveway.

Ways in which On/Off-Site improvements can be a barrier to housing production include excess subdivision requirements, ingress/egress standards, grading requirements, and creating exclusive standards that restrict a variety of housing types.

- Subdivision Level Improvements: Greenfield subdivisions often require a large number of costly site improvements such as curb, gutter, and sidewalk construction. Artesia is a built-out City with very few vacant parcels of land, and most of the parcels of land that may develop would not be large enough for major subdivisions. With the built-out environment most development projects do not require a significant amount of site improvements. If a

brand-new subdivision was built within the community, full street width dedication and construction/widening of sidewalks where needed is required. Since the city is fully-developed, most subdivision requirements are existing and only need to be upgraded if determined to be substandard.

- Grading: Grading is often the costliest site improvement when developing, however Artesia is mostly level and does not require significant grading.
- Ingress/Egress: Ingress/egress requirements are generally only needed to be improved enough to create sufficient and safe access to existing parcels, often the existing curb cuts are sufficient, and only internal upgrades are required—this would depend the project and existing conditions around the project. Off-street improvements such as ingress and egress improvements and parkways are not significant impact to the development of the project—as they are often already built and needed for public safety, and they are standard expectations of development in any city.
- Variety of Housing Types: The City will implement programs to permit types of housing currently not clearly defined within the Zoning Code (Action HE 1.4c - Variety of Housing Types). Furthermore, the City's housing stock is primarily single-family homes, and since the City is fully developed, there are often few if any on/off-site improvements required for remodels and new construction. General single-family home development does not require major off-site improvements and often, there are also no off-site fees related to construction of new infrastructure. Multifamily residential also does not face any moratoria, or prohibitions against multi-family housing that would inhibit new housing or remodels. The built-up nature of the City reduces the need for major developments like putting in streets. The requirements for off-site improvements related to multifamily developments are not overly or unnecessarily restrictive, and more accessible than in a community with a less developed urban fabric.

In summary, the required On/Off-Site improvements are necessary as they provide adequate infrastructure and public facilities to support housing development, and On/Off-Site improvements have not been determined to be a constraint to the development of affordable housing, and the City has received no complaints about these costs. Artesia's Municipal Code provisions for streets, sidewalks, water, sewers, electricity, and public utilities apply to all developments within the City and do not unduly constrain housing supply and/or affordability but rather ensure that public health and safety is preserved by providing adequate infrastructure and public facilities that support housing development. Artesia's development requirements are also not considered a constraint as they are less burdensome than in less developed jurisdictions with more vacant land, where existing infrastructure and improvements is limited or do not exist at all. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks.

Street Standards

Table H-39 shows street classifications and level of service standards as stated in the Circulation Element of the City's General Plan. These standards are similar to other cities in the area and do not pose an unreasonable constraint to housing development.

Table H-39. : Street Classifications and Level of Service Standards

Street Classification	Lanes	Cross Sections (Curb-to-Curb / R.O.W.)	Daily Level of Service (LOS)				
			A	B	C	D	E
Primary Highway / Primary Arterial	6	102'-108' / 122'-128'	25,000	35,000	50,000	55,000	60,000
Primary Highway / Primary Arterial	4	78'-82' / 98'-102'	15,000	21,000	30,000	35,000	40,000
Secondary Highway / Secondary Arterial	4	64'-72' / 84'-92'	10,000	14,000	20,000	25,000	30,000
Collector (with TWLTL)	2	50' / 70'	5,000	7,000	10,000	13,000	15,000
Collector (no TWLTL)	2	40' / 60'	2,500	3,500	5,000	6,500	8,000

Parking Requirements

Excessive parking standards that are not reflective of actual parking demand can pose a significant constraint to housing development by increasing development costs and reducing the potential land available for project amenities or additional units. Therefore, the housing element should include an analysis of the jurisdiction's parking standards by zone. The analysis should examine whether parking standards impede a developer's ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development. In addition, the jurisdiction should verify that the density bonus ordinance complies with parking requirements per Government Code Section 65915.

Table H-40 summarizes the City's residential parking requirements. Based on the units recently constructed or entitled, the City has not found the parking requirements to unduly impact the cost and supply of housing, nor the ability for projects to achieve maximum densities. A reduction in required parking for a multi-family development may be approved through the provisions of State density bonus law.

Based on dialogues with the State and through taking a Pro-housing stance, the City has decided to pursue the reduction of some parking standards as an attempt to remove constraints on housing. To verify that the density bonus ordinance complies with parking requirements per Government Code Section 65915 and to implement pro-housing parking changes, the City shall implement Action HE 5.2c Remove Constraints, with the intent to reduce the cost burden on development for studio and one bedroom units, parking standards shall be reduced to one parking space per unit, furthermore covered parking will no longer be required for multi-family

development. The cost of providing parking can be an impediment to the cost of housing. Furthermore, the City is supporting local development that may help reduce the amount of vehicles miles traveled (with increased density of residential and commercial space) by the local community.

Action HE 5.2c Remove Constraints shall allow tandem parking in residential developments.

Table H-40. Table H-40: Residential Parking Requirements

Type of Residential Development	Width of Lot		
	50 ft. or greater	More than 25 ft. – Less than 50 ft.	25 ft. or less
Single Family Residential			
Single family, 1 bedroom	~~2 enclosed~~[1] 1 parking spaces	~~2 enclosed~~ 1 parking spaces	1 enclosed parking space
Single family, 2 bedrooms	2 enclosed parking spaces	2 enclosed parking spaces	1 enclosed plus 1 paved[2] space
Single family, 3 bedrooms	2 enclosed parking spaces plus 1 paved space in front of the garage	2 enclosed parking spaces plus 1 paved space in front of the garage	1 enclosed plus 1 paved space
Single family, 4 bedrooms (New Residence)	3 enclosed parking spaces plus 1 paved space in front of the garage	2 enclosed parking spaces plus 2 paved spaces in front of the garage	2 enclosed parking spaces plus 1 paved space in front of the garage
Single family, 5 bedrooms	3 enclosed parking spaces plus 2 paved spaces in front of the garage	3 enclosed parking spaces plus 2 paved spaces in front of the garage	2 enclosed parking spaces plus 2 paved spaces in front of the garage
Single family, 6 bedrooms	3 enclosed parking spaces plus 3 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)
Single family, 7 bedrooms	4 enclosed parking spaces plus 3 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)
Single family, 8 bedrooms	4 enclosed parking spaces plus 4 paved spaces in front of the garage	3 enclosed parking spaces plus 3 paved spaces in front of the garage (minimum)	2 enclosed parking spaces plus 2 paved spaces in front of the garage (minimum)

Type of Residential Development	No. of Bedrooms	Required Parking Spaces	Comments
2-Family and Multifamily Residential Uses			
Studio, 1-family, 2-family, 3-family and apartments	0-1 bedrooms	1 parking spaces per dwelling unit	-
	2 bedroom	1.5 parking spaces per dwelling unit	-
	3 bedrooms	2 parking spaces per dwelling unit	-
	4 bedrooms	3 parking spaces per dwelling unit	-
	>4 bedrooms	2 parking spaces per dwelling unit plus ½ space per bedroom in each unit exceeding 2 bedrooms	Plus 1 guest parking space for 4 or more units with 1 additional space for every 3 units after the 4th unit
M-D-R zone	-	2 spaces for 4 or less bedrooms, 3 spaces for more than 4 bedrooms	-
Artesia Boulevard Corridor Specific Plan Area	-	2 per unit[4]	Plus .25 guest parking spaces per unit[4]

Source: City of Artesia, Municipal Code, Section 9.2.113

1 The term "enclosed" means the parking space is enclosed in a garage and shall be required of single-family homes.

2 The term "paved" means the parking space is not enclosed but is comprised of a paved pad located in front of the garage and designed so that an automobile can be parked on it, provided that the distance between the garage and the public right-of-way is at least 20 feet.

3 For dwellings with 5 or greater bedrooms, the number of indicated parking spaces shall be provided, or the number of off-street parking spaces specified in the conditional use permit issued for the development pursuant to Section 9-2.2804(d).

4 Tandem parking is permitted in the Artesia Boulevard Corridor Specific Plan area.

Note: Standards as of 10/15/2021

5. Studios and one bedrooms will require one parking spot, and no longer require enclosed parking

Based on review of parking standards for constraints, and in conjunction with suggestions of the State, the City will reduce the parking requirements for studios and one bedrooms from one enclosed space to 1 parking space (Action 5.2 – Remove Constraints). The enclosed parking requirement will also be removed from multi-family residential.

Residential Height

Limitations on height can constrain a development's ability to achieve maximum densities, especially in culmination with other development controls. Height limits of two stories or less in multifamily districts is one example of development standards that can constrain achieving maximum densities. Based on this information, height limits will be raised to at least three stories in multi-family residential areas and all districts within the Mixed-Use Overlay. The increase in residential density in multifamily property zone(s) shall be implemented by way of the completion of the Mixed-Use Overlay.

Transparency in the Development Process

The City's website provides resources to help developers and homeowners prepare and complete residential development and home improvements. The Community Development Division webpage provides applications for planning actions and generally needed building permit applications.

The State has mandated transparency requirements and content requirements of a City website as per Government Code Section 65940.1(a)(1). While the City Community Development Department does provide some development application materials, the site must be reviewed for compliance with State mandates. The City will review and update if necessary to be in compliance with the new transparency requirements. Action 5.1a (Informational Manuals and Handouts), Action 5.2a (Development Review Process Handouts), and Action 5.2b (Pre-Application Review with Developers) will be implemented to ensure compliance.

To increase transparency, the following are the links to key planning documents, these links are subject to change and some change annually such as the fee sheet.

City General Plan: https://ca-artesia2.civicplus.com/258/General-Plan-Update

City Zoning Ordinance (Title 9): https://ecode360.com/AR4900

Planning Fees: https://www.cityofartesia.us/DocumentCenter/View/7529/Planning-and-Engineering-Fee-Schedule-Effective-07-01-23

Planning Applications and Forms: https://www.cityofartesia.us/223/Applications-Forms

Zoning for a Variety of Housing Types

California Government Code §65583 requires the Housing Element to identify adequate sites for a variety of housing types including multi-family rental housing, factory-built/manufactured housing, housing for agricultural employees/employee housing, supportive housing, emergency shelters, single-room occupancy (SROs), Accessory Dwelling Units (ADUs), and

transitional housing. The City of Artesia is an inclusive pro-housing community and will update existing permitted uses to include missing housing types by way of Action HE 1.4c.

- Employee Housing: Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure pursuant to California Health and Safey Code Section 17021.5.
- Multi-Family Rental Housing: The City permits multi-family housing in the Multiple Residential Zone (M-R), Condominium Zone (C-O), Artesia Live 1 Specific Plan, Artesia Boulevard Corridor Specific Plan, Arkansas Specific Plan and in the newly proposed Mixed Use Overlay (that will cover the majority of the commercial areas within the City). Multi-family development is existing throughout the City. The Mixed-Use Overlay increases the potential maximum building height and substantial new residential uses along the primary arterials of the City.

The City has development standards and permit procedures that encourage and facilitate multifamily housing opportunities. However, the high costs of available land may be a constraint to prospective developers. The proposed increase in density and the potential for mixed use is expected to be a valuable incentive to increase the amount of potential development during the current Housing Element cycle.

- Factory-Built/Manufactured Housing: The housing element must demonstrate the jurisdiction's zoning code allows and permits manufactured housing in the same manner and in the same zone as a conventional or stick-built structures are permitted (Government Code Section 65852.3). Specifically, manufactured homes should only be subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to, except for architectural requirements for roof overhang, roofing material, and siding material (Government Code Section 65852.3(a)).

Factory-built housing is subject to the same permit process and regulations as stick-built housing in the City of Artesia. The City permits manufactured housing in all residential zoning districts, this would include the potential for a manufactured ADU. Standards such as building setbacks, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements still apply.

The Zoning District Single-Family R-1 specifically states mobile homes may be placed on a lot in the Zone as principle use, the Multiple Residential (M-R), the Mixed Commercial/Single-Family Residential (M-C-R) and Medium Density Residential (M-D-R) Zone permit uses principally permitted in the Single-Family Residential (R-1) Zone.

Based off of the Housing and Community Development (HCD) Affirmatively Furthering Fair Housing (AFFH) Data Viewer there is one Mobile Home Park within the boundaries of Artesia, this community is known as La Belle Chateau and is in the southernmost part of the City of Artesia with access on Pioneer Boulevard.

To pursue the preservation of manufactured housing in the community a new zoning district specifically for manufactured homes shall be created and a rezone will be implemented on

projects featuring multiple and primarily manufactured homes. This shall be implemented by way of Action HE 2.1a Manufactured Housing Zoning District .

- Agricultural Employee Housing: The housing element must include an analysis of farmworker housing needs (Government Code Section 65583(a)(6)). There are few parcels of land designated as agriculture within the City. The properties that are zoned for agriculture are residential uses– Agriculture Single-Family Residential Zone (A-1). Within the community this zone features residences and a church. Therein, farm work is not a significant industry within the City of Artesia. Commercial agriculture is not permitted in any zoning district. The American Community Survey five-year estimates based on 2021 counts, states there are approximately 14 people in Artesia employed in agriculture. These workers are most likely to have occupations such as landscape maintenance or nursery workers. Given these factors, the City will not plan for any farm workers during the 2021-2029 Housing Element Cycle. However, if there is a future need for farm worker housing, the City will comply with all applicable State of California statutes with regard to the Employee Housing Act (California Health and Safety Code §§17021.5- 17021.6).

The housing element should also ensure that local zoning, development standards, and permitting processes comply with Health and Safety Code Sections 17021.5 and 17021.6. Section 17021.5 generally requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional-use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

To address State law, Action HE 5.2c (Remove Constraints) calls for an amendment to the Zoning Ordinance to allow agricultural/employee housing for six or fewer persons by-right in Residential Zoning Districts.

- Single Room Occupancy (SRO): A single-room occupancy (SRO) units are one-room units intended for occupancy by a single individual, usually between 200 to 350 square feet. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness.

The City's Zoning Code does not currently contain regulations for SROs. The City has committed to adding the use of Single-Room Occupancies to the Mixed-Use Overlay and Multi-family zoning Districts. Placing these types of units within the Overlay creates more access to local amenities as the overlay follows the main arterials of the community. Action HE 1.4c (Variety of

Housing Types) includes a Code amendment to establish standards and procedures to facilitate the provision of SROs consistent with State law.

- Accessory Dwelling Units (ADUs): ADUs serve to augment resources for senior housing, caregivers, household employees, and other low- and moderate-income segments of the population. In recent years the State Legislature has adopted extensive revisions to ADU law, and the City's ADU regulations were most recently updated in 2020 to incorporate State law in effect at that time. Action 1.2d in the Housing Plan includes a commitment to monitor future changes in ADU law annually, updating City regulations as necessary to ensure consistency with State requirements such as tracking the affordability of units built.

The housing element must demonstrate that the jurisdiction permits an ADU with only ministerial approval and describe the jurisdiction's local ADU ordinance or whether the jurisdiction defers to Government Code (GC) Section 65852.2(b).

An "accessory dwelling unit (ADU)" is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes three forms:

- Detached: The unit is separated from the primary residential structure
- Attached: The unit is attached to the primary residential structure
- Repurposed Existing Space: Space (e.g., master bedroom or garage) within the primary residence is converted into an independent living unit

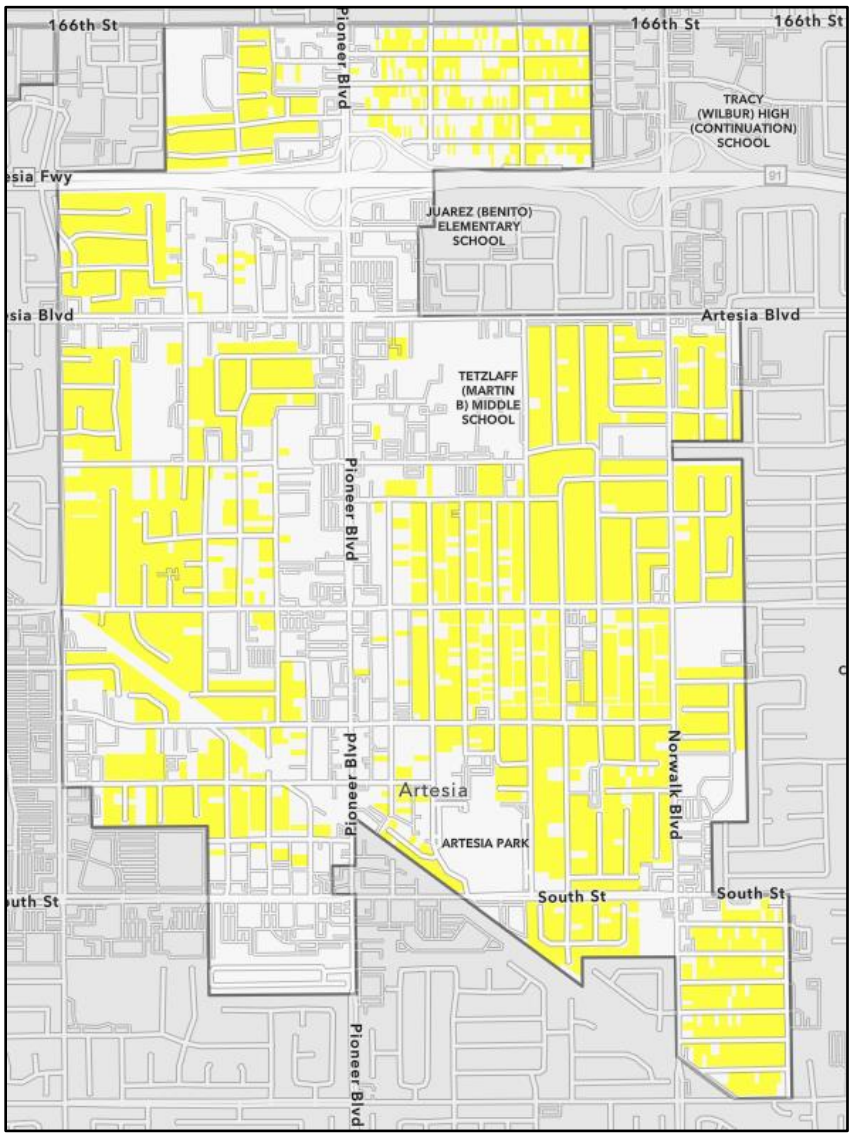
An ADU provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated (GC 65852.2(i)(4)).

In compliance with State law, the City of Artesia allows Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to be constructed by right on all residential zones including multifamily and mixed-use zoned properties in the City.

In the 2014-2021 Housing Element Cycle, 16 ADUs were built, and since the beginning of the current planning period there have been 11 new ADUs constructed. The construction of ADUs has been the fastest growing source of new housing within Artesia. The City will be committing to implementing more monitoring into the affordability and use of new ADUs, and a new streamline process for proposed ADUs. Action 1.2d in the Housing Plan includes a commitment to monitor future changes in ADU law annually and update City regulations as necessary to ensure consistency with State requirements. Furthermore, the City will take proactive steps in helping foster further ADU development by creating and offering standard plans for potential ADUs (Action HE 1.2d Accessory Dwelling Units). The City of Artesia has potential to expand their ADU program as can be seen in the maps from the Southern California Area Governments Climate Adaptation Framework and Housing Element Parcel (HELPR 2.0) Tool. This mapping tool provides a rudimentary estimate of which parcels have adequate physical space to accommodate a typical detached Accessory Dwelling Unit (ADU) only for single-family

residential land use. Figure H-8 is an image from the mapping system intended to highlight the amount of potential area for ADU expansion.

Figure H-8. Potential ADU Expansion Areas



Source: SCAG HELPR 2.0 Housing Element Parcel Tool. Yellow illustrates rudimentary potential area for ADU expansion.

- Senior Housing: Rest homes and homes for older adults are allowed subject to a conditional use permit in the M-R zone. Home for the aged is defined as "any institution, boarding home, or other place for the reception or care of persons over the age of sixty-five (65) years not related to the proprietor by blood or affinity within the second degree and where boarding care is provided for three (3) or more such aged persons." Rest home is defined as "a home offering or providing lodging, meals, nursing, dietary, or other personal services to convalescents, invalids, or aged persons, excluding surgery or the care of persons with

contagious or communicable diseases. Rest home shall include convalescent homes and homes for the aged."

Because elderly persons require different dwelling characteristics, developments for seniors require a conditional use permit. Project proposals are evaluated for their design and compatibility with the surroundings. For rest homes and homes for the aged, one parking space for every four residents in accordance with the residential capacity of the home as listed on the required license or permit, and one parking space for each employee is required.

There are currently four senior housing facilities located within the City – The Christian Home for the Aged, Windsor Palms (formerly Twin Palms Care Center), Founder's House of Hope, and New Man Horizons.

The City shall implement parking flexibility standards and deferred fee options for senior housing developments through Action HE 1.4b Technical Assistance for Special Needs Housing Development and Action HE 5.2c Remove Constraints to Housing Entitlement and Construction.

Extremely Low-Income Units

California Health and Safety Code §65583 (c)(2) states that the Housing Element shall contain programs which "assist in the development of adequate housing to meet the needs of extremely low-, low- and moderate-income households." In addition, existing programs should either be expanded, or new programs added to specifically assist in the development of a variety of housing types to meet the housing needs of Extremely Low-Income (ELI) households.

In order to comply with this section of State law, the City will provide regulatory incentives to the development of ELI households, such as expediting the approval and permitting process and waiving city-imposed development fees. These incentives would encourage and facilitate housing for Extremely Low-Income persons and illustrate the City's commitment to facilitating the construction of housing for said households. The City will facilitate approval and development of housing for extremely low-income persons by providing incentives in compliance with SB 35, (Action HE 1.2b -Density Bonus Program), and seeking outside sources of funding (Action HE 1.2a – Maximize External Funding Resources). Fees for low income and senior housing may be deferred in Action HE 5.2c (Remove Constraints), of the Programs section of this document. Based on a formula utilized by the Department of Housing and Community Development, the City anticipates a need to assist 156 ELI households. Below is the formula for determining ELI households:

- Formula: Divide the current very-low income RHNA construction need by one-half.
- Artesia: 312 very-low RHNA construction need
- Calculation: 312 / 2 = 156
- ELI Households: 156

The extremely low-income units are presumed to be placed on the same properties identified to accommodate the emergency shelters and very low-income housing units as these properties are over a half-acre and can accommodate 50 or more units. There are 375 very low-income

units envisioned, and 156 units needed for the ELI population. The City of Artesia meets the requirement to identify housing opportunities for this population.

Supportive Housing Types

Part of the need to zone for a variety of housing types includes the need to facilitate share housing types for sensitive populations. These can include emergency shelters, low barrier navigation centers, transitional and supportive housing, group homes for people that are elderly or developmentally disabled, and more.

- Emergency shelters: In 2007, the California Legislature passed Senate Bill 2 (SB 2), which required the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The Housing Element Law requires an analysis of how the need for emergency shelters is met. This analysis includes whether there is a need for the shelters, identification of what zones permit the type of housing, and that the needs of the population can be accessed from those locations. The law does not require that specific sites for emergency shelters or special needs facilities be identified. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelters and transitional housing.

Emergency shelter is housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. Emergency shelters are permitted by right, without the need for a discretionary action, within the Mixed-Use Overlay and the Light Industrial/Manufacturing (M-1) Zoning District.

To create a land use mechanism to address the need for emergency shelters, the City has committed to permitting shelters in the Mixed-Use Overlay and the M-1 Zone.

Mixed Use Overlay

The Mixed-Use Overlay allows for 100% residential projects for lower income developments and a variety of housing types including shelters, however mixed uses are strongly encouraged. Based on the fact that housing for people experiencing homelessness is often built with Federal and State funding, the analysis for the Mixed-Use Overlay was based on properties that were over a half-acre, and that could support 50 or more units. Based on these ranges there are 19 properties within the Mixed-Use Overlay that could qualify for funding to construct an emergency shelters (identified the same way as very low-income housing units), and these properties are further defined in the Sites Inventory of the Housing Element. These parcels can be reviewed in the Sites Inventory Appendix B. The Mixed-Use Overlay is oriented around the main arterials of the City, this creates access to a variety transportation types and more access to local amenities such as groceries, libraries, schools, jobs, and transportation hubs for regional needs. The 19 properties with the new proposed density of the Mixed-Use Overlay could in theory create 6,846 units, 399 of the units are proposed to go to very low-income individuals and 230 to low-income individuals. There are 399 very low-income units envisioned, and 25

needed units for people experiencing homelessness. The City of Artesia meets the requirement to identify housing opportunities for this population.

The M-1 Zone

In the M-1 Zone, City zoning regulations allow emergency shelters by-right and there is sufficient capacity and is suitable to accommodate Artesia's homeless needs. The M-1 Zone currently accommodates small to moderate sized industry as well as limited commercial and service uses. Parcels in the M-1 Zone are located in close proximity to Pioneer Boulevard, the primary north-south arterial in the City. Norwalk Transit and LA Metro operate bus lines along Pioneer Boulevard, making the M1 Zone accessible by public transit. The M-1 Zone is also located adjacent to commercial areas, providing access to services and employment centers. The M-1 Zone encompasses approximately 28 acres with suitable parcels that could accommodate emergency shelters sufficient to accommodate the City's existing need through the adaptive reuse of existing buildings.

Table H-41 summarizes the development standards for the M-1 Zone.

Table H-41. : Development Standards, M-1 Zone

Development Standard	Minimum or Maximum
Lot Area	5,000 sq. ft. minimum
Lot Width	50 ft. minimum
Front Yard Setback	No minimum
Side Yard Setback	None required, except parcels in a residential zone shall have a minimum 10 ft. side yard setback on the side adjoining the residential zone.
Rear Yard Setback	None required, except parcels adjoining a residential or commercial zone shall have a minimum 10 ft. rear yard setback. Building structures and parking areas abutting an alley shall be located a minimum of five (5) feet from the alley line.
Building Height	35 ft. maximum
Source: City of Artesia, Municipal Code, Section 9.2.3403, 2021	

The emergency shelters are subject to the following development standards and all other provisions of this article applicable to residential uses in the M-1 Zone:

1. Parking shall be one per four beds or half per bedroom designated for family units with children plus one per staff member.
2. A single emergency shelter, transitional home and supportive housing for 30 occupants, or a combination of multiple emergency shelters with a combined capacity not to exceed 30

occupants, shall be allowed as a principally permitted use, consistent with Section 65583(a) of the California Government Code and sections amendatory or supplementary thereto. Any other emergency shelter, transitional home and supportive housing shall meet the minimum standards contained in this section and shall be subject to the approval of a conditional use permit.

3. Stays at the facility shall be on a first-come first-served basis with clients only on-site and admitted to the facility between 6:00 p.m. and 8:00 a.m. during Pacific Daylight Time and 5:00 p.m. and 8:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night.
4. Maximum stay at the facility shall not exceed 120 days in a 365-day period.
5. A minimum of 1 staff member per 15 beds shall be awake and on duty when the facility is open.
6. Bike rack parking shall be provided by the facility.
7. Exterior lighting shall be provided for the entire outdoor area of the site.
8. A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. The waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by a minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall, and shall provide consideration for shade and rain provisions.
9. Any outdoor storage, including, but not limited to, items brought on-site by clients for overnight stays, shall be screened from public view. Any outdoor storage areas provided shall be screened from public view by a minimum six (6) foot tall visually screening mature landscaping or a minimum six (6) foot tall decorative masonry wall.
10. Facility improvements shall comply with Title 8 and Title 9 of the City of Artesia Municipal Code, specific to the establishment of dormitories, excluding Section 9-2.1103(a)(3), and shall additionally provide:

    (i) A minimum of one (1) toilet for every eight (8) beds per gender.

    (ii) A minimum of one (1) shower for every eight (8) beds per gender.

    (iii) Private shower and toilet facility for each area designated for use by individual families.

11. An operational plan shall be provided for review and approval by the Planning and Redevelopment Director, or designee. Plans may be required to address additional specific needs as identified by the Director. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the plan shall contain provisions addressing the topical areas outlined below:

    (i) Security and safety, addressing both on- and off-site needs, including provisions to address the separation of male and female areas as well as any family areas within the facility;

(ii) Loitering control, with specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site;

(iii) Management of outdoor areas, including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses;

(iv) Staff training, with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;

(v) Communication and outreach, with objectives to maintain good communication and response to operational issues that may arise from the neighborhood, City staff or the general public;

(vi) Screening of clients for admittance eligibility, with objectives to provide first service to City residents;

(vii) Counseling programs to be provided with referrals to outside assistance agencies, and provide an annual report on this activity to the City; and

(viii) Litter control, with an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility.

12. The facility may provide the following services in a designated area separate from sleeping areas:

(i) A recreation area either inside or outside the shelter;

(ii) A counseling center for a job placement, educational, health care, legal or mental health services;

(iii) Laundry facilities to serve the number of clients at the shelter;

(iv) Kitchen for the preparation of meals;

(v) Dining hall;

(vi) Client storage area for the overnight storage of bicycles and personal items; or

(vii) Similar services geared to homeless clients.

These standards do not pose an unreasonable constraint on the provision of emergency shelters to meet the City's needs. As noted in the Housing Needs Assessment, the most recent homeless survey indicated 24 homeless persons in Artesia, which could be fully accommodated by one 30-bed shelter.

AB 139 (2019) modified the allowable parking standards for emergency shelters; therefore, Action HE-1.4d includes a commitment to update City parking standards for emergency shelters

consistent with State law. As part of this amendment, the City will conduct a comprehensive review of emergency shelter standards to ensure that they are consistent with current law.

- Low Barrier Navigation Centers. AB 101 (2019) established requirements related to local regulation of *low barrier navigation centers*, which are defined as "Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." *Low Barrier* means best practices to reduce barriers to entry, and may include, but is not limited to:
  (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
  (2) Accommodation of residents' pets
  (3) The storage of possessions
  (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms

Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses. Action 1.4d in the Housing Plan includes a commitment to amend City regulations for low barrier navigation centers consistent with current State law.

- Transitional and Supportive Housing: Transitional and supportive housing also address the needs of persons who may be homeless or at risk of becoming homeless. Transitional housing provides longer-term shelter, typically up to 2 years, while supportive housing may have no occupancy time limit. Entities that operate transitional and supportive housing generally require that residents participate in a structured program to work toward established goals so that they can move on to permanent housing and may include supportive services such as counseling.

State law also requires that transitional and supportive housing be regulated as a residential use that is subject only to the same requirements and procedures as other residential uses of the same type in the same zone. AB 2162 of 2018 (Government Code §65583(c)(3)) further requires that supportive housing development projects meeting specific criteria must be allowed by-right in all zones allowing multi-family development, including mixed-use and non-residential zones.

Municipal Code Sec. 9-2.402 establishes the following definitions:

Supportive housing shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and when possible, work in the community.

Transitional housing shall mean buildings configured as rental housing developments but operated under program requirement that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

Transitional and supportive housing are currently allowed only in the M-1 zone subject to the same standards and procedures as applied to other residential uses of the same type in the same zone, without a discretionary review. Action 1.4c in the Housing Plan includes a commitment to amend City regulations for transitional and supportive housing consistent with current State law.

- Residential Care Facilities: Residential care facility refers to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. In accordance with State law, residential care homes that serve six or fewer persons (excluding the operator) must be permitted according to the same standards as apply to residential uses of the same type in the same zone.

The Municipal Code currently does not include a definition or regulations for residential care facilities. The City permits *congregate living health facilities* serving more than 6 persons or having more than 6 beds for persons who are terminally ill or who are catastrophically and severely disabled in the R-1 and M-R zones subject to a conditional use permit. To accommodate State law and to affirmatively further fair housing, the CUP requirement for congregate living health facilities shall be removed and these uses will also be added to the Mixed-Use Overlay to increase development potential.

Action 1.4e (Reasonable Accommodation) in the Housing Plan includes a commitment to review and update City regulations for residential care facilities as necessary in conformance with current State law, including the removal of a CUP requirements for group homes for 6 or more residents and to expand where group homes are permitted within the community.

Housing for Persons with Disabilities

Housing element law requires an analysis of government constraints to the development, improvement, and maintenance of housing for people with disabilities. There must also be demonstrated local efforts to remove any constraints identified, and there must be reasonable accommodation procedures for persons with disabilities. These must also be included as programs of the City to create action items to address constraints (Action HE 5.2c - Remove Constraints).

In addition to State and local laws assisting person with disabilities, there are also Federal Laws. The Americans with Disabilities Act of 1990 (ADA) is a federally established inclusion of accessible development standards, and it establishes clear and comprehensive restrictions on discrimination based on disability. The ADA requirements also creates expectations that reasonable accommodation be provided, which can include waivers from existing design standards in order for people with a disability to have equal access to their homes and work

environments. The ADA mandates apply to all public agencies and guarantees access to all programs, services and activities provided by a public agency.

The ADA states that "no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." While the ADA does not define services, programs, and activities of a public entity, the courts have held that the anti-discrimination provision of the ADA applies to zoning decisions.

Building Codes

The City of Artesia requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. New structures in the City are reviewed and approved by Los Angeles County, and their standards are based on the California Building Code that includes accessibility measures.

Procedure to Ensure Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to allow reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The building codes adopted by the City incorporate accessibility standards contained in Title 24 of the California *Administrative Code*.

Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards necessary to ensure the availability of safe and accessible housing.

The City currently does not have formal procedures for processing reasonable accommodation requests for persons with disabilities. The City handles such requests on a case-by-case basis through an administrative review process when possible. The Housing Plan includes Action 1.4e to develop and implement formal reasonable accommodation procedures.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to allow reasonable accommodation (i.e., modifications or exceptions, I.e. ramps, wider doorways, handrails etc.) in their zoning laws and other land use regulations when necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Furthermore, the State requires that all cities to maintain a “reasonable accommodation ordinance” to ensure that a city’s zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons. The building codes adopted by the City incorporate accessibility standards contained in Title 24 of the California *Administrative Code*.

Through Housing Plan Action 1.4e, the City will implement a reasonable accommodation ordinance to provide exceptions in zoning and land-use regulations for housing or persons with disabilities. The process for the program shall be ministerial with minimal or no processing fee. This program will include four primary components:

1. Request for accommodation must come from an individual with a disability protected under fair housing laws.
2. The request accommodation is necessary to make housing available to a person with a disability protected under fair housing law.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

Permit and Processing Procedures for ADA Alterations

The process for requesting an accessibility retrofitting includes a zone clearance approval from the Planning Division, which takes about two weeks, and a building permit which takes ten working days. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome.

The Lanterman Developmental Disabilities Act (Lanterman Act) establishes the rights and responsibilities of persons with developmental disabilities. The Lanterman Act requires the use of property for the care of six or fewer disabled persons to be classified as a residential use and permitted in the residential zones of the City under municipal zoning codes. A state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. The City will update the Code to allow these uses in residential districts, this will include the updated State law requiring that there be no population restrictions or requirement of any Conditional Use Permit with regards to group homes. These updates shall be addressed by Action HE 5.2c Remove Constraints.

State law requires that residential care facilities with six or fewer residents be permitted by-right in residential zones. Therefore, the City of Artesia will remove the requirement for a conditional use permit for the permitting of licensed residential care facilities with six or fewer residents in the residential zone within the City. The City of Artesia does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. Residential care facilities are subject to the same zoning, building code, and permitting procedures that all other housing is subject to in the City. This will be reviewed with Action HE 5.2c Remove Constraints.

The City does not require special permit procedures or requirements that could inhibit the retrofitting of homes for accessibility in compliance with accessibility requirements. Artesia's

zoning regulations do not contain provisions for any separation of use or minimum distance requirements for the siting of special needs housing developments. Additionally, no alternate residential parking requirements, including reductions, for people with disabilities have been established.

The ways in which the City will affirmatively further fair housing for persons with disabilities include (Action HE 5.2c - Remove Constraints):

- Remove CUP requirement for a residential care facilities such as group homes, based on State law.
- The City shall permit residential care facilities in all residential zones and not restrict the occupancy of unrelated individuals in residential care facilities.
- The City does permit housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the City.
- The City will clarify special accommodation procedures.
- The City will ensure that Code Enforcement efforts include connecting special populations to potential aid and resources, such as resources for accessibility and energy savings upgrades. This will support the City goal of preserving existing housing stock and potentially reducing the environmental impact of existing stock through retrofit.

Definition of Family

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with disabilities, but not for housing similar sized and situated families. The City's Development Code includes the following definition of family: "A group of persons, whether related or unrelated, who live together in a non-transient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses. Notwithstanding the foregoing, any group of persons required to be considered as a "family" for zoning purposes pursuant to California Health & Safety Code Sections 1267.8, 1566.3, 1568.0831, 1569.85, 11834.23, or any other state law shall be deemed to be a family for purposes of this code." The Municipal Code defines family as "a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit, in a bachelor apartment, or dwelling unit. Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit." Action 4.1b in the Housing Plan includes a commitment to amend this definition consistent with current law. The change in definition shall 1) remove zoning code occupancy standards specific to unrelated adults and that 2) complies with fair housing law and other Pertinent Ordinances.

Senate Bill (SB) 35

All cities that have not met their RHNA are required to have project review standards and streamlined approval processes for structures with low-income units. If the City is to have any influence on the design of these ministerially approved structures, there must be general and objective design standards for multi-family zoning district and mixed-use overlay. Simplifying development review and approval procedures is used to reduce the processing time and fees greatly for a developer. The streamlining process and objective design standards will be addressed in Action HE 1.3a (Mixed Use Overlay).

Enacted in 2017, SB 35 added Government Code §65913.4 to the Housing Development Approvals provisions (Government Code §§65913 - 65914.5) to require streamlining of affordable housing development approvals in cities and counties that have insufficient progress toward their Regional Housing Need Allocation (RHNA) goal and/or have not submitted the latest Housing Element Annual Progress Report (APR). The streamlining includes that a city must provide a written process ministerial approval that enables exempting qualifying projects from environmental review under the California Environmental Quality Act (CEQA).

SB 35 requires local entities to streamline the approval process by providing a ministerial process through which a project is only reviewed against objective standards. Qualifying projects are considered ministerial and are not subject to a conditional use permit (CUP). This is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met.

Senate Bill 35 can be implemented in a City when the State determines the City has made insufficient housing units to address the need of their lower-income RHNA. In Cities where the State has made this determination SB 35 dictates a streamlined ministerial approval of proposed developments with at least 50% affordability. If the City is also determined to have made insufficient progress towards their moderate-income RHNA, the City must also provide streamlining for developments with at least 10% affordability.

The City has not received any applications or inquires for SB 35 streamlining. To facilitate any future SB 35 applications or inquiries, the City will create and make available to interested parties an application packet that explains the SB 35 streamlining provisions in Artesia and provides SB 35 eligibility information. A checklist, written procedure, and application shall be created, and the City will make information available to developers that have projects that may be eligible.

Identified Densities and Approval Time-Frames

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in the sites inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove non-governmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category with regard to requested built densities and time frames of development.

If the private sector aspires to develop at lower densities than those proposed in the Housing Element a non-governmental constraint to housing development may exist. During the last housing cycle, none of the sites identified within the Housing Element were developed at densities lower than proposed in the Element. As part of tracking development density, Action HE 5.1b Annual Housing Report is proposed to track the number of units built on parcels within the City including in the Sites Inventory and to determine the remaining site capacity by income category. These efforts will ensure the no net loss provision will be addressed and that the properties with State expected opportunities (i.e. carryover sites and previously identified sites) are tracked and implemented. Furthermore, the sites that are accommodating particular low-income units will have a minimum density requirement based on the case Martinez vs. City of Clovis.

Six months to a year is the typical development process within the City, depending on the number of units. This timeframe includes land clearance, site preparation, plan check, and construction time. Construction time may sometimes take longer depending on the scale of development. Timing may also be impacted by non-governmental constraints such as market demand changes, financing, and finding contractors to complete all the aspects of a new development.

Affordable Housing Incentives and Density Bonus

Under Government Code §§65915-65918, the State has required that jurisdictions offer density bonuses and development incentives to developers who proposed to construct affordable or senior housing. These bonuses are on a sliding scale where the more affordable units are constructed the better the incentive offered. The State law requires the provision of total units to be affordable to lower- and moderate-income households. A development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- Very Low-Income Units: Five percent of the total units of the housing development as target units affordable to very low-income households; or
- Low-Income Units: Ten percent of the total units of the housing development as target units affordable to low-income households; or
- Moderate-Income Units: Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or
- Senior Units: A senior citizen housing development of 35 units or more.

Municipal Code §9-2.4301 establishes density bonus regulations. State density bonus law has been amended since the City's current density bonus ordinance was adopted; therefore, Action 1.2b (Compliance with State Density Bonus Law) is included in the Housing Plan to update City regulations consistent with current State law.

Code Enforcement

Code enforcement in Artesia is both proactive and complaint-based. The city is monitored by code enforcement officers that look for unpermitted additions, construction, and more. If unpermitted activity is identified, the officer establishes contact with the property owner to ensure compliance with the building code is reached. The City also accepts and processes complaints from residents, and the process is similar for when the City identifies unpermitted activities. Code Enforcement also acts as a tool to communicate programs for structural upgrades for reduces impacts or energy savings (such as weatherizing programs). It is a tool to help maintain and preserve existing housing stock, it helps enact AFFH goals through ensuring compliance with accessibility standards and more.

California Health and Safety Code §17980(c)(2) requires local governments to give consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. A program to review and ensure this is considered in procedure will be created Action HE 2.2a Code Enforcement.

To improve and preserve existing housing stock and to help reduce the environmental impacts of existing housing stock, Code Enforcement Officers will be trained and provided with resources to share with the public about connecting homeowners to programs that can assist them with their homes. These can be sustainability upgrade suggestions to assistance with accessing information on local and regional funding resources designed to provide assistance to eligible low-income senior and disabled residents that do not have the financial resources to make the required home improvements, when engaged with code enforcement. Furthermore, the City's Code Enforcement Officers are knowledgeable about CDBG. grants including general eligibility information to aid and benefit lower income households within the community. It is the hope of the City that proactive code enforcement will help maintain the City's housing stock and reduce the amount of residential units lost due to poor maintenance.

A program the City may participate in is The Franchise Tax Board. The Franchise Tax Board (FTB) operates the Substandard Housing Program, which assists the state and local agencies responsible for addressing unsafe living conditions that violate health and safety codes. Property owners in violation of health and safety code standards are not allowed to make certain deductions on their personal tax returns pursuant to California Revenue & Taxation Code (CR&TC) Sections 17274 and 24436.5. That additional revenue collected by FTB is transferred to the Local Code Enforcement Rehabilitation fund. These funds are then disbursed to the cities and counties that generated the notification of substandard housing to the FTB.

Action HE 2.2a Code Enforcement will review existing Code Enforcement standards and ensure compliance with State law, identify and create information sheets for homeowners to access resources, and shall review the implementation of the FTB.

Energy Conservation

The City of Artesia requires compliance with the current Building Codes, which. require the use of energy efficient appliances and insulation to reduce energy demand stemming from new residential development.

The affordability of housing can be significantly impacted by energy-related housing costs. The State provides standards that mandate energy efficiency requirements of new development; however, cities and utility providers are also essential resources to encourage and facility conservation of energy and to reduce the burden of energy costs on residents.

California Government Code §65583(a)(8) requires "an analysis of opportunities for energy conservation with respect to residential development." There are three key elements when improving and reviewing energy-wise development, and these include conservation, development, and efforts for green building and sustainable development.

Energy conservation can be improved with the quality of new development through reducing the use of energy-consuming items, or by physically modifying existing buildings and land uses.

In 1974 the Warren-Alquist State Energy Resources Conservation and Development Act created The California Energy Commission. The primary initial task of the Commission was to adopt energy conservation standards for new construction. This was then turned into Title 24 of the California Administrative Code, and this section contains requirements of insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and more.

The Commission also established "climate zones," to facilitate flexible approaches to energy conservation design for the needs of the particular geographic region of the State. The City of Artesia is located in Climate Zone 8, which covers the semi-arid inland valleys. This climate zone is characterized by mild winters, hot summers, desert winds, and abundant sunshine. Due to the warm regional climate conditions, a large percentage of energy used in residences is due to cooling during the warmer months, and with climate change there is an increasing amount of days per year where cooling is needed.

While the State does require energy conservation standards, the standards do not ensure that all available potential conservation actions are taken to ensure the most efficient buildings possible. Additional steps can be taken to reduce heating, cooling, and lighting loads and overall energy consumption. The City, where appropriate and economically feasible, will support and require standards in excess of the minimums required by Title 24.

Energy conservation efforts are not considered a constraint to housing production as they help save costs for potential homeowners and renters while. Also due to the warm climate of Artesia some of the insulation and heating standards are significantly less stringent in Artesia than in other geographical regions of the State.

A key factor in energy use is land use policies and patterns, such as transportation trends. Southern California has historically been built up with a decentralized form of development,

often called urban sprawl. This has necessitated the use of a complex network of freeways and surface streets. Due to the decentralized spread of housing and employment, the automobile has come to define the landscape.

While the region is defined by urban sprawl, there are still opportunities to create more walkable and transit-forward environments that help reduce vehicle emissions. To reduce sprawl, more centralized opportunities have to be created. This can be done through concentration of employment opportunities and high-density housing along major transportation corridors. Development of a transportation corridor also helps reduce automobile dependence and increases the convenience of public transportation and therein reduce the amount of fuel consumed for those that can work and shop locally. With this in mind, the City will implement the Mixed-Use Overlay, which will allow for high-density mixed-use properties throughout the City along the primary arterials of the Community—this will incentivize public transit and a more walkable community. Furthermore, there is a regional light rail system scheduled to be built within Artesia, this creates the opportunity for Transit Oriented Development (TOD). The City will create Code Standards for Transit Oriented Developments, and an Overlay to facilitate the use through Action HE 3.1b Transit Oriented Development (TOD).

Conservation Programs

State of California:

Energy Upgrade California®: is a statewide initiative committed to helping Californians be more energy efficient, utilize more sustainable natural resources, reduce demand on the energy grid and make informed choices about their energy use at home and at work. This program assists with an energy assessment, ideas for improvements, and resources for financing upgrades.

County of Los Angeles:

Home Weatherization Program The program provides financial assistance for utilities for low-income people in Los Angeles County. Service is provided through the Low-Income Home Energy Assistance Program (LI HEAP), commonly known as HEAP. The Weatherization Program provides free weatherization services to reduce energy consumption. Services include replacement of inefficient refrigerators, electric water heaters, microwaves and lighting. Additional services include attic insulation, weather-stripping, minor housing repairs and other related energy conservation measures. Cooling systems are not provided, but assistance with the repair of an existing unit may be available. The program also provides utility bill assistance for low-income residents of Los Angeles County. Applicants must reside where they are applying for utility bill assistance.

The program provides assistance once per year to help low-income households reduce energy consumption and/or help pay energy bills. The total household monthly income must meet Poverty Guidelines for the program. Priority is given to households with older adults, people with disabilities and families with children 6 years and younger. The program does not provide

reconnection costs, deposit fees, or emergency assistance; the program will pay current, late or disconnect utility bills. It takes approximately eight to twelve weeks to process an application; incomplete or incorrect application will take additional time to process. The program is divided into three components: the Cash Assistance Payments Program (CAP); the Energy Crisis Intervention Services (ECIS); and the Weatherization Program.

Southern California Edison

Southern California Edison, which provides an electricity service in Artesia, also offers public information and technical assistance to developers and homeowners regarding energy conservation.

The Energy Savings Assistance Program helps income-qualified customers with free appliances and installation of energy efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization.

The Home Energy Efficiency Rebate Program offers financial incentives for installing approved energy upgrades.

The Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multifamily properties of two or more units.

The Low-Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education.

The California Alternative Rates for Energy (CARE) program provides a 15 percent discount reduction on electric bills for low-income customers.

The Family Electric Rate Assistance Program (FERA) provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

Energy Star Rebates: Owners of existing homes can receive monetary incentives for purchasing Energy-star qualified appliances or making other energy-saving improvements such as installing photovoltaic and solar thermal systems.

Southern California Gas Company

The Southern California Gas Company offers various rebate programs for energy efficient appliances and makes energy efficient kits available to residents at no cost.

Energy Savings Assistance Program: The Southern California Gas Company offers two direct assistance programs to limited income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. Renters and homeowners may be eligible (based on income) to receive energy-saving home

improvements from an authorized contractor at no cost through the energy Savings Assistance Program. The program may include attic insulation, high-efficiency clothes washer, tankless water heater, high-efficiency furnace replacement (owner-occupied only), thermostatic tub spout, water heater blanket, low-flow faucet aerator, low-flow showerhead, thermostatic shower valve, furnace duct system sealing, a water heater pipe insulation.

Program participant in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

Green Building/Sustainability

Protecting the environment, improving quality of life in general, and promoting buildings and development that are resource conscious and sustainable as possible are standards that the City seeks to achieve. In order to support a greener and more efficient city, a webpage featuring information and resources about green building will be created to support and lead developers in the community to build more sustainably Action HE 1.5b (Sustainable Development Webpage). A City webpage will also be created to educate the community about water wise use of landscaping and to feature design suggestions such as utilizing trees to shade a house. This voluntary green building program and landscape standards shall be used to help residents and businesses implement efficient green development practices. The City will continue to seek ways to improve the impacts of development within the community. To further high standards of water wise development, the City shall complement the information on the website about sustainable landscaping with a grass removal and water was irrigation incentive plan, wherein a homeowner will be encouraged to replace a grass lawn with a waterwise landscape with targeted watering systems, this shall be done with Action HE 1.5b Sustainable Development Webpage.

The City supports energy conservation through land use planning strategies such as higher density housing along transit routes, such as the Artesia Boulevard Corridor Specific Plan, the Housing Opportunities Overlay, and the Mixed-Use Overlay.

City Sponsored Environmental Conservation Actions:

- Create a city webpage:
  - Green building/ sustainable design – suggestions on how to improve efficiency with design and development to offer resources to develop more sustainably.
  - Water Conservation with Landscape webpage: a resource guide to plan a waterwise garden, utilize efficient watering systems, a grass removal program, and suggestions of how to plant such as hydrozones and shading.
  - Energy efficiency programs webpage: A page explaining the benefit of upgrading residential energy efficiency, suggestions on how to, and a list of programs and links to resources for efficiency upgrades.

C. Non-Governmental Constraints

A number of market and non-governmental factors contribute to the cost of housing. These constraints include the availability of land, costs of land, and construction costs for example. The following is a discussion of the non-governmental constraints present within the community that may impact affordable housing development.

Market Constraints

Land Cost

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased significantly in Southern California. There is no "typical" cost of land in Artesia because there is nearly no vacant land and underutilized land price depends on the nature of the improvements on the property.

The costs associated with land comprise both acquisition and the cost of holding land throughout the development period. This can add up to almost half the cost of the final sales price in areas with scarce land resources. A land search through Zillow.com on November 6, 2023, provided one parcel of land for sale at $899,999 for 9,600 square feet. Some factors that affect the cost of land in the community are the size of lots, location, proximity to amenities, availability and proximity to public services, and financing options. Artesia offers dynamic opportunities that create potential synergies for development potential—such as increased density along public transit routes on primary arterials within the MU-O.

Construction Costs

Construction costs can be strongly influenced by a variety of factors and have a direct correlation with the cost of housing. Construction costs are primarily determined by the cost of materials and labor. The cost of construction depends on the type of construction and typically ranges from $150 to $200 or more per square foot or more.

The cost of construction can be impacted by many factors, but the two most foundational to cost determination is the cost and availability of labor and materials. One measure of construction costs is Building Valuation Data from the International Code Council (ICC).

The ICC unit costs are compiled data on structural, electrical, plumbing, and mechanical work, as well as interior finish and standard site preparation. The data is compiled by country and is not reviewed by region. Land costs are not included in valuation. The National Averages in 2020 for costs per square foot of apartment units and single-family homes are:

- Type I or II, Multifamily: $148.82 to $168.94 per sq. ft.
- Type V (Wood Frame), Multifamily: $113.88 to $118.57 per sq. ft.

- Type V (Wood Frame), One- and Two-Family Dwelling: $123.68 to $131.34 per sq. ft.

Availability of Financing

Financial structures dictate the potential for development and can have a significant impact on the cost and supply of housing. There are generally two types of capital with regard to the housing market, one is the capital used to prepare and develop the site such that developers may use, and the other is the financing for purchase of real estate by homeowners and investors. Interests rates influenced by the Federal Government can have impacts on construction, purchase, and improvement costs. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower payments for the homebuyer. Due to economic inflation, home interest rates have been increased to as high as 8% which has slowed the national real estate market in purchases but has still not curbed the high cost of housing in the Ls Angeles Metro. Housing prices and rents tend to increase in the local region, causing further housing constraints.

Environmental and Infrastructure Constraints

Access to sufficient infrastructure and unique environmental constraints such as topography can have major impacts in the opportunities to construct new housing. Since Artesia is in a fully developed urban region and for the most part lower density residential and commercial, there is sufficient resources to support increased density.

Environmental Constraints

The sites inventory analysis was established with environmental constraints in mind. The proposed sites are based on existing and proposed land use designations and densities established in the General Plan Land Use Element. Since the general plan and environmental constraints reviewed, large environmental constraints that could lower potential yield of development (e.g., habitat conservation, flooding, or steep slopes) have already been accounted for in the General Plan Land Use Map, policies, and programs. An environmental constraint identified on a more detailed site review basis would be managed as part of the project review process. The City's capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

The City of Artesia has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Artesia.

Seismic Hazards: Artesia, like other cities in Southern California, is located in a region of frequent seismic activity. While the City is located in the vicinity of active faults, no known earthquake faults or Alquist-Priolo Special Study Zones are located within the City. Major active fault zones located in the vicinity of the City include the Newport-Inglewood Fault Zone and the Whittier-Elsinore Fault Zone. The Newport-Inglewood Fault Zone is located approximately five miles southwest of the City. The fault is designated as active with a maximum credible magnitude of 7.0 to 7.5 on the Richter scale. The Whittier-Elsinore Fault Zone is located

approximately 8 miles northeast of Artesia. This fault zone has an expected maximum credible magnitude of 6.6 on the Richter scale.

The City of Artesia may be subject to ground shaking in the event of a nearby earthquake. The amount of ground shaking would depend on the proximity of the area to the fault, the depth, the location of the epicenter, the magnitude of the earthquake, and soil type in the area. Alluvial soils, such as those found in Artesia, are especially prone to intense ground shaking.

The City of Artesia is located within an identified liquefaction zone. Liquefaction is caused by a shock or strain from an earthquake and involves the sudden loss of soil strength and cohesion, and the temporary transformation of soil into a fluid mass.

While these geological hazards affect construction requirements, they do not preclude future development as projected during the planning period.

Flooding: The City of Artesia is located in the San Gabriel River alluvial plain. Drainage within the City flows southwest into the San Gabriel River. The entire city is located within the designated Federal Emergency Management Agency (FEMA) Zone C (minimal flooding).

The City of Artesia has adopted Floodplain Management requirements as part of Title 8 of the City's Municipal Code. These standards apply to construction in flood-prone areas and are intended to protect the residents and property in Artesia. Floodplain management techniques mitigate hazards and are not expected to preclude future development as projected during the planning period.

Fire Hazards: The City of Artesia is located in a built-out, urbanized area and, therefore, the most serious fire threat within the City is structure fires rather than wildland fires. Fire hazards within the City may be associated with heavy industrial uses, hazardous materials, and arson. The Los Angeles County Fire Department provides fire protection and paramedic services for the City. There are no fire stations located within the City; however, there are two fire stations (Fire Stations No. 30 and 115) located in surrounding cities that provide immediate fire protection services. Four other fire stations provide secondary service to the City. Fire hazards are not expected to preclude future development as projected during the planning period.

Noise: Residential land uses are the most sensitive to noise in Artesia. Principal noise sources in the City are transportation-related, including highways, the Union Pacific Railroad/Los Angeles County MTA rail corridor, and the 91 freeway. Other potential noise sources include stationery industrial, construction, and population noise. Title 5, Chapter 2 of the City's Municipal Code addresses permissible noise levels. These noise impacts are mitigated through proper building design and construction techniques and are not expected to preclude future development as projected during the planning period.

Climate Change: Artesia will be faced with significant challenges associated with climate change. Some of these challenges will include rising temperatures, changes to precipitation patterns, drought, flooding, air quality impacts from forest fires, heat-related stress, spread of new diseases, and extreme weather, and more. These potential dangers are already being

documented in Southern California. Climate Change is expected to reduce Colorado river flows and the consistency of rain in the greater region. In future Housing Elements, the availability of water should be evaluated to ensure that additional residential units can be supported by existing and planned infrastructure. The availability of water can be a constraint on housing, however that is not currently the case in Artesia.

Infrastructure Constraints

The City of Artesia is generally a built-out city. Anticipated residential development is either infill of smaller lots or intensification of use, such as larger single-family lots being converted to a higher-density use. Major infrastructure is available at most locations in the city although developers may need to upgrade service in order to ensure adequate fire flow or sewer capacity. Each of the Opportunity Sites within the Opportunity area are located within urbanized neighborhoods that have existing water, sewer, and dry utilities in place and available for connection. There is sufficient infrastructure to grow into the total potential RHNA allocation.

The 2021-2029 Housing Element is a policy-level document and does not suggest specific site designs and proposals, but the document does attempt to support and influence the potential for housing within the community and housing cycle time frame. Any development within the community may need to install or relocate on- and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Due to the built-out nature of the community and all necessary utilities already existing within the community, utility access is not considered an impediment to the development of housing.

Water and Sewer Service: All sites identified in the site inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the City's RHNA allocation of 1,302 units. The water service provider for the City of Artesia is the Golden State Water Company ("Golden State"). According to the latest (2020) Golden State's Urban Water Management Plan (UWMP), there are reliable supplies to meet the City's needs even with five consecutive dry year conditions through the year 2045. Water supply portfolio for Golden State contains the following rights and contracts:

- Central Basin adjudicated groundwater.
- Purchased water through the water supply nexus between GSWC, CBMWD, and Metropolitan Water District of Southern California (MWD).
- Purchased water from the City of Cerritos.
- Emergency interties with the City of Lakewood, the City of Long Beach, the City of Cerritos, GSWC West Orange Service Area, and Norwalk Municipal Water System.

- Purchased recycled water from CBMWD through the Central Basin Recycled Water Project (CBRWP).

The UWMP recognizes and anticipates additional mixed-use redevelopment within the City of Artesia, especially along existing commercial corridors such as Pioneer Boulevard and Artesia Boulevard. Golden State has communicated to the City that it has the capacity to serve the allocation of 1,302 units and more based on its 2021 UWMP. According to Golden State, water usage has declined significantly over the years even though the population has increased. This is due in part to state mandates requiring water providers to implement conservation measures, use of water efficient plumbing fixtures and appliances, continued replacement of water demanding landscaping with drought -tolerant landscaping and increased water recycling efforts.

Like many other cities in the southern California region, which were primarily developed in the 1950s and 1960s, fire flow issues are experienced by all jurisdictions. Current Fire Codes result in the need for water main upgrades or install fire hydrants by developers. The upgrades are always feasible and accomplished. This is the method that has been implemented in many jurisdictions over the years. In addition to upgrades occurring in conjunction with major development, water providers, like Golden State, do have Capital Improvement Programs that over time, will upgrade water mains to meet current standards.

The UWMP is to be updated every 5 years. Golden State has started the process to update the UWMP, which will be completed in 2026. The updated UWMP will further address the anticipated housing development in the region and implement measures that will continue to ensure adequate water supplies.

City of Artesia owns the local sewer system consisting of approximately 31 miles of gravity flow sewer pipelines that is maintained by the Los Angeles County Department of Public Works Sewer Maintenance Division. The Sewer System Management Plan, (SSMP) adopted by the Los Angeles County Board of Supervisors, on November 7, 2018, manages the consolidated Sewer Maintenance Districts (CSMD) that serve a population of over 2 million people within the County unincorporated area and 37 CSMD cities. The SSMP identifies any deficiencies in the existing mainline sewer system within the City, recommends alternatives to eliminate deficiencies, prioritizes the deficient reaches, and provides the City with a basis on which to build a future infrastructure management system. While 2.8 percent of the existing system is identified as being deficient, the sewer system has sufficient treatment and collection capacity to serve the needs of future housing developments, including affordable housing, as required under Government Code Section 65589.7.

Dry utilities: All Dry utilities are available within City limits, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service. The City of Artesia service provides include:

- Electricity: Southern California Edison (SCE)
- Internet Service: AT&T, Earthlink, Frontier, and Spectrum
- Telephone: DirectTV, Dish, Frontier Verizon, and Spectrum
- Television Systems: AT&T/DirectTV, DISH, Frontier, and Spectrum

Housing Plan

A. Introduction

This section of the Housing Element describes the City's housing goals, policies, programs and objectives for the 2021-2029 Planning Period regarding the maintenance, preservation, and improvement of housing for all Artesians.

The City's housing goals are organized to address five key areas:

1. Provision of Affordable Housing
2. Conservation and Improvement of the Existing Housing Stock
3. Provision of Adequate Housing Sites
4. Provision of Equal Housing Opportunities
5. Removal of Governmental Constraints

B. Housing Goals, Policies and Actions

Goal HE 1: Provide affordable, decent and safe housing of all types and costs, for all residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, age, source of income, or disability.

Policy HE 1.1

Identify and track advancement in meaningful actions to affirmatively further fair housing.

Action HE 1.1a Track Meaningful Actions

Track advancements in Affirmatively Furthering Fair Housing especially with regard to identified meaningful actions. Implementation will facilitate City efforts to address access for special needs households.

Objective:	Tracking and improving access to housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Project based, ongoing

Policy HE 1.2

Increase the extremely-low-, very-low-, low- and moderate-income housing stock.

Action HE 1.2a Maximize External Funding Resources

The City shall monitor available County, SCAG, State, and Federal funds and pursue funds based on the City's eligibility. Participation in SCAG will supplement City goals and actions in this regard. These resources shall be utilized to improve and conserve housing stock by regularly seeking funding or continuing to fund existing repair and rehabilitation programs for ownership, rental and mobile home parks. Funding resources may include Community Development Block Grants, HOME, etc. and existing repair and rehabilitation programs for ownership, rental and mobile home parks.

The City shall commit to making either an inhouse rehab program or identify a way for home owners to access funds.

Objective: Funding for affordable housing construction, rehabilitation neighborhood improvements, and rental assistance.

Responsible Agency: Housing Department

Funding Source: County, SCAG, State, HUD, City/ CDBG Funds

Time Frame: Monitor and apply for funds and reach out to developers annually.

Action HE 1.2b Compliance with State Density Bonus Law

To encourage affordable housing development, the City currently offers density bonuses and developer incentives in Article 43 of the Municipal Code. To provide further incentives for affordable housing development and to comply with the provisions of State Density Bonus Law, City shall review and revise Article 43 of the Municipal Code as necessary to ensure consistency with State la (Government Code Sections 65915-65918), including an annual review for compliance and updating Code as state law is revised.

Objective: Review and revise Article 43 of the Municipal Code to

reflect any changes in State Density Bonus Law annually.

Responsible Agency: Planning Department

Funding Source: General Fund

Time Frame: Annual monitoring for updates

Action HE 1.2c Participation in Gateway Cities Council of Governments

Continue to support the Gateway Cities Council of Governments' efforts to develop strategies to increase the sub-region's housing stock. The programs the City participates in are listed below, there are multiple initiatives with many times lines.

The City of Artesia is involved with the following Gateway Cities COG projects and programs:

1. Transportation:

   a. Complete Streets Initiative
   b. West Santa Ana Branch (now Southeast Gateway Line)
   c. Strategic Transportation Plan
   d. I-605 South Corridor
   e. SR-91 FWY Expansion
2. Climate and Air Quality
   a. Gateway Cities Regional Climate Collaborative
   b. Southern California Regional Energy Network
   c. Sustainable Communities Strategy (SCS)
3. Housing and Homelessness
   a. Sustainable Communities Strategy (SCS)
   b. RHNA
   c. Homeless Initiative
4. Economic Development
   a. Improve Mobility
   b. Air Quality/Economic Balance Infrastructure
   c. Job Creation and Economic Revitalization Program
5. Storm Water
   a. Gateway Water Management Authority (GWMA)
   b. Lower San Gabriel River Watershed Committee (LSGR)
6. Transportation Committee
7. Board of Directors
8. Planning Directors Committee
9. City Managers Steering Committee

The City will coordinate with COG projects to address Housing and Homelessness, including co-sponsoring efforts to establish a streamlined, regional approach to homelessness initiatives. Homeless initiatives will be pursued in coordination with Actions 1.4c (Variety of Housing Types – Shelters and SROs; 1.4d (Emergency Shelters and Low-Barrier Navigation Centers); and 4.2a (Coordination with Homeless Service Providers).

Objective: Participation in Gateway Cities COG

Responsible Agency: Planning Department

Funding Source: General Fund

Time Frame: Ongoing, projects have different dates and in general are long term regional initiatives.

Action HE 1.2d Accessory Dwelling Units

ADUs provide an opportunity to produce potentially affordable housing while maintaining the character of single-family neighborhoods. The City amended ADU regulations in 2024 consistent with State law. The City will review State regulations annually for changes and update City ADU regulations as necessary to ensure consistency with current law.

To support the construction of additional ADUs within the City, the City shall:

- Commit to creating and implementing a system to monitor the affordability level of new ADUs
- Create standard plans so that locals may reduce the cost of plan review and construction by having approved standardized plans ready to implement
- Generate handouts and online materials to support ADU Construction
- ADUs that provide rentals with long-term affordability covenants for very-low and low-income housing units shall have City fees waived
- Affordability covenants shall be in place for 35 years
- Document the affordability of proposed ADU developments

Objective: Encourage production of ADUs.

Responsible Agency: Planning Department

Funding Source: General Fund

Time Frame: Code review and outreach materials will be completed and posted online by October 2026 and ongoing throughout the planning period

Action HE 1.2e Housing for Lower-Income Households

The largest barrier to quality of life is access to affordable housing, especially for those that have extremely low income, very-low income, and low income. The implementation of the MU-O shall facilitate the development of a variety of housing types.

With this in mind, the City shall rezone properties that were identified in the previous Housing Element, properties that are accommodating low and very-low-income groups and implement code and overlay updates to facilitate a variety of housing types including Single Room

Occupancies (SROs). Additional efforts to support these communities and other protected groups are described in other programs and actions.

1. The Mixed-Use Overlay shall permit SROs. The MUO allows for density incentives for including lower income units and the area in which they may be permitted is spread through the majority of the commercial corridors within the City which facilitates development near transit options and access to high resource areas.
2. Rezone for a shortfall pursuant to Gov Code 65583.2 (h) and (i),
   - By right definition consistent with 65583.2(h) and (i)
   - Minimum Density of 16 or 20 units per acre; **and**
   - Minimum site capacity of 16 units; **and**
   - at least 50 percent of the lower-income (low and very low) need must be accommodated on sites designated for residential use only **OR** on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
     - allow 100 percent residential use, **AND**
     - require residential use to occupy 50 percent of the total floor area of a mixed-use project
3. Rezone to make Prior identified sites available pursuant to government code 65583.2 c)
     - Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households

Objective: Housing for lower income households

Responsible Agency: Planning Department

Funding Source: General Fund

Time Frame: Rezone parcels within 1- year of Housing Element adoption; Outreach to developers annually; Ongoing support by City.

Policy HE 1.3

Encourage mixed-use (residential/commercial) development in existing commercial areas.

Action HE 1.3a Mixed Use Overlay

To increase housing access and commercial space within the City of Artesia, while also protecting existing single-family homes in the community, the City is creating a Mixed-Use Overlay. This overlay would help facilitate complimentary uses that are currently separated by zoning districts—such as high-density housing and commercial uses. The new Overlay covers the majority of the City, and in particular all the primary roadways. The Overlay will feature modified

development standards to increased density options to help facilitate the goals and needs of the City. The increased density is intended as a catalyst to facilitate and incentivize needed development in a way that will improve quality of life for Artesians. The Overlay shall:

- Create a way to achieve the housing needs of the City
- Facilitate more walkable multi-modal conscious development
- Facilitate socially and economically inclusive housing through incentives
- Support lower income and special needs households by incentivizing their inclusion
- Increase the opportunities for a variety of types of housing types to be implemented
- New patterns for more socially and economically inclusive housing that reduces segregated living patterns to work towards truly integrated and balanced living patterns
- More jobs and multi-modal access to jobs in high resource areas

Mixed Use Overlay Overview:

- The MUO has two base densities wherein a large amount of the city may increase developable height to three stories and a few areas that can now build up to four stories (see Sites Inventory for more details).
- The developable areas are further defined by two additional height density bonus areas identified as the Artesia Density Bonus (further explanation of the bonus below). This Bonus will allow for properties to go to four, five, and six stories depending on their location (see Sites Inventory for more details).
- Affordable Units:
  - Deed restricted for 35 years
  - Must comply with federal and state requirements to build units accessible to people with developmental disabilities
  - Shall be dispersed throughout the building and be of a similar quality to more market rate units
- AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq.
- Commercial density may be increased 10% if low-income units are included.
- The housing will be either owner-occupied or rental multifamily residential uses.
- The first floor within the MU-O shall require commercial uses of at least 50% of the first floor, however if a project is entirely low and or very low- income units then the required commercial component may be waved. Commercial uses may also be waved on properties required by State rezone expectations.
- In order to utilize increased development density, residential must be included.
- The housing will be either owner-occupied or rental multifamily residential uses.

- Clear and objective design guidelines will be prepared and adopted for the MU-O to facilitate speed of review.
- Mixed Use Overlay Density is in addition to any State Required Density Bonus.
- Explanatory materials will be prepared and presented on the application and review processes to streamline permit processing.
- In order to affirmatively further fair housing and implement meaningful action to facilitate a more equal community, there shall be ministerial procedures for:
  - Properties subject to Gov Code 65583.2 h) and i), 65583.2 c).
  - Four or fewer residential units
  - Multifamily Housing providing at least 40% low-income housing
  - Any project ministerial from CEQA
  - Inclusion of a variety of housing types in the MU-O: Single Room Occupancy (in accordance with Government Code Section 65583 and 65583.2), emergency shelters, employee housing, and transitional housing, supportive housing, multi-family
  - Properties with 100% low or very low-income units.
  - Properties accommodating senior residents or people disability may apply for a reasonable accommodation procedure to remove parking count requirements

Community Benefit Program: To further incentivize development within the Mixed-Use Overlay to accommodate housing units, a Community Benefit Program (CBP) shall be put into place. The CBP shall encourage development by offering the Artesia Density Bonus as well as a fee per square foot of new construction within the overlay.

- **Artesia Density Bonus:** The Artesia Density Bonus shall include an additional incentive to allow developments with at least 40% low-income housing to surpass the height limits within the Mixed-Use Overlay. Where affordable units are included an additional story may be built.
- **Affordable Housing In-Lieu Fee:** All projects within the mixed-use overlay must include lower income housing units into their proposed development and they must be deed restricted or pay for the Affordable Housing In-Lieu Fee. This fee shall be charged per square foot of any commercial or residential project that does not include affordable housing units.

Rezone Details: Properties that accommodate the lower income shortfall units and properties that were prior identified sites have State mandated rezone expectations. The Mixed-Use Overlay shall accommodate the following State expectations:

1. Rezone for a <u>shortfall</u> pursuant to Gov Code 65583.2 h) and i).
   - By right definition consistent with 65583.2(h) and (i)
   - Minimum Density of 16 or 20 units per acre; **and**
   - Minimum site capacity of 16 units; **and**

- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only **OR** on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    - allow 100 percent residential use, **AND**
    - require residential use to occupy 50 percent of the total floor area of a mixed-use project

2. Rezone to make prior identified sites in the 5th Cycle Housing Element available pursuant to government code 65583.2 c)
    - Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households

Objective:	Adopt Mixed Use Overlay Zone regulations
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Completed May 2025

Action HE 1.3b Utilizing Minimum Densities to Calculate Realistic Capacity of Sites

As per Government Code section 65583.2(c)(1), if the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site. To meet this standard in a zone that allows for multiple uses, the general plan or zoning must require the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density.

The Artesia Housing Element utilized minimum density, and therein this program commits to implementing a policy that requires a certain minimum (70 du/acre) residential density as defined in the Sites Inventory.

Objective:	Require minimum density for residential development**.**
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	December 2025

Policy HE 1.4

Provide housing opportunities for special needs groups (elderly, female head of households, persons with disabilities, homeless, and large households).

Action HE 1.4a Expedited Processing for Special Needs Housing

Continue to expedite processing for housing development projects for the special needs groups, such as seniors, large families, extremely-low-income households, and persons with disabilities, giving highest priority to rental units with more than 3 bedrooms. This goal may be supplemented by the increase in permitted uses in the Mixed-Use Overlay for housing types that may benefit special needs communities.

Objective:	Expedited processing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Implemented, Ongoing

Action HE 1.4c Technical Assistance for Special Needs Housing Development

Continue to assist developers proposing special needs housing in applying for federal and state funding, by way of reasonable accommodation for technical assistance and accompanying code update (elderly, female head of households, persons with disabilities, homeless, and large households), and development standards for group homes that are flexible and up to date with State standards. The application materials for technical assistance will inquire about the nature of the special needs categories to best accommodate their needs. All Federally and State recognized protected classes shall have access to technical assistance, and seniors and people with developmental disabilities shall be able to implement a special accommodation ministerial procedure to reduce their parking requirements.

Development review for projects for residential and commercial permits are reviewed for ADA required standards as well, so new buildings are accessible, and older buildings are updated when possible.

Objective:	Technical assistance, ministerial special accommodation procedures for parking
Responsible Agency:	Planning Department
Funding Source:	Tax Credit/Bonds; General Fund
Time Frame:	Project based, ongoing

Action HE 1.4c Variety of Housing Types

Government Code Section 65583 and 65583.2 require the Housing Element to provide for a variety of housing types including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. Code updates to support State expectations include:

- **Transitional and Supportive Housing.** State law requires that transitional and supportive housing be permitted subject to the same standards and procedures as apply to other residential uses of the same type in the same zone. (Gov. Code, § 65583, subd.(a)(5).)
- **Supportive Housing Use By Right in Multi-family and Mixed Use.** AB 2162 amended State law to also require that supportive housing be permitted as a use by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family uses, if the proposed housing development meets specified criteria.
- **Single Room Occupancy.** SROs are one-room units intended for occupancy by a single individual. The City will process an amendment the Zoning Ordinance to encourage the provision of SROs consistent with State law. The Mixed-Use Overlay will facilitate the potential land use of SROs.
- **Employee Housing.** Consistent with the Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6) agricultural employee housing for six or fewer employees shall be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, and employee housing consisting of no more than 12 units or 36 beds shall be permitted in the same manner as other agricultural uses in the same zone.
- **Shelters.** Currently allowed only in the M-1 zone subject to the same standards as emergency shelters, however shelters will also be permitted in the Mixed-Use Overlay.

Objective:	Code amendment to encourage provision of transitional and supportive housing, SROs and agricultural employee housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annual review and commitment to alter code for updates compliant with State laws by December 2025

Action HE 1.4d Emergency Shelters and Low Barrier Navigation Centers

Emergency shelters provide temporary housing for persons who are homeless or at risk of homelessness. Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit (Government Code Section 65583.(a)(4)). The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

The City is in compliance with AB 2339 and shall review standards annually to maintain compliance.

The Municipal Code allows emergency shelters by-right in the M-1 zone. Code updates include:

- Ensure parking standards are not more intense than commercial and residential uses in the same zone.

Clean-up to ensure definition and Table 34-1 comply with AB 2339.

The addition of emergency shelters to the permitted uses in the Mixed-Use Overlay. AB 101 (2019) added a requirement that low barrier navigation centers meeting specified standards be allowed by-right in areas zoned for mixed use and in non-residential zones permitting multi-family uses pursuant to Government Code §65660 et seq. The Code will be updated including adding low barrier navigation centers to the mixed-use overlay.

Objective:	Amend the City Zoning Code to encourage the provision of emergency shelters and low barrier navigation centers, and ensure compliance between State law and the zoning code including parking requirements
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Code amendment by December 2026, annual review.

Action HE 1.4e Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to allow reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations when necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. The City will process an amendment to the Municipal Code by October 2026 to establish procedures for review and approval of requests for reasonable accommodation from persons with disabilities consistent with fair housing law. Flyers explaining the reasonable accommodation process will

be posted in City Hall, on the City's website, and at the City's recreational center by October 2026.

To further minimize constraints to persons with disabilities, the City will update regulations for residential care facilities in conformance with current State law by October 2026.

Flyers about reasonable accommodation will be periodically included with utility bills mailed to residents of the city.

A Reasonable Accommodation Procedure shall be written to document existing procedures, and there will also be a particular process for senior citizens and people experiencing a disability to waive parking standards, as needed and appropriate. The Procedure shall include findings based on objective evidence to deny an application requesting reasonable accommodation.

An appropriate, technically skilled staff member shall be designated as the City's ADA Coordinator and will manage the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). The designated staff member shall receive training in the compliance process from the Housing Rights Center.

Objective:	Provide reasonable accommodation for persons with disabilities; update regulations for residential care facilities
Responsible Agency:	Planning/Building Department
Funding Source:	General Fund
Time Frame:	Code amendment by October 2026; ongoing throughout the planning period

Action HE 1.4f Provide priority services to affordable housing developments.

The City will ensure that they and partner districts and providers have specific plans and procedures in place to provide priority services to affordable housing developments.

Objective:	Removing constraints to affirmatively further fair housing
Responsible Agency:	Citywide
Funding Source:	General Fund
Time Frame:	Ongoing

Policy HE 1.5

Encourage energy conservation in new residential development and rehabilitation or remodeling of existing housing units.

Action HE 1.5a Green Building Practices and Energy Conservation

Encourage the use of green building, energy conservation and sustainable development practices, by enforcing the CALGreen building code and promoting best practices within the Los Angeles County Green Building Program. Additionally, the City will continue to promote energy conservation programs provided by the local utility providers by providing educational handouts online and in City Hall.

Objective:	Encourage energy conservation in residential development
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, handouts and website updates by December 2026

Action HE 1.5b Sustainable Development Webpage

In order to support a greener and more efficient city, a City webpage featuring information and resources about green building and efficient site design to support and lead local residents, businesspeople, and developers to build more sustainably will be added. The webpage shall feature:

- Educational material for the community about water wise use of landscaping and to feature design suggestions such as utilizing trees to shade a house for energy reduction.
- Information about replacing a grass lawn with waterwise landscaping will be included in some City publications, including a newsletter. Homeowners will be encouraged to replace a grass lawn with a waterwise landscape with targeted watering systems.
- A list of local programs such as weatherization initiatives offered by local utility companies.
- The City shall support energy conservation and existing residential structure preservation by disseminating information online and via pamphlets. This will help raise awareness about energy conservation options and ways to reduce water usage.

Objective:	Encourage energy conservation in residential development
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Goal HE 2: Maintain and Improve the Existing Housing Stock in Artesia.

Policy HE 2.1

Maintain and improve existing housing stock, such as protecting manufactured housing land uses.

Action HE 2.1a Mobile Home Park/Manufactured Home Zoning District

The City Shall implement a mobile home park/manufactured home zoning district to protect existing and any potential multi-unit manufactured housing community from changing land uses. Mobile home parks can provide valuable affordable housing opportunities, and the land use has specifically been identified by the State to require protections and assistance. Manufactured housing parks shall be rezoned to the new Mobile Home Park/Manufactured Home District.

Objective: Encourage and conserve manufactured housing
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Ongoing, zone update by end of 2026

Action HE 2.1b No Net Loss and Replacement of Housing Units

The City Shall implement State laws with regards to replacement of affordable housing units, by way of requiring the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code section 65915(c)(3)). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households
- To further advance the efforts to improve and conserve existing housing stock, the City shall require replacement of lost housing units, at a one-to-one replacement of any housing units demolished due to public or private action. Additionally, the City Shall enact demolition ordinances governing demolition of housing units and conversions of housing units to other uses (e.g. office or commercial). Replacement units shall be permitted at other locations within the City.
- Please note, until 2025, pursuant to Government Code section 66300(d) (Chapter 654, Statutes of 2019 (SB 330)), an affected city or county shall not approve a housing development project that will require the demolition of residential dwelling units regardless

of whether the parcel was listed in the inventory unless a) the project will create at least as many residential dwelling units as will be demolished, and b) certain affordability criteria are met. This includes the City of Artesia.

Objective: No Net Loss and Replacement of affordable housing units
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Ongoing, zone update by end of 2025

Action HE 2.1c Support Homeownership Resources with Webpage update

As part of the webpage updates, there shall be a page of available resources to support a homeownership journey. The information will include pre- and post-purchase homeownership education and counseling to assist people in becoming homeowners and maintaining their homes. This information will also be mentioned in the City newsletters. The trainings will be administered by the Los Angeles County Neighborhood Housing Services programs.

Objective: Support homeownership
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Update by end of 2025

Policy HE 2.2

Continue to enforce the City's Municipal Code to preserve the existing housing stock.

Action HE 2.2a Code Enforcement

The City of Artesia provides Code Enforcement services that preserve the appearance, character and quality of our neighborhoods and our community. This cycle's Code Enforcement program covers several topics of interest, including:

- The City shall review existing Code Enforcement standards and ensure compliance with State law including Fair Housing Law, identify and create information sheets for homeowners to access resources, and shall review the implementation of the Franchise Tax Board (FTB) .
- The City shall coordinate code enforcement with utility companies, housing code inspection, and rehabilitation programs to effectively utilize funding resources, efficiently ensure safe homes, and avoid displacement. As part of this effort, the City shall address California Health and Safety Code §17980(c)(2), which requires local governments to give consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. This program shall review and ensure this is considered in procedure will be created.

- The City will implement a required presale code inspection process, by enacting occupancy ordinances requiring presale code inspections and compliance before title to a property is transferred to new owners. For the purpose of this program "previous five years" is based on the date the application for development was submitted.
- The City still features an addition of the local magazine The Artesian on the City webpage that provides a list of important phone numbers for residents to keep handy for activity that may extend beyond the jurisdiction of Code Enforcement.

Objective: Identify and Prioritize Target Areas for Proactive Code Enforcement consistent with fair housing law
Responsible Agency: Code Enforcement
Funding Source: General Fund
Time Frame: Ongoing with annual reevaluation, website updates by December 2025

Goal HE 3: Provide suitable sites for housing development to accommodate all ranges of housing type, size, location, and price

Policy HE 3.1

Identify properties within the City that are suitable for housing development.

Action HE 3.1a Land Inventory for Infill Housing Opportunities

Maintain an updated land inventory that identifies vacant residential land and underutilized properties suitable for higher-density residential development within the City. This land use and housing database shall be updated annually by the City's Planning Department in conjunction with the Code Enforcement Department and posted on the City website. This list will be updated and shared as part of the Housing Element. This information will be posted online as part of the Housing Element process.

As part of this process, the City shall create an online searchable inventory of surplus lands and publicize their availability to promote the use of sites for housing affordable to lower-income households.

Objective: Online searchable land inventory
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Annual update, inventory online by 2026

Action HE 3.1b Transit Oriented Development (TOD)

The regional transit planning efforts have located a future metro station in Artesia. With the arrival of the metro on the horizon, the City shall implement a TOD by way of the Downtown Specific Plan.

The TOD options shall feature: Reduce parking requirements or establish ministerial procedures to provide an exception for projects serving low-income households and seniors and for transit-oriented development.

Objective: Implement TOD
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Downtown Specific Plan to be implemented by December 2025

Goal HE 4: Continue to provide fair housing choice, equal opportunity, and access for all Artesia citizens, housed and non-housed alike.

Policy HE 4.1

Provide fair housing services to residents and ensure that all are aware of their rights and responsibilities regarding housing.

Action HE 4.1a Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development.

- Government Code section 8899.50(b) requires the City to administer its programs and activities relating to housing and community development in a manner to AFFH and take no action that is materially inconsistent with its obligation to affirmatively further fair housing. The City shall publish a policy that to require the City to administer its programs and activities relating to housing and community development in a manner to Affirmatively Further Fair Housing and take no action that is materially inconsistent with its obligation to AFFH (Government Code section 8899.50(b)).
- Fair housing services are provided to Artesia residents by the Housing Rights Center. The City will continue to refer housing discrimination and fair housing inquiries and complaints to the Housing Rights Center which provides fair housing education and outreach as well as tenant-landlord resolution and investigates reports of discrimination. The City shall provide information about the Foundation's services in English and Spanish at City Hall and on the City's website and cable television station.
- Actions to promote AFFH include the efforts of the rezone/implementation of the Mixed-Use Overlay, removal of constraints, codifying a verity of housing types.

- As part of the AFFH efforts, the City shall foster and maintain compliance with Civil Rights and Fair Housing Laws, the City shall adopt an equal housing ordinance, strengthening partnerships with community organizations and service providers through a biennial meeting and providing dedicated staff for the referral of fair housing complaints.
- The efforts to increase AFFH awareness, the City shall add a fair housing web page to the City website to increase access to resources and support.
- The City Shall actively pursue their efforts to implement meaningful actions.

Objective:	Affirmatively Furthering Fair Housing
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing

Action HE 4.1b Definition of Family

The City's Municipal Code currently defines a Family as "a person or persons, related by blood, marriage, or adoption, living together as a single housekeeping unit in a bachelor apartment or dwelling unit. Family shall also include a group of not more than five persons, including roomers but excluding servants, unrelated by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit." The City will amend the definition of "family" to be consistent with State and federal fair housing laws by December 2026.

Objective:	Definition of "family" consistent with fair housing laws
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Code amendment by December 2026

Policy HE 4.2

Support local, non-profit agencies near Artesia that serve the homeless.

Action HE 4.2a Coordination with Homeless Service Providers

The City participates in the annual National Point In time Count to identify the general unhoused population.

To support this community the city has identified two zoning districts (MUO and M1) that can accommodate shelters, generated new options for a variety of supportive housing types - including SROs, increased density to support new housing development, created incentives to help build and fund housing, and reduced code standards to further support development.

The City has implemented new opportunities for multiple types of more accessible housing through the Mixed-Use Overlay and new general code changes.

The City shall participate in the Gateway Cities COG Committee on Homelessness and PATH and shall co-sponsor initiatives which expand regional homeless services and resources.

When individuals in need are identified, City staff such as Code Enforcement or other staff members helps coordinate regional aid.

Objective:	Coordination with agencies and service providers.
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annually and Ongoing; Code Updates ongoing

Policy HE 4.3

Provide rental assistance to low-income households.

Action HE 4.3a Section 8 Housing Choice Vouchers

Continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website. The goal was 29 Section 8 Vouchers during the 5th Cycle housing element and there were 176 between 2013-2021. Program in effect. The City shall aspire to 10 more units a year.

The City shall also continue to provide referral information to eligible low-income households regarding Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and on the City website.

The City shall also create a newsletter to assist in publicizing the eligibility list. This may help achieve our goal of achieving ten or more Housing Choice recipients within the community.

Objective:	Support the Section 8 Voucher program (the City has no control over the number of vouchers that will be made available to Artesia residents)
Responsible Agency:	Los Angeles County Housing Authority
Funding Source:	HUD
Time Frame:	Annually; Ongoing

Action HE 4.3b Equal Housing Program

The City will adopt an equal housing program to strengthen partnerships with community organizations and service providers. The program shall provide dedicated staff for the referral of fair housing complaints. Staff shall participate in regional meetings and efforts to support AFFH efforts. Staff shall publicize fair housing programs and services offered to the community by the city and other agencies.

Objective:	Support AFFH efforts
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame**:**	Ongoing

Policy HE 4.4

Increase Public Outreach.

Action 4.4a Public Outreach

The City of Artesia will implement an ongoing Public Outreach and Engagement Program that is designed to inform the community about housing policies and initiatives, including Affirmatively Furthering Fair Housing (AFFH) and new housing options and development. Per Government Code Section 65583(c)(8) for Housing Elements, the City must engage all segments of the community—across every income category. The City will maintain the outreach schedule on housing element implementation with updates to be published on the City website.

As part of this program, the City will:

- Provide background and educational materials on AFFH, including information regarding the City's commitment to address any barriers related to fair housing while supporting those with disproportionate housing needs.
- Share updates on new housing options, planned developments, and progress towards the next Housing Element.
- On the Artesia website, publish accessible and clear information on the goals and implementation of the Housing Element, including how residents can engage in the process.
- Participate in community popup events to share information, gather input, and build awareness of housing programs and policies.
- Create informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, and other community locations and on the City's website.
- Foster an "open for business" and inclusive dynamic with the community of Artesia will enforce transparency, accountability, and collaborative information of housing goals.

The City of Artesia will ensure its continued efforts to expand awareness of fair housing resources, track public feedback, and adjust outreach methods to reach diverse segment of the community, including non-English speaking residents, renters, seniors, and persons with disabilities.

Objective: Support AFFH/Public Outreach
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Ongoing

Action 4.4b Public Engagement

To ensure that all economic segments of the community have a voice in housing decisions, the City of Artesia will implement an outreach strategy during the Housing Element cycle and beyond. This approach is designed to reach a broad range of residents, including those with disproportionate housing needs.

- As part of this program, the City will:

- Continue to host hybrid in-person/virtual public meetings with the Planning Commission, allowing greater flexibility and accessibility for residents to participate in housing discussions.
- Establish a Resident and Stakeholder Advisory Committee to provide input on housing needs, proposed sites, and programmatic goals, ensuring a balanced representation of community voices.
- Conduct direct consultations with local service providers and organizations who work with lower-income residents to better understand unmet housing and supportive service needs.
- Host study sessions with the Planning Commission and City Council before submitting the Housing Element to the HCD to present proposed sites, analyze alternatives, and integrate community feedback into final decisions.

The City will maintain a record of outreach efforts and adjust strategies based on participation trends, with an emphasis on engagement. Public feedback gathered through these efforts will be summarized and incorporated into the Housing Element and Annual Progress Reports, demonstrating a continued commitment to transparency, inclusion, and compliance with Government Code §65583(c)(8)

Objective: Public Engagement Program
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Ongoing

Goal HE 5: Remove governmental constraints to the development, maintenance, and improvement of the housing stock.

Policy HE 5.1

Provide guidance for decision-making regarding quality, inventory, and conservation of the City's housing stock.

Action HE 5.1a Informational Manuals and Handouts

Information accessibility has increased in both need and State mandate. As part of the 6th Cycle Housing Element update, the City shall implement the following:

- Continue to provide and annually update explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits and post zoning regulations on the City website. In addition, to address new transparency laws, development fees and zoning requirements will continue to be posted on the City website.
- Continue to provide explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits.

- The State has mandated transparency requirements and content requirements of a City website as per Government Code Section 65940.1(a)(1). While the City Community Development Department does provide some development application materials the site must be reviewed for compliance with State mandates. The City will review and update if necessary to be in compliance with the new transparency requirements.
- Bringing older homes into compliance with current building codes can be costly, and there is government flexibility in Building Codes to facilitate rehabilitation while maintaining health and safety standards. To encourage rehabilitation, the City shall implement education programs for public officials, contractors, and property owners to ensure public knowledge of flexibility in building codes for rehabilitation (i.e. minor or moderate). The primary resource for this will be through a webpage on the City website.
- Add information about green building and fair housing as mentioned in other programs.

Objective:	Informational manuals & handouts, website update
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing with annual review and updates, website updates complete by December 2026

Action HE 5.1b Annual Housing Report

In compliance with State law, the City shall submit annual progress reports to HCD. The reports will describe housing approvals and the City's progress in implementing the Housing Element policy program.

As part of this annual review, the City shall track the number of units built on parcels including in the City's sites inventory and to determine the remaining site capacity by income category. The program and City effort will ensure that the no net loss provision will be addressed and will help hold the City accountable if an Opportunity Site in the Housing Opportunity Areas is developed at a density below what is planned.

Objective:	Annual Report to HCD
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Annually

Policy HE 5.2

Provide efficient development permit processing.

Action HE 5.2a Development Review Process Handouts

To assist the public in understanding the application and approval process, the City shall continue to distribute "The Development Review Process" handout to applicants. The City shall modify the handout as needed to reflect changes in the application process, timelines or requirements. The document will also be available online.

Objective:	Simplify the development review process through informational handouts
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, update as necessary

Action HE 5.2b Pre-Application Coordination with Developers

Continue to meet with prospective developers prior to formal submittal of a building permit application. The City will inform the applicant of the City's requirements as they apply to the proposed development project, review the procedures outlined in the Municipal Code, explore possible alternatives or modification of the project, and identify any necessary technical studies or other required information relating to future entitlement review.

The City offers over the counter and in person pre-application meetings. These are available upon request typically within days.

For large projects, such as substantial housing developments, the City requests applicants participate in the Development Review Commission to garner local citizenry and commission feedback about proposed projects. These commission review meetings can take a few weeks to plan and notice but are available on request.

The City shall actively pursue opportunities with an active outreach program for our pre-application services, with a public newsletter. The meetings are available weekly on request by scheduling time with City Planning Staff. Staff is also engaged in on going outreach for the AFFH, the HE, and to highlight development potential in the community.

Objective:	Pre-application meeting with developers, and proactive outreach
Responsible Agency:	Planning Department
Funding Source:	General Fund
Time Frame:	Ongoing, annually, project based

Action HE 5.2c Remove Constraints to Housing Entitlement and Construction

To reduce the time and cost of housing permit processing and encourage construction of affordable housing projects, the City shall review existing development application requirements, approval procedures, and required development fees and if any of these requirements are found to pose an unwarranted constraint to housing development, the City shall amend regulations and/or procedures to eliminate such constraints by October 2025. The following is the list of constraints to be removed:

- Four or fewer unit developments shall be ministerial City wide.
- Residential development, including at least 40% of lower income units, shall be ministerially reviewed.
- Projects that are ministerial in CEQA shall be reviewed ministerially.

- A reasonable accommodation procedure to reduce parking for seniors and people with disabilities will be created.
- Remove the requirement for CUP for single-family houses with 5 or more bedrooms to be removed. This will help a variety of housing types and large families.
- Remove CUP requirement for a residential care facilities such as group homes, based on State law.
- M-R Zoning District height increased from two to three story maximum.
- M-R will no longer have lot coverage requirements (site restriction will be defined by height and setbacks only) M-R will no longer have lot coverage requirements (site restriction will be defined by height and setbacks only)
- M-D-R shall have the parking standards changed to allow for one parking space for one bedroom units, 2 parking spaces for a two bedroom, and three for a four bedroom.
- Defer City fees until financing is in place for low income and senior housing projects that incorporate 50% of the development with low-income units.
- Studio and one-bedroom units, parking standards shall be reduced to one parking space per unit.
- Singel Family Residential—if a one bedroom unit is built, then one parking spot shall be required instead of two.
- Enclosed parking will no longer be required for multi-family development.
- Allow tandem parking in residential developments.
- Manufactured Housing District will be created and a rezone will be implemented on projects featuring multiple and primarily manufactured homes.
- Allow agricultural/employee housing for six or fewer persons by-right in Residential Zoning Districts.
- The City shall permit residential care facilities in all residential zones and not restrict the occupancy of unrelated individuals in residential care facilities.

Objective: Removing constraints to affirmatively further fair housing
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: Update Zoning Code, as appropriate, in 2025

Action HE 5.2d Ministerial Design Review Process

A ministerial review process shall be implemented to manage both City housing goals and State mandated development potentials. The process will be published online and available at the City to facilitate new housing development.

Objective: Implement Ministerial Process
Responsible Agency: Planning Department
Funding Source: General Fund
Time Frame: December 2025

C. Quantified Objectives

Under section 65583 of the California Government Code, local jurisdictions are required to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. These objectives are not a restriction on the total amount of units that could be built, but rather a set of aspirational goals based on needs, resources, and constraints.

The 6th Cycle Housing Element Quantified Objectives are illustrated in the table below, for the new construction (new units), rehabilitation (existing units), and conservation/preservation (at-risk units) of affordable and special needs housing units and/or households. The aspirational quantified objectives will be based on the Goals, Policies, and Programs sections of this Housing Element. Since the community has had limited development in recent years, the preservation and rehabilitation goals are modest—it is the City's goal to initiate movement on these goals and improve on outcomes overtime.

The City has established a plan to help facilitate the development of the Regional Housing Needs Allocation (RHNA) including the units not accommodated within the last housing cycle. Through the implementation of a progressive housing stance the City is going to put into place the Mixed-Use Overlay. The goal is that the new density potentials will help spur development. Affordable housing units (deed restricted) are incentivized by the City and State and their construction will generate units that are preserved/conserved. While there are housing voucher recipients within Artesia, the City does not track individual units, and there are no public housing developments. The preservation/conversation goals are aspirational and tied to strongly established goals of new affordable housing.

Furthermore, Government Code Section 65583.2(g)(3) requires a Program and policy requiring replacement of existing affordable units. This law will assist in the preservation of what affordable units may exist within the community while still allowing new development.

Rehabilitation goals will be met through the City's Code Enforcement program, which is viewed as a partner in maintaining housing stock and will be implemented through the City of Artesia Housing Rehabilitation Assistance Program. This program will provide assistance to eligible homeowners and residents for correction of health and safety items, as well as code violations, and other home repairs and other general or visual improvements located within the City of Artesia. The Program provides this assistance in the form of grants used to finance the cost of necessary repairs that will provide the resident with a decent, safe, sanitary and code compliant home, referred to herein as "housing unit".

Table H-42. 2021-2029 Quantified Objectives

Housing by Income Level	Objective
Construction	
Very Low	399
Low	230
Moderate	322
Above Moderate	644
Total	1,595
Rehabilitation*	
Very Low	5
Low	5
Moderate	5
Above Moderate	0
Total	15
Preservation/Conservation	
Very Low	5
Low	5
Moderate	5
Above Moderate	0
Total	15

Table H-42 summarizes the quantified objectives for the 2021-2029 planning period

Appendix A: Evaluation of the Prior Housing Element

Overview

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in determining the City's 2021-2029 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the program objectives, accomplishments, and implications for future policies and actions.

Effectiveness in Meeting Special Housing Needs

As a small city, Artesia has limited resources to directly address special housing needs such as extremely-low-income households, seniors, problems of overpayment and overcrowding, and persons with disabilities. The City utilizes density bonus to incentivize production of affordable and special needs housing, and in partnership with the Los Angeles Urban County CDBG program, the City works to address the housing needs of seniors and persons with disabilities. The City also works to conserve the existing supply of affordable housing for special needs groups that may be at-risk of conversion to market rate during the planning period

Table H-43. A-1. Program Accomplishments 2013-2021

ASSESSMENT OF GOALS, POLICIES, AND PROGRAMS

State Government Code (GC) Section 65588 requires local government to "…review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

The following table is a review of the City's progress towards housing goals established in the 2013-2021 5th Cycle Housing Element Planning Period.

Policy/Progress	2013-2021 Program Objective (quantified/qualified)	Result	Evaluation	Continue / Modify / Delete
Action: Action HE 1.1a Mortgage Credit Certificate Program **Timing:** Program has ended. **Responsibility:** Housing Department/LACDA	Continue to promote the County of Los Angeles Mortgage Credit Certificate (MCC) Program for first-time homebuyers through handouts available at City Hall and announcements in the City's website and cable television station (RTA).	There were 955 MCC participants between 2013-2021. The program ended in 2020.	Effective	Delete. Program no longer available.
Action: Action HE 1.2a Maximize External Funding Resources **Timing:** Ongoing, annual depending on the program **Responsibility:** Housing Department/LACDA	Maximize use of external funding resources for affordable housing construction, rehabilitation, and rental assistance. The City shall monitor available County, State, and Federal funds and pursue funds based on the City's eligibility.	City has not had the capacity to manage this aspirational goal.	Ineffective	Modify. Research ways to provide resources for locals in need.
Action: Action HE 1.2b Compliance with State Density Bonus Law **Timing:** Review and revise Article 43 of the Municipal Code to reflect recent changes in State Density Bonus Law annually	To encourage affordable housing development, the City currently offers density bonuses and developer incentives in Article 43 of the Municipal Code. To provide further incentives for affordable housing development and to comply with the provisions of State Density Bonus Law, the City shall review and revise Article	Changes complete, and annual review	Effective	Continue

Responsibility: Planning Department	43 of the Municipal Code. The City shall commit to annual monitoring.			
Action: Action HE 1.2c Participation in Gateway Cities Council of Governments Timing: Ongoing **Responsibility:** Planning Department	Continue to participate in the Gateway Cities Council of Governments' effort to develop strategies to increase the sub-region's housing stock. Tasks include identifying available financial resources, modeling housing costs, and formulating programs that the sub-region could sponsor to help overcome some of the constraints to housing development. Potential categories of housing assistance could include programs to help meet infrastructure needs, impact predevelopment and feasibility costs, and undertake redevelopment with pooled funds.	Ongoing	Effective	Continue
Action: Action HE 1.2d Second Units (ADUs) **Timing:** Review and revise Second Unit Ordinance by January 2015; Implement monitoring system by January 2015 **Responsibility:** Planning Department	The City understands that second units (ADUs) are an opportunity to provide affordable housing while maintaining the character of single-family neighborhoods. The City currently allows second unit housing on R-1 lots if the unit meets the requirements of the Second Unit Ordinance. The City shall review the Second Unit Ordinance and consider revisions or incentives to encourage development of	ADUs are now permitted in residential zones. The City shall develop online outreach materials by December 2024 to inform residents of ADU opportunities. The City will review State law annually to	Effective	Continue

	second units. The City shall develop online outreach materials to inform residents of the Second Unit Ordinance. The City will also implement a monitoring program that inventories the second units.	ensure compliance.		
Action: Action HE 1.2e Housing for Extremely-Low Income Households **Timing:** Outreach to developers on at least an annual basis; Apply for or support applications for funding on an ongoing basis **Responsibility:** Planning Department	Encourage the development of housing units for households earning 30 percent or less of the Median Family Income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers on at least an annual basis, providing in-kind technical assistance, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, and/or offering additional incentives beyond the density bonus provisions.	The city has experienced minimal development, and new programs are to be created in place of this effort.	Ineffective	Modify–replace with new inclusionary housing efforts.

Action: Action HE 1.3a Mixed Use Overlay **Timing:** January 2015 **Responsibility:** Planning Department	Adopt a Mixed-Use Overlay to permit mixed-use development within the City.	In process. This overlay has become the foundation of the 6th Cycle Housing Plan and requires updates.	In process.	Continue–scope and application has advanced and changed. A new program shall be created and detail the updated overlay requirements.
Action: Action HE 1.4a Expedited Processing for Special Needs Housing Timing: Ongoing **Responsibility:** Planning Department	Continue to expedite processing for housing development projects for the special needs groups, giving highest priority to rental units with more than 3 bedrooms.	Procedures available to help with special needs housing.	Effective.	Continue, review and upgrade as needed.
Action: Action HE 1.4b Technical Assistance for Special Needs Housing Development **Timing:** Implement Reasonable Accommodation ordinance December 2024 **Responsibility:** Planning Department	Continue to assist developers proposing special needs housing in applying for federal and state funding. Special needs households can fit a variety of types of experiences barriers and the City will accommodate whenever possible, we work directly with physically and mentally people experiencing disability for example.	Some procedures in place, new ordinance to be implemented	Effective.	Continue.
Action: Action HE 1.4c Adequate Sites for Emergency	In compliance with SB 2, the City will analyze and revise the existing Zoning	In effect, but to be updated with new state	Effective.	Continue and update.

Shelters and Transitional Housing **Timing: Within** 1 year of Housing Element adoption, continued review of state law **Responsibility:** Planning Department	Ordinance to allow for emergency shelters, transitional housing and supportive services to homeless individuals and families. The City will comply with the requirements of the State in the following manner: · Provide at least one zoning category in which emergency shelters can be located without discretionary approvals. The subject zoning category(ies) shall include sites with sufficient capacity to meet the local need for emergency shelters. The City will amend the M-1, or other suitable zone(s) with sufficient capacity, to permit emergency shelters by-right and without a condition use or other discretionary permit. ·Ensure the provisions of the Housing Accountability Act are enforced and prohibit the denial of emergency shelter/transitional/supportive housing facility via discretionary approvals if it is consistent with adopted regulatory standards. · Evaluate development standards and regulatory provisions to ensure that standards encourage rather than discourage development. · Amend the	laws and new opportunities of the future Mixed-Use Overlay.		

	Zoning Code to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential uses in the same zone.			
Action: Action HE 1.5a Green Building Practices and Energy Conservation **Timing:** Ongoing, handouts and website updates December 2024 **Responsibility:** Planning Department	To encourage the use of green building, energy conservation and sustainable development practices, by enforcing the CALGreen building code and promoting best practices within the Los Angeles County Green Building Program. Additionally, the City will continue to promote energy conservation programs provided by the local utility providers by providing educational handouts and workshops in partnership with those providers. The City also offers a green building certification incentive section of the AMC adopted in 2020. Title 8, Chapter 11.	Information is available for developers to build more environmentally conscious.	Effective.	Continue, update.
Action: Action HE 2.1a Residential Home Improvement Program Timing: Annually **Responsibility:** Economic Development	Continue to offer interest-free loans to eligible low-income owner occupied, single-family, detached residences within the limits of the northeast area of the City. The City will distribute and make information available to homeowners regarding	Program was not feasible.	Ineffective	Delete

	program eligibility, funding uses and assistance, and counseling at City Hall and on the City's website. Goal was 10 households.			
Action: Action HE 2.1b Outreach to Spanish Speaking Residents Timing: Ongoing **Responsibility:** Housing Department/LACDA	Continue to implement the outreach program in Spanish to inform Spanish-speaking residents of the low interest, deferred payment loans available for home repairs.	Spanish speakers in City hall and available for public events.	Effective.	Delete–program ended
Action: Action HE 2.3a Priority Code Enforcement Timing: Ongoing. **Responsibility:** Code Enforcement	Continue to utilize the Artesia Housing Conditions Survey as the basis for identifying target areas within the city that require priority attention by the Code Enforcement Department. Subsequent to target area identification, prioritize the areas for proactive code enforcement programs.	Program in effect. Code Enforcement is trained on Fair Housing issues and offer resources to homeowners affected by code enforcement.	Effective.	Continue.
Action: Action HE 3.1a Land Inventory **Timing:** Annual update **Responsibility:** Planning Department	Maintain an updated land inventory that identifies vacant residential land and underutilized properties suitable for higher density residential development within the City. This land use and housing database shall be updated and enlarged annually by the City's Planning Department in conjunction with the Code Enforcement Department.	List available and updated due to the new Housing Element.	Effective.	Continue, update.

Action: Action HE 3.1b Provide for Adequate Sites for Housing Development **Timing:** Rezone parcels within 1-year of Housing Element adoption **Responsibility:** Planning Department	To provide for adequate sites to accommodate the City's remaining very-low and low income growth need of 76 dwelling units (52 of which shall be on sites designated exclusively for residential use), the City shall re-zone a minimum of 3.8 acres of land to permit owner-occupied and rental single family and multifamily development by right with a minimum net density of 20 du/ac. A minimum of 2.6 acres of the rezoned land shall allow exclusively by right residential development to accommodate at least 50 percent of the City's very-low- and low-income growth need. The very-low- and low-income housing need shall be accommodated on sites with densities and development standards that permit at minimum of 16 units per site.	Program to be addressed with new Mixed-Use Overlay.	Ineffective	Continue.
Action: Action HE 4.1a Fair Housing Referrals Timing: Ongoing **Responsibility:** Planning Department	Continue to refer inquiries related to housing discrimination and fair housing practices to the Fair Housing Foundation. The Fair Housing Foundation provides fair housing education and outreach as well as tenant-landlord resolution and investigates reports of discrimination. The City shall provide information about the Foundation's services in	Program is in effect indefinitely.	Effective.	Continue.

	English, Spanish, and other languages, as found necessary, at City Hall and on the City's website and cable television station.			
Action: Action HE 4.2a Coordination with Homeless Service Providers Timing: Ongoing **Responsibility:** Planning Department	Continue to coordinate efforts with appropriate agencies and organizations addressing homeless issues such as the Gateway Cities COG Committee on Homelessness and PATH.	Program in effect.	Effective.	Continue.
Action: Action HE 4.3a Section 8 Housing Choice Vouchers Timing: Annual **Responsibility:** Los Angeles County Housing Authority	Continue to assist eligible low-income households receiving Section 8 rental assistance through the County Housing Authority. Information on the Section 8 program will be made available at City Hall and announced on the City website. The goal was 29 Section 8 Vouchers during the 5th Cycle housing element and there were 176 between 2013-2021.	Program in effect. The City shall aspire to 10 more units a year.	Effective.	Continue.
Action: Action HE 5.1a Informational Manuals/Handouts Timing: Ongoing **Responsibility:** Planning Department	Continue to provide explanatory manuals and handouts to assist applicants, commissioners, and citizens in understanding regulations and procedures regarding land use and development permits.	Program in effect.	Effective.	Continue.
Action: Action HE 5.1b Annual Housing Report	In compliance with State Law, the City shall submit an annual housing report to	Annual Housing Reports	Effective.	Continue.

Timing: Annually **Responsibility:** Planning Department	HCD. The report should describe changes to the City's housing stock and the progress in implementing the Housing Element policy program.	handed in annually.		
Action: Action HE 5.2a Development Review Process Handouts **Timing:** Ongoing, update as necessary **Responsibility:** Planning Department	To assist the public in understanding the application and approval process, the City shall continue to distribute "The Development Review Process" handout to applicants. The City shall modify the handout as needed to reflect changes in the application process, timelines or requirements.	Document available.	Effective.	Continue.
Action: Action HE 5.2b Pre-Application Coordination with Developers **Timing:** Ongoing, project based **Responsibility:** Planning Department	Continue to meet with prospective developers prior to formal submittal of a building permit application. The City will inform the applicant of the City's requirements as they apply to the proposed development project, review the procedures outlined in the Municipal Code, explore possible alternatives or modification of the project, and identify any necessary technical studies or other required information relating to future entitlement review.	Pro-application meetings are available and will now be proactively outreach.	Effective.	Modify, create proactive outreach plan.
Action: Action HE 5.2c Expedited Processing and Fee Waivers	To encourage construction of affordable housing projects, the City shall review the existing development	City reviewed fees and standards at the time and found	Effective	Continue, update.

Timing: Review and revise process and fees, as appropriate, by January 2015 **Responsibility:** Planning Department	application, approval process, and required development fees. If the development approval process and/or fees are found to be a constraint to affordable housing development, the City shall establish expedited processing procedures and/or fee waivers.	no issue. New programs will address new concepts of change.		

Appendix B: Residential Land Inventory

Introduction

California boasts advantages of climate, natural beauty, diversity, and social vitality. These advantages, combined with a history of low-density land use and a steady increase in demand, has created a lack of affordable housing and a large rise in homelessness, which illustrates extreme inequalities. The lack of equal access to housing has become a fundamental threat to the future and quality of life for Californians.

To address these issues, the State of California has implemented proactive measures to increase housing opportunities. Part of this effort has been requiring cities to document how increased residential space may be created, by way of the Housing Element of the General Plan.

The California Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (California Government Code §65583(a)(3)). The Housing Element must include an analysis of existing zoning and infrastructure available for the sites identified for the land inventory to illustrate that development of housing during the planning time period is feasible. By way of identifying sites for potential housing, the City must demonstrate that it has sufficient amount of land and development potential to accommodate its fair share of the region's housing need for the 2021-2029 Housing Element cycle.

In addition to accommodating housing at different economic levels, the City must also make a proactive effort to accommodate the needs of special needs communities. The housing sites chosen must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). This process is known as Affirmatively Furthering Fair Housing (AFFH), and in other words it is taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all public agencies.

Required RHNA

The Southern California Area of Governments (SCAG) is the regional government entity that identifies the number of units needed to be constructed to accommodate housing needs in each City. The determination is based on four primary planning factors:

1. The number of housing units needed to accommodate future population and employment growth.

2. The number of units needed to allow for the desired level of vacancies and the replacement of housing units normally demolished.

3. The number of very-low, low, moderate, and above moderate-income households needed in the community.

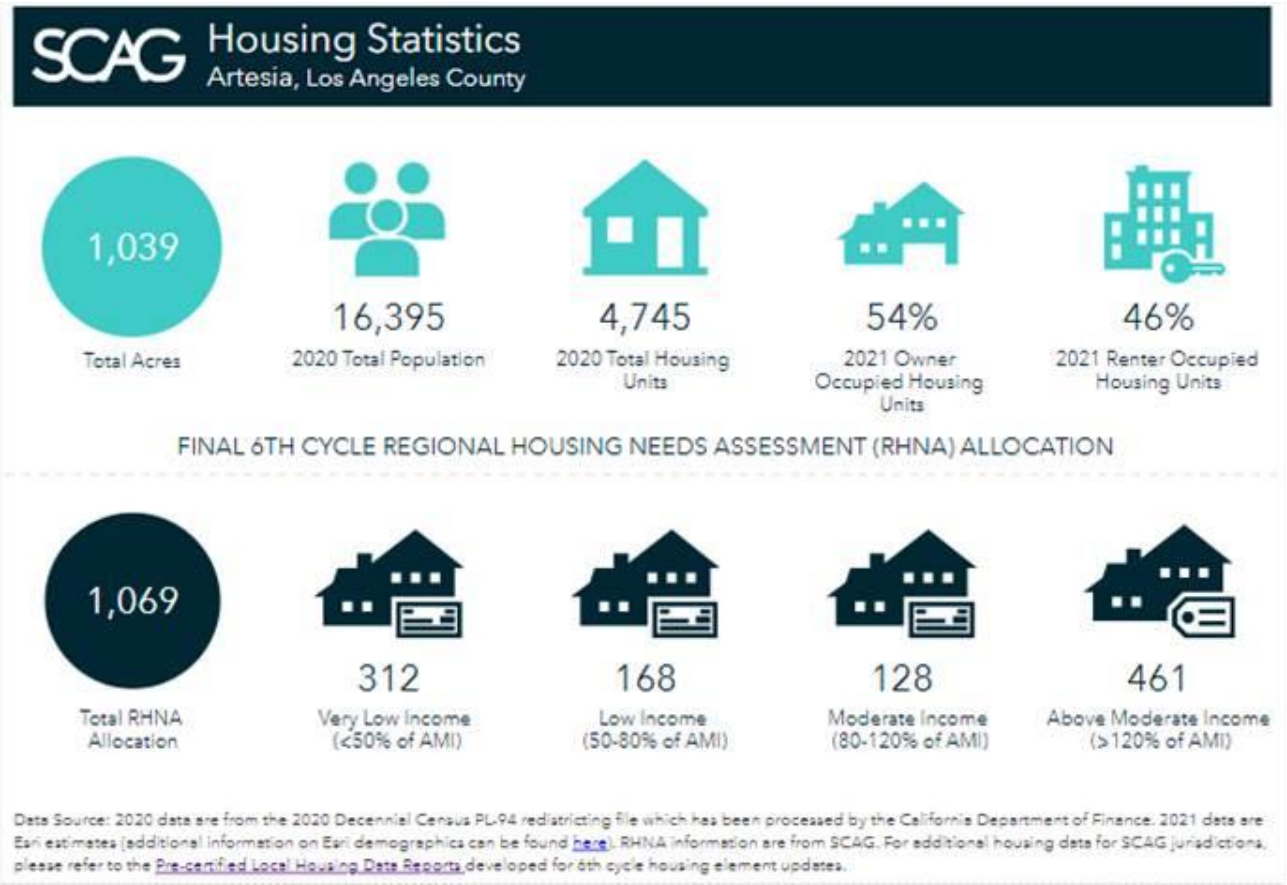
4. Other factors related to a subregional job-to-housing balance, tenure, and other factors unique to each community.

The amount of units needed by area/jurisdiction is known as the Regional Housing Needs Allocation (RHNA). These housing unit counts are further divided into housing needed per income group. The four income categories included in the RHNA are:

- Very Low Income: 0-50% of Area Median Income
- Low Income: 50-80% of Area Median Income
- Moderate Income: 80-120% of Area Median Income
- Above Moderate Income: 120% or more of Area Median Income

The following is the RHNA allocation for the City of Artesia's 6th Cycle Housing Element:

Figure H-9. B-1: RHNA Allocation for Artesia 6th Cycle Housing Element



Source: SCAG HELPR 2.0 interactive map.

The City must also accommodate the housing units needed but not yet met from the 5th Housing Element as shown in Figure B-2.

Figure H-10. B-2: RHNA Allocation for Artesia 5th Cycle Housing Element

Table H3-3 Fair Share Housing Needs Allocation, 2014-2021 City of Artesia						
	Total Construction Need	Extremely-Low Income[1]	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income
Number of Units	120	16	31	18	20	51
Note: [1]The extremely-low income need is a subset of the very-low income allocation and is assumed to be 50% of the very-low income allocation.						
Source: Regional Housing Needs Allocation, SCAG 2012						

Source: City of Artesia Housing Element, 2014-2021. Note: While there was some development during the 5th Cycle, income categories were not tracked. The 5th Cycle RHNA was added to the 6th Cycle for an additional buffer.

Due to the fact that sites may not develop as envisioned, the City must identify at least a 10% buffer with housing unit counts. If an insufficient number of potential units by income is not maintained, the Housing Element could be deemed void. Table B-1 is the sum of the required units not met from the 2014-2021 HE RHNA and the current 2021-2029 HE RHNA.

Table H-44. B-1: RHNA Fair Share Housing Needs Allocation for Artesia

Income Categories	2014-2021 RHNA	2021-2029 RHNA	Housing Unit Total	10% Buffer	Total
Very low Income	16+31*	312	359	36	395
Low Income	18	168	186	19	205
Moderate Income	20	128	148	15	163
Above Moderate Income	51	461	512	52	564
Total	136	1,069	1,205	122	1,327

*extremely-low and very low-income groups were combined in the 6th Cycle Housing Element.

Methodology for the Sites Inventory Analysis

The California Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (California Government Code §65583(a)(3)).

In order to accommodate the new residential development, the City is implementing the Mixed-Use Overlay (MUO). The Housing Element has used properties within the MUO as the basis for the Sites Inventory. The Sites Inventory was divided into Opportunity Areas and Opportunity Subareas to better describe the current land uses and what could be achieved with the proposed new overlay. The Mixed-Use Overlay has created a vision that surpasses current land use trends such as lot size and existing uses. The Overlay also creates ample room for development that surpasses the required unit count of the Regional Housing Needs Assessment. Artesia is dedicated to creating an inclusive and accessible home for our residents. The sites chosen are primarily underutilized (non-vacant) sites with potential for additional residential development or redevelopment.

The total unit count required of the 6th Cycle Housing Element is 1,327, and 1,595 Opportunity Sites were identified. The total potential residential units within the Opportunity Area and the Opportunity Sites are 6,846. The proposed vision for development within the City of Artesia meets and exceeds the required RHNA and supports the vision of a pro-housing stance to meet the needs of the community.

Table H-45. B-2: RHNA Fair Share Housing Needs Allocation for Artesia

Income Categories	2014-2021 RHNA	2021-2029 RHNA	Housing Unit Total	10% Buffer	Total Units Needed	Potential Units Identified
Very low Income	16+31*	312	359	36	395	399
Low Income	18	168	186	19	205	230
Moderate Income	20	128	148	15	163	322
Above Moderate Income	51	461	512	52	565	644
Total	136	1,069	1,205	123	1,327	1,595

Note: Extremely low and very low-income groups were combined in the 6th Cycle Housing Element.*

Density

The density needs of State mandate have been met with sufficient capacity to spur increased residential development.

1. **Zoning Appropriate to Accommodate Low- and Very Low- Income RHNA *(Government Code section 65583.2(c)(3))*.**

   State statute allows jurisdictions to use higher density as a proxy for lower income affordability, as long as certain statutory requirements are met. Parcels must be zoned to allow sufficient density to accommodate the economies of scale needed to produce affordable housing. To make this determination, the statute allows the jurisdiction to either demonstrate that the zoning allows a specific density set forth in the statute (default density) or to provide an analysis demonstrating the appropriateness of the zoned densities of the site identified to accommodate the lower RHNA. For a jurisdiction in a metropolitan county, allowing sites with at least 30 units per acre are considered potentially appropriate for lower income households.

   Due to review and analysis of existing conditions and the City's goal to focus development along our primary roadways, the City is proposing a higher minimum density than the State Statute of 30 dwelling units per acre. To facilitate development at scales large enough to accommodate very low-income units the City has committed to a minimum of 70 dwelling units per acre within the Mixed-Use Overlay.

2. **Size and Income Unit Density of Site**

   To achieve financial feasibility, many assisted housing developments using state or federal resources are between 50 to 150 units. Parcels that are too small may not support the number of units necessary to be competitive and to access scarce funding resources. Parcels that are large may require very large projects, which may lead to an overconcentration of affordable housing in one location or may add cost to a project by requiring a developer to purchase more land than is needed or render a project ineligible for funding. If the size of the site is smaller than one half acre or larger than 10 acres, the sites may prove inaccessible for development, (G*overnment Code section 65583.2(c)(2)(A), (B), and (C))*.

   Within the Mixed-Use Overlay sites were sorted by potential residential units at the minimum density and the size of the lots. Parcels that were over a half-acre and could accommodate at least 50 dwelling units and acres were identified and had the very low-income housing need divided between the sites. The low-income residential need was divided by sites that were over a half-acre.

   Moderate and Above Moderate sites were identified by dividing the total number of parcels by the RHNA income categories. Then the units were rounded up to a whole number and spread evenly throughout all the sites in the reduced (ILR 1.0 removed, recent development, etc.) Mixed Use Overlay. It is the hope that the Sites will develop above the proposed

densities for Moderate and Above Moderate, however reduced burden and sufficient buffer were the goals in spreading the sites across all potential development sites.

3. **Mixed Use Overlay (MU-O).** The core benefit of the Mixed-Use Overlay is an increase in density and height to facilitate the reimagining of City sites to generate more housing. The proposed overlay increases the potential building height for the zone and facilitates additional height if affordable units are included, and these heights are stackable with State development mandates.

Development Capacity Analysis

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can realistically be achieved. The housing element must describe the methodology used to make this calculation. Jurisdictions have two options to make this calculation, either use minimum densities or utilize adjustment factors (substantial supporting evidence for why a site may develop). The City has utilized the minimum density option to identify sites appropriate for residential development by income need.

1. **Utilizing minimum densities to calculate realistic capacity of sites *Government Code section 65583.2(c)(1)***

   If the jurisdiction has adopted a law, policy, procedure, or other regulation that requires the development of a site to contain at least a certain minimum residential density, the jurisdiction can utilize that minimum density to determine the capacity of a site.

   After careful analysis of the sites available in the Mixed Use Overlay the minimum density has been increased in order to accommodate the development of low and very low-income housing units. These needs have generated a minimum density of 70 dwelling units per acre within the Mixed-Use Overlay. The MUO Program will commit to affirmatively further fair housing by requiring a minimum residential density.

2. **Improvement Land Ratio (ILR)**

   Of the properties within the Mixed-Use Overlay, data from the Los Angeles County Assessor was utilized to divide the value of the land by the value of what was constructed on the land. Sites where the land was more valuable than what was built on it were elected as potential Sites Inventory sites. If the property has a low building-to-land value ratio, it is likely that building has not improved and deterioration may be occurring to the structure, including to the façade, decline of the roof, and equipment and services (e.g., space and heating, ductwork, electrical work, etc.). All sites that had improvements equal to the value of the land were removed from the proposed Opportunity Sites. Any site that had an Improvement Land Ratio over 1.0 was removed, and any site that has land more valuable than the improvements is considered a potential Opportunity Site.

3. **Commercial/Mixed-Use**

The Mixed-Use Overlay will create a large increase in potential residential area and density to facilitate the economies of scale required to redevelop a site and include more affordable units. Within the Mixed-Use Overlay, in order to include housing at least 70 dwelling units per acre shall be required and of those units there shall be affordability requirements as laid out by the Sites Inventory.

The potential increase in height and commercial and residential density and included with the required income-based units, the City has laid groundwork for innovative and exciting new projects. While commercial or mixed-use projects are an elective choice, the increased density and height are only for projects including both uses. The cost to prepare a previously developed site necessitates development of scale large enough to cover the cost, the economy of scale available requires housing. The goal of the City is to be more commercial for a positive tax base and increased residential to meet our regional need.

Fully residential projects are permitted within the Mixed-Use Overlay. Sites zoned for residential uses may apply the height and density of the MUO and stand-alone residential is permitted in all zones in the MUO when the development is 100% lower income or on sites with State expectations from previous Housing Elements.

4. **Potential for Full Commercial Development**

The City has had the benefit of mixed-use development within recent years, as shared in the Nonvacant Sites section communicated in more detail below. This illustrates that there is potential for development. Recent developer proposed projects have been of larger scales along primary roadways, as is the goal of the Mixed-Use Overlay. All the proposed projects have included housing in their proposals. The need, desire, and development interest exists for residential development. The primary way to achieve the scale needed to clear a developed site for redevelopment would necessitate the use of the Mixed-Use Overlay within the City. Full commercial development is an option, but the cost without an increase of density is unlikely.

5. **Overlays**

Affordable housing or zoning overlays are a zoning tool that allows jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a parcel without modifying the standards of the underlying zoning district. Usually, they have specific requirements and conditions (e.g., a percentage of the development must be deed-restricted as affordable to lower income households for a specific number of years) that must be met in order for a developer to take advantage of the overlay. These are often combined with incentives to encourage developers to utilize the overlay. Jurisdictions use overlays to help promote a specific type of development, and to increase densities without having to go through a rezoning procedure on the actual parcel and can be more useful when issues such as density and affordable

housing become contentious. Artesia has implemented the Mixed-Use Overlay to accommodate these needs. To ensure the overlay is considered zoning and not just a development incentive, the overlay has accommodated the following:

- There is no additional discretionary action needed above what is required in the base zone (i.e., a conditional use permit or other review) for a developer to take advantage of overlay. If the proposed development within the Mixed-Use Overlay includes affordable housing at set percentages than a ministerial process is available, and no discretionary review is required fully commercial, or market rate would require discretionary review.
- Development standards are consistent with those needed to allow for the density allowed under the overlay. The Mixed-Use Overlay required 70 dwellings units per acre which surpassed the State mandate.
- The developer can access State Density Bonus Law in addition to using the densities allowed in the overlay. The Mixed-Use Overlay is intended to be a stacking option, so that the potential State unit density bonus may be added to the Mixed-Use Overlay totals.
- The Overlay does have conditions to require the affordability of units and to achieve increased density. The increased density and new mixed-use options are intended to be the primary tool to facilitate development. Since Minimum Density was implemented to determine realistic capacity affordable units are required.

Nonvacant Sites

Local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites, including underutilized sites, to accommodate their RHNA.

Local governments can meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals, by adopting policies to maximize existing land resources and by promoting more compact development patterns or reuse of existing buildings.

1. **Description of the nonvacant site Government Code Section 65583.2(b)**

   The site inventory must describe the specific existing use on the site, such as a surplus school site, auto shop, restaurant, single family residence, nursery, etc. Additional details, such as whether the use is discontinued, land to value information, and age and condition of the structure, are useful for demonstrating the potential for the site to be redeveloped within the planning period. Site descriptions are included in the second part of the Sites Inventory.

2. **Reliance on nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households *Government Code Section 65583.2(g)(2)***

   The majority of the sites identified within the Sites Inventory are nonvacant, as is consistent with a nearly entirely built out municipality. Due to State law this level of nonvacant site's existing use is presumed to impede additional residential development, unless the housing

element describes findings based on substantial evidence that the use will likely be discontinued during the planning period.

Per State law as part of the resolution to adopt the Housing Element, will state that the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income is likely to be discontinued during the planning period and the factors used to make that determination.

3. **Nonvacant site analysis methodology Government Code section 65583.2(g)(1)**

   Nonvacant site analysis methodology requires review and description of existing uses, development trends, market conditions, and Available Regulatory Incentives.

   1. Existing Uses. Existing Uses are reviewed in more detail in the following section.
   2. Development Trends. The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites. There are several projects within the City illustrating both reuse and mixed-use development, as can be reviewed here.
   3. Market Conditions. The region is in a housing crisis, and projects that have been developed in the region highlights that 100% potential residential units are achieved.
   4. Available Regulatory Incentives. The Mixed-Use Overlay was implemented to generate a tool to facilitate the economies of scale needed to create more affordable housing development.

Mixed Use Overlay (MU-O)

An "overlay zone" is a regulatory tool that superimposes a new zoning "district" on an underlying zone. Overlay zones are typically used to promote a particular type of development, to protect characteristics unique to a defined area, to add development standards and/or establish design criteria.

The State has mandated specific residential unit counts to be constructed in every community in the State. This mandate has created a need to generate a large increase in housing while also trying to preserve the character and quality of life of the City as is.

To further increase housing access and commercial space within the City of Artesia, while also protecting existing single-family homes in the community, the City is creating a Mixed-Use Overlay (see Figure B-3). This overlay would help facilitate complimentary uses that are currently separated by zoning districts—such as high-density housing and commercial space.

The most beneficial tool for development in the Overlay is to provide a path through to development without subjective design review. If affordable components are included in development, then development may be applied through the application of the Ministerial Review.

The goal of the overlay is that the potential increase in density will incentivize development to achieve the housing needs of the City. Aspects of the proposed Overlay will include:

- Facilitate socially and economically inclusive housing development by way of increased density along primary roadways within the community. This shall help with access to transportation options, increase proximity to jobs, and generated mandated housing while protecting the majority of the housing already within the community.
- The housing will be either owner-occupied or rental multifamily residential uses.
- The first floor within the MU-O shall require commercial uses, however if a project is entirely low and or very low-income units than the required commercial component may be waved. Projects on residentially zoned land may be entirely residential with the MU-O density.
- The MU-O will also be utilized to accommodate a variety of housing types, including Single Room Occupancy and the various types of supportive housing (group homes, transitional housing, shelters, etc.).
- Accommodate the needs of Carry Over Sites and Previously Identified Sites.
- Minimum residential densities

Mixed Use Overlay Buildout Potential

Implementation of the MU-O zone has the potential to increase the total nonresidential building square footage by 7,907,810 square feet. The overlay zone potential building area was based on eighty percent (80%) lot coverage multiplied by the maximum number of stories in a zone. For estimation purposes, stories were assumed to be uniform in height.

There are currently 1,086 total residential units (single-family and multiple-family) located in the Overlay Zone. Application of the MU-O zone could result in the maximum development of 16,216 total new residential units (before any density bonuses). The minimum density for residential development under the Mixed-Use Overlay zone shall be met and include the units by affordability level identified in the Sites Inventory. The sites proposed for the Housing Element is a reduced version of the Mixed-Use Overlay.

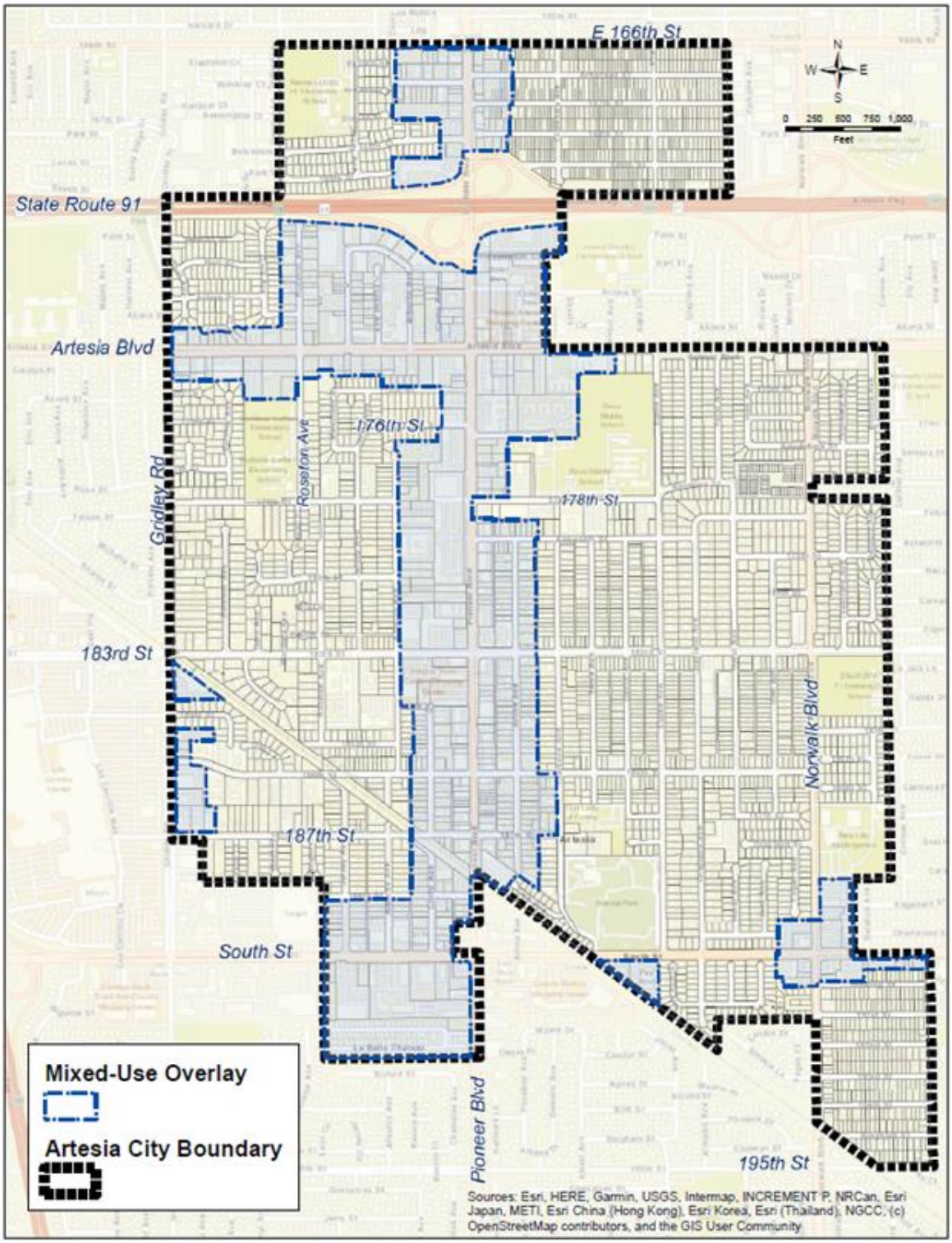
There are 567 parcels identified to be designated with the MU-O zone, totaling approximately 232 acres. The parcels are spread throughout the City to accommodate fair housing access to as many as possible. The Mixed-Use Overlay is an elective development process, however if any residential uses are proposed within the overlay, then they shall incorporate the required residential units by income as identified by the Sites Inventory. Since the Overlay is an elective process regardless of the underlying zone or general plan status, no rezones are required.

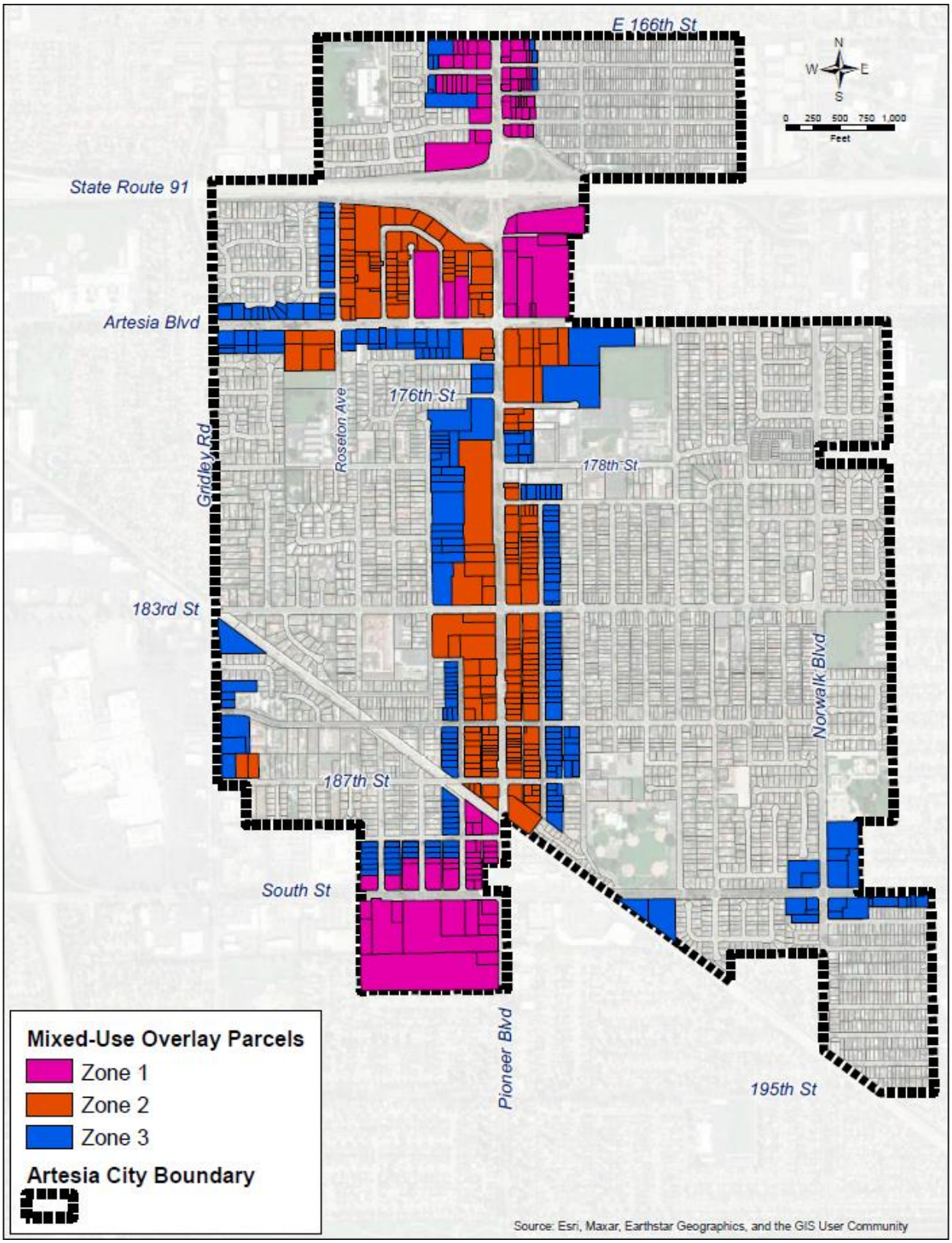
Figure B-3: Illustrated boundaries of the City of Artesia and the Mixed-Use Overlay.

The three zones within the MUO have the following maximum residential heights and minimum densities (See Figure H-11):

1. Where the maximum allowable building height is **three** stories, maximum density is **70** dwelling units per acre minimum;
2. Where maximum allowable building height is **four** stories, maximum density is **70** dwelling units per acre minimum; and
3. Where maximum allowable building height is **five** stories, maximum density is **70** dwelling units per acre minimum.

Figure H-11. B-3: Artesia Mixed-Use Overlay Zones.




E 166th St
N
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S
0 250 500 750 1,000
Feet
State Route 91
Artesia Blvd
176th St
Roseton Ave
Gridley Rd
178th St
183rd St
Norwalk Blvd
187th St
South St
Pioneer Blvd
195th St
Mixed-Use Overlay Parcels
Zone 1
Zone 2
Zone 3
Artesia City Boundary
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Mixed Use Overlay: Community Benefit Housing Program

To further incentivize development within the Mixed-Use Overlay to accommodate housing units, a Community Benefit Housing Program (CBP) shall be put into place (Action 1.3a). The CBP shall encourage development by offering the *Artesia Density Bonus* as well as a fee per square foot of new construction within the overlay.

1. **Artesia Density Bonus**

   The Artesia Density Bonus shall allow for developments to surpass the height limits within the Mixed-Use Overlay. The base height permitted in the Mixed Use Overlay is four, five, and six stories. Figure B-4 illustrates where additional density may be added—blueillustrates where structures would go up to four stories, orange shall allow up to five stories tall, and the area in pink could go up to six stories tall. The potential to build above the base heights of the overlay are in exchange for additional affordable housing units that are deed restricted. Action 1.3a will define the exchange rate of units for density. The Artesia Density Bonus is a stacking bonus with State density bonus options.

   The overlay zones also illustrate where the Artesia Density Bonus permits an additional story (illustrated in Figure B-4, above):

   1. Where maximum allowable building height is **three** stories, maximum allowable building height with the Artesia Density Bonus shall be **four** stories;
   2. Where maximum allowable building height is **four** stories, maximum allowable building height with the Artesia Density Bonus shall be **five** stories; and
   3. Where maximum allowable building height is **five** stories, maximum allowable building height with the Artesia Density Bonus shall be **six** stories.

2. **Affordable Housing In-Lieu Fee**

   All projects within the mixed-use overlay must include a Moderate of lower income housing unit into their proposed development and they must be deed restricted or pay for the Affordable Housing In-Lieu Fee. This fee shall be charged per square foot of any commercial or residential project that does not include affordable housing units. Action 1.3a will define the fee per square foot for properties that do not include affordable housing (moderate- and lower-income groups).

Mixed Use Overlay Incentivization Best Practices

The HCD Sites Inventory Guidebook suggests a list of concepts that have successfully been utilized to increase the residential capacity of an area and to facilitate development on identified sites. The Mixed-Use Overlay has achieved the following suggested actions:

- Up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas at appropriate densities to facilitate development of housing. The Overlay

increases density with multi-modal access and a metro transit stop planned to facilitate transit-oriented development.

- Increase maximum allowable residential densities in existing residential, commercial, and mixed-use zones and modify development standards, such as height limitations to ensure maximum density can be achieved. All of these suggestions were achieved in the Overlay.
- Establish minimum densities – Designate minimum densities of development to ensure that existing available land is not underutilized. Minimum densities have been established.
- Allow and encourage mixed-use zoning – Permit housing in certain nonresidential zones either as part of a mixed-use project or as a standalone residential use. The purpose of the Overlay is to facilitate mixed-use.
- Rezone underutilized land from nonresidential to residential to expand the supply of available residential land. The Mixed-Use Overlay shall act as the rezone to both support City housing goals and State rezone expectations for previously identified sites and carry over sites.
- Institute flexible zoning – Allow various residential uses within existing non-residential zones without requiring rezoning or conditional approvals. If affordable housing is included, the ministerial review process can be utilized, which would facilitate development without subjective scrutiny.
- Redevelop and/or recycle underutilized existing land to more intensive uses. The Overlay achieves this goal.
- Convert obsolete, older public/institutional/commercial/industrial buildings to residential use through adaptive reuse and/or historic preservation. The MU-O is an elective use over several industrial sites due to proximity to major roadways and potential for lot consolidation or general reenvisioning of mixed uses. Industrial uses may not be combined with residential uses, but the zoning will not restrict the elective use of the MU-O.
- Allow and promote small and irregular-size lot development. Site inclusion in the MU-O were based on proximity to primary roadways to facilitate new ways of interacting with the local land resources beyond single parcels regardless of individual lot sizes.
- Consolidate lots – Facilitate combining small residential lots into larger lots to accommodate higher-density development. The City has existing processes to consolidate lots.
- Increase height limitations – At a minimum, allow three stories in multifamily zones. The overlay allows increases in heights.
- Increase Floor Area Ratios – Allow for larger buildings on smaller lots and/or more units per lot by reducing the floor area ratio (total lot area divided by the total building area). The proposed MUO increases potential buildable area.
- Facilitate development by encouraging staff outreach to owners of potential sites and affordable housing developers to discuss needs and constraints in the jurisdiction. This is planned through Policy HE 5.1, Action HE 5.1a, Informational Manuals and Handouts.
- Adopt incentives such as a super density bonus or by right approval for housing that meets community objectives, such as housing near transit, affordability, housing that meets the

needs of special populations, etc. The Overlay provides an ample list of projects that may be revied with objective standards if the project meets affordability goals.

- Adopt a specific plan that streamlines CEQA compliance. The Overlay has CEQA review and provides analysis for proposed urban infill development.

Affirmatively Furthering Fair Housing in the Mixed-Use Overlay

The City of Artesia has taken a pro-housing stance in code updates and procedure updates to facilitate access to new housing options within the community. To best meet the needs of all of our citizens regardless of ability, background or income, the City utilized the best practices to accommodate lower income housing as per the California Department of Housing and Community Development. With the best practices in mind and the desire to increase the commercial tax base and to preserve existing single family residential areas, generating access to multi-modal transportation, access to jobs, health care and more, the City has focused proposed increases along primary roadways through incentivized mixed-use development.

The location of the Opportunity Sites may be reviewed in the Sites Inventory #2, and it should be noted that sites are not concentrated but rather spread out through the city with unit affordability levels spread throughout the city as well. The practices below were utilized in establishing unit location and spread.

1. **Best Practices to accommodate lower income categories.** The California Department of Housing and Community Development has also provided a list of best practices for identifying sites to accommodate the lower income categories in the RHNA which were taken into account when planning the OAs. These best practices are illustrated and ranked on maps created by the California Tax Credit Allocation Committee (TCAC). This map shows that the majority of Artesia is within a High or Highest Resource area, while the part of the city to the North of Artesia Boulevard is considered Moderate Resource—however even though the area is "moderate" it is within a half mile of transportation options to access more resource rich parts of the Community.

   The best practices for identifying lower income developments are as follows:

   - Proximity to transit.
   - Access to high performing schools and jobs.
   - Access to amenities, such as parks and services.
   - Access to health care facilities and grocery stores.
   - Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
   - Proximity to available infrastructure and utilities.
   - Sites that do not require environmental mitigation.

- Presence of development streamlining process, environmental exemptions, and other development incentives (i.e. the new Mixed-Use Overlay).

Code and Process Updates

The 6th Cycle Housing Element generated a shift in how Housing Elements are utilized and reviewed. Through deep analysis, code changes have been implemented to remove barriers for development. These code changes can be reviewed in the Constraints section and Contributing Factors and Meaningful Actions section. They can also be seen in the creation of new tools to generate feasibility for residential development, such as the Mixed-Use Overlay. The key factor that the MU-O generates is a way to surpass objective design review by including required numbers of affordable units and specific types of housing.

Implications of Martinez v. City of Clovis: Minimum Density

The City of Clovis is an affluent suburb of Fresno, known for single-family residential development. The City had not implemented enough multifamily residential zoning to accommodate their share of RHNA. Based on the lack of access to housing, Desiree Martinez and Maria de Jesus Sanchez (represented by the Public Interest Law Group and the Central California Legal Services) sued the City of Clovis to force the City to bring their Housing Element and implementation into law. The Fresno County Superior Court, on April 30, 2021, granted the request for a "writ of mandate." This required the City to rezone for more than 4,000 multifamily housing units.

A key finding of this case was the requirement to meet the minimum densities for sites proposed to accommodate lower income housing needs must be met. The Court found that an overlay that allowed both a high-density and low-density option did not satisfy the Housing Element Law requirement for a minimum density to be established for sites designated to accommodate a carryover portion of a Regional Housing Needs Assessment (RHNA) allocation. Clovis' overlay failed legal scrutiny because, when identifying certain sites to accommodate low-income units, jurisdictions must rezone those sites to 1) permit multifamily residential development by right where at least 20 percent of the units are affordable, and 2) provide certain *minimum density* requirements . The Artesia MU-O has a higher density per acre potential, however for sites that have lower income there will be requirements to meet density.

This case was the first to implement the Affirmatively Furthering Fair Housing (AFFH) as a framework for successfully forcing the movement of the Housing Element, the case provided substance and procedure for how this State expectation will be implemented. AFFH specifically is "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The cities are obliged to base on State law, and it is the City to ensure "affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development." This case links affordability and housing opportunities and lack thereof can constitute an AFFH violation.

Based on this recent case history, if an applicant proposes to construct on a residentially zoned lot or to develop a property with residential units (such as mixed-use project), than the base residential density is required including income groups for very low- and low-income sites.

Public Services Infrastructure Availability or Constraints

All sites identified in the site inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the City's RHNA allocation of 1,302 units. The water service provider for the City of Artesia is the Golden State Water Company ("Golden State"). According to the latest (2020) Golden State's Urban Water Management Plan (UWMP), there are reliable supplies to meet the City's needs even with five consecutive dry year conditions through the year 2045. Water supply portfolio for Golden State contains the following rights and contracts:

- Central Basin adjudicated groundwater.
- Purchased water through the water supply nexus between GSWC, CBMWD, and Metropolitan Water District of Southern California (MWD).
- Purchased water from the City of Cerritos.
- Emergency interties with the City of Lakewood, the City of Long Beach, the City of Cerritos, GSWC West Orange Service Area, and Norwalk Municipal Water System.
- Purchased recycled water from CBMWD through the Central Basin Recycled Water Project (CBRWP).

The UWMP recognizes and anticipates additional mixed-use redevelopment within the City of Artesia, especially along existing commercial corridors such as Pioneer Boulevard and Artesia Boulevard. Golden State has communicated to the City that it has the capacity to serve the allocation of 1,302 units and more based on its 2021 UWMP. According to Golden State, water usage has declined significantly over the years even though the population has increased. This is due in part to state mandates requiring water providers to implement conservation measures, use of water efficient plumbing fixtures and appliances, continued replacement of water demanding landscaping with drought -tolerant landscaping and increased water recycling efforts.

Like many other cities in the southern California region, which were primarily developed in the 1950s and 1960s, fire flow issues are experienced by all jurisdictions. Current Fire Codes result in the need for water main upgrades or install fire hydrants by developers. The upgrades are always feasible and accomplished. This is the method that has been implemented in many jurisdictions over the years. In addition to upgrades occurring in conjunction with major development, water providers, like Golden State, do have Capital Improvement Programs that over time, will upgrade water mains to meet current standards.

The UWMP is to be updated every 5 years. Golden State has started the process to update the UWMP, which will be completed in 2026. The updated UWMP will further address the

anticipated housing development in the region and implement measures that will continue to ensure adequate water supplies.

City of Artesia owns the local sewer system consisting of approximately 31 miles of gravity flow sewer pipelines that is maintained by the Los Angeles County Department of Public Works Sewer Maintenance Division. The Sewer System Management Plan, (SSMP) adopted by the Los Angeles County Board of Supervisors, on November 7, 2018, manages the consolidated Sewer Maintenance Districts (CSMD) that serve a population of over 2 million people within the County unincorporated area and 37 CSMD cities. The SSMP identifies any deficiencies in the existing mainline sewer system within the City, recommends alternatives to eliminate deficiencies, prioritizes the deficient reaches, and provides the City with a basis on which to build a future infrastructure management system. While 2.8 percent of the existing system is identified as being deficient, the sewer system has sufficient treatment and collection capacity to serve the needs of future housing developments, including affordable housing, as required under Government Code Section 65589.7. Through Policy HE, 1.1, Action 1.4f, the City will ensure that the City and partner districts and providers have specified plans and procedures in place to provide priority services to affordable housing developments.

Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City. Service providers are as follows:

- Power: Southern California Edison (SCE)
- Gas: SoCalGas
- Water: Golden State Water Co, L.A. County Water, Liberty Utilities, Norwalk Water
- Internet Service, Phone, Cable: DirecTV, Dish, Frontier, Spectrum, Verizon, AT&T
- Television Systems: AT&T/DirectTV, DISH, Frontier, and Spectrum
- Solid waste and recycling services: CR&R

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to install or relocate, as applicable, on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. Additionally, any fire flow issues that may be encountered would be accommodated through infrastructure upgrades by the developer and the fact that new development and major remodels generally requires the installation of fire sprinklers. As such, infrastructure availability is not considered to be an impediment to implementation of housing element policies and programs or housing development in the City during the planning period.

Small Lot Suitability and Lot Consolidation

Housing Element law restricts low-income housing development to sites by lot size and unit count. Based on the State directive, the inventory of lower-income sites is limited to parcels of 0.5 and 10 acres. Due to the City's historical parcelization pattern, the inclusion of small sites in the inventory is expected but was not included in calculating potential locations for sites of low and very low-income units.

The purpose of the Mixed-Use Overlay is to create ample room for the reimagining of primary roadways within the City to facilitate new commercial and residential development. It is intended that sites will be tied or lot lines adjusted. The City has a procedure available for lot alterations. The MU-O also covers the majority of the City and as such the parcel sizes are diverse.

No Net Loss Provision

Government Code Section 65863 requires jurisdictions to ensure there is a plan in place to accommodate its share of the RHNA by income level throughout the 2021-2029 planning period. If a City were to approve a housing project at a density that is lower or with fewer units by income group than identified in the Housing Element, then the City would be required to identify and quantify any remaining unmet housing need at each income level and determine if there is sufficient capacity to accommodate the need. If alternative location options are not identified, then City must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. These expectations are commonly referred to as the "no net loss" provision of Housing Element law.

Accessory Dwelling Units (ADU)

State legislature has passed a series of Assembly Bills that has significantly increased the potential of ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize ADU development.

While there has been several accessory dwelling units constructed, the speed and quantity were deemed too low to rely on to accommodate the significant need for housing in the Community. While ADUs were not included in Regional Housing Need accommodation strategies, support and advancement of the land use is planned. Policy HE 1.2, Action HE 1.2d commits the City to identify Standard Plans for ADUs to simplify development within the City.

Candidate Sites To be Rezoned

Rezones to accommodate certain State Housing Law are defined through an "Adequate Sites Program" (*Government Code section 65583(f) and Government Code section 65583.2(h).*

1. **Rezone, Implementation of the Mixed-Use Overlay (MU-O)**

   The Mixed-Use Overlay is an elective development option that can surpass the base zoning and specific plan. When residential is developed within the MU-O the required units by income shall be included, and the State required options outlined below for unaccommodated need (shortfall) from the previous planning period and the need for a rezone for prior identified sites are both accommodated through the application of the Mixed-Use Overlay.

2. **Rezoned due to an unaccommodated need (shortfall) from previous planning period**

   Pursuant to Government Code section 65584.09, if the jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezonfe sites to accommodate any unaccommodated need within the first year of the planning period. If more than one year has lapsed since the beginning of the planning period, the housing element cannot be found in compliance with Housing Element Law until the required zoning or rezoning is complete and the housing element is amended to reflect the necessary rezoning.

   The MU-O facilitates this need:

   Rezone for a <u>shortfall</u> pursuant to Gov Code 65583.2 h) and i) shall require:

   - By right definition consistent with 65583.2(h) and (i)
   - Minimum Density of 16 or 20 units per acre; **and**
   - Minimum site capacity of 16 units; **and**
   - at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only **OR** on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
     - allow 100 percent residential use, **AND**
     - require residential use to occupy 50 percent of the total floor area of a mixed-use project

   The Mixed-Use Overlay accommodates these needs by generating a ministerial review with no subjective review regardless of underlying zoning.

3. **Rezone for Prior Identified Sites.**

   Pursuant to Government Code §65583.2(c) if nonvacant sites were identified in a prior adopted housing element or vacant sites were identified in two or more consecutive planning periods, the sites are inadequate to accommodate housing for lower-income households unless:

   - The site's current zoning is appropriate for the development of housing affordable to lower-income households by either including analysis or meeting the appropriate density, and
   - Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households

   The application of the Mixed-Use Overlay shall meet the needs of Government Code §65583.2(c).

Vacant Sites

While there are vacant sites within the City of Artesia and within the Sites Inventory, they are few in number and tend to have the most development interest. With this in mind, vacant sites were not utilized as a primary goal for development. Artesia is a nearly fully built out community, and as such redevelopment of sites holds the most potential for residential unit increases.

There are 502 vacant parcels in the Mixed-Use Overlay and 41 vacant parcels in the Sites Inventory. Of these vacant parcels 4 were utilized in the 4th and 5th Cycle Housing Elements. The amount of vacant parcels as identified by the Los Angeles County Assessor is misleading in some regards. Many of the parcels identified as vacant are parking lots associated with uses adjacent to the subject parcel.

Local Development Trends and Market Conditions

Nonvacant opportunity sites are required to provide supportive analysis that a site may be developed with desired housing goals. The City does not control development. However, there are still local developments that contribute to the City's housing goals.

The nonvacant site analysis methodology is comprised of four components (*Government Code section 65583.2(g)(1):*

1. **Existing Uses.** Existing Uses are reviewed in more detail in the following section.
2. **Development Trends.** The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites. There are several projects within the City illustrating both reuse and mixed-use development, which may be reviewed below.
3. **Market Conditions.** The region is in a housing crisis, and projects that have been developed in the region highlight that total potential residential build out has been

achieved. Figure B-1 illustrates a regional neighboring City, Monterey Park, that has achieved above 90% of potential units were built per project example.

4. **Available Regulatory Incentives.** The Mixed-Use Overlay was implemented to generate a tool to facilitate the economies of scale needed to create more affordable housing development.

Development Trends. The following developments in the City of Artesia demonstrate that mixed-use is an in-demand land use:

City Ventures Project

Address: 11700-30 Arkansas Street

- Approximately 14 units per acre
- Proposed 59 Unit Mixed-Use Development with 4,455 sq. ft. of commercial space along Arkansas St
- Income level is above-moderate income level
- Included lot ties/lot-line adjustments and a Tentative Tract Map
- Project was approved on 12/13/22 and second reading and adoption on 1/17/23
- Under construction

Builders Remedy Application (formerly G3 Urban and Artesia Place/former California Dairies)

Address: 11709 Artesia Boulevard

- 24 DU/acre
- A total of 120 units. Proposed 112 units (22 one bedrooms, 14 two bedrooms, 62 3 bedrooms, 14 4 bedrooms), and an additional 8 live-work units.
- Mixed-use building with residential emphasis: 166,877 square feet of residential, and 1,926 sf of commercial.
- 24 units to be designated as low income.
- 242 parking spaces.
- No Lot-Tie needed, Tentative Tract Map required
- Currently in EIR Phase and will be releasing for final public comments soon

G3 Urban (This project has been replaced by the Builders Remedy Application and has been left on this list to illustrate potential local development)

Address: 11709 Artesia Boulevard

- 24 DU/acre
- Proposed 59, 3-story townhome units
- Mixed-use carriage townhomes: 3,450 SF commercial and 4 carriage-type townhome units above

- 8 commercial condominiums (2,664 SF) on the ground level and 8 townhome units above
- 2,700 SF commercial use
- Live/Work Townhomes: 2,443 SF of office uses and 9 townhome units
- Income level is above-moderate income level
- No Lot-Tie needed, Tentative Tract Map required

Brandywine Residential Project

Address: 11504 Artesia Boulevard

- 21 DU/ac
- 1.43-acre site
- 30-unit residential condominium townhouse development
- Three story tall units, 38.5' in height
- Within the Artesia Boulevard Corridor Specific Plan
- Received an amendment to the Artesia Boulevard Corridor Specific Plan requirement to provide additional setbacks for portions of buildings above 20 feet in height
- Income level is above-moderate income level
- Units sold and occupied

Figure H-12. B-4: Regional Market Conditions, Illustrating Residential Build Out

Table 4-2 Monterey Park Planned, Approved, and Pending Units (2021)

Map ID	Project Name	Proposed Land Use	Zoning	Max allowable density	Max Units Allowed	Units Achieved	Density Achieved (units per acre)	% Max Units Achieved	Income Category
1	1688 W Garvey Ave.	Low Density Residential	DA	No maximum	16	16	12.5	100%	Lower
2	130-206 S. Chandler Ave.	High density residential	R-3	40	40	40	100.0	100%	Lower
3	Town Centre	High density residential and retail	DA	no max	109	100	161.3	92%	Above Moderate
4	224-230 N. Lincoln Ave.	High density residential	R-3	14.5	11	10	13.0	91%	Above Moderate
5	Whitmore Villas	High density residential	R-3	25	70	63	22.5	90%	Above Moderate
Total					**246**	**229**	**61.9 (average density)**	**93%**	

** Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project.*

This table also supports the City's realistic capacity assumptions.

Excerpt of the Monterey Park 6th Cycle Housing Element.

Development trends illustrating market conditions within the City of Artesia illustrate an increasing demand for Mixed Use Development achieved or that will achieve the total base residential density:

Table H-46. B-4: Current Projects in Artesia:

Project Name	Proposed Land Use	Zoning	Max Allowable Density	Max Units Allowed (Based on Lot Size)	Units Achieved	Density Achieved (units per acre)	% Max Units Achieved	Income Category
Brandywine (11504 Artesia Blvd)	Medium Density	ABCSP	30	43 (Lot Size 62,380 SF, 1.43 acres)	30	20.979 units/acre	100%	Above Moderate
City Ventures (11700-28 Arkansas St)	Medium Density residential and commercial	M-1 to Arkansas Specific Plan	30	92 (133,282.88 SF, 3.0597 acres)	59	19.2829 units/acre	100%+	Above Moderate
Artesia Place (Former G3 Urban) (11709 Artesia Blvd)	Medium Density residential and commercial	ABCSP Amendment to allow residential	30	100 (145,054.8 SF, 3.33 acres)	80	24.024 units/acre	100%+	Above Moderate
Artesia Place (Artesia Place was reimagined with a Builder Remedy application) (11709 Artesia Blvd)	Medium Density residential and commercial	ABCSP Amendment to allow residential	30	100 (145,054.8 SF, 4.98 acres)	128	24	100%+	Above Moderate and Low Income

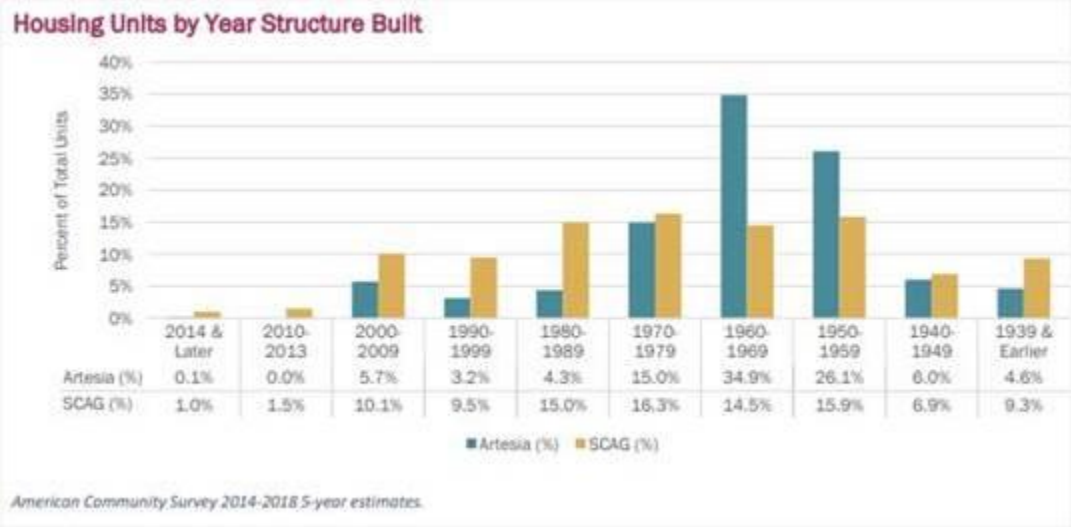
The current projects underway within Artesia show the trend of increasing density and achieving maximum buildout potential.

Age of Structures

A common time frame used to assume a residential structure may need substantial preventative maintenance to avoid deterioration is around 30 years. This can coincide with the total redevelopment of sites at times. It can be concluded that even commercial structures could face major preventative maintenance or redevelopment after 30 years.

The majority of the housing units within Artesia were construction between 1950 and 1969, complementing the SCAG region showing that the majority of the area was developed between 1950 and 1980 (Figure B-2). These conditions illustrate that as a whole, Artesia may see consistent updating from single-family homes to large new mixed-use development to address residential need.

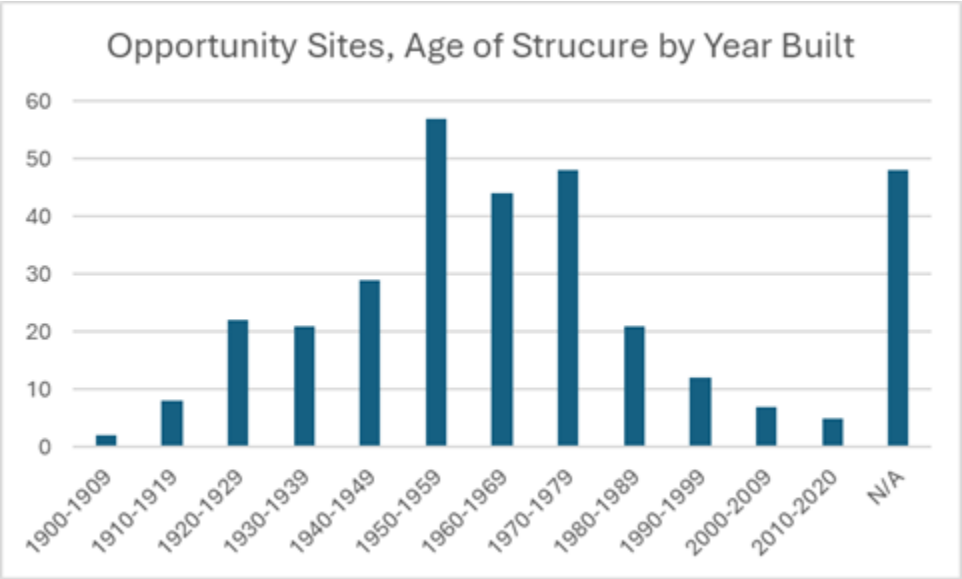
Figure H-13. B-5: SCAG Pre-Certified Local Housing Data



	2014 & Later	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 & Earlier
Artesia (%)	0.1%	0.0%	5.7%	3.2%	4.3%	15.0%	34.9%	26.1%	6.0%	4.6%
SCAG (%)	1.0%	1.5%	10.1%	9.5%	15.0%	16.3%	14.5%	15.9%	6.9%	9.3%

American Community Survey 2014-2018 5-year estimates.

Figure H-14. B-6: Opportunity Sites, Age of Structure by Year Built



The graph above shows the age of existing structures by count within the Sites Inventory.

Table B-6 illustrates the age range of the structures currently existing within the Sites Inventory List. As can be seen, like the regional housing stock, the majority of the existing structures were built between 1950 and 1979. The N/A category on the graph represents sites in the Sites Inventory that do not have a structure. Much of the existing commercial stock is herein prime for remodel and updates that include housing.

Figure H-15. B-7:

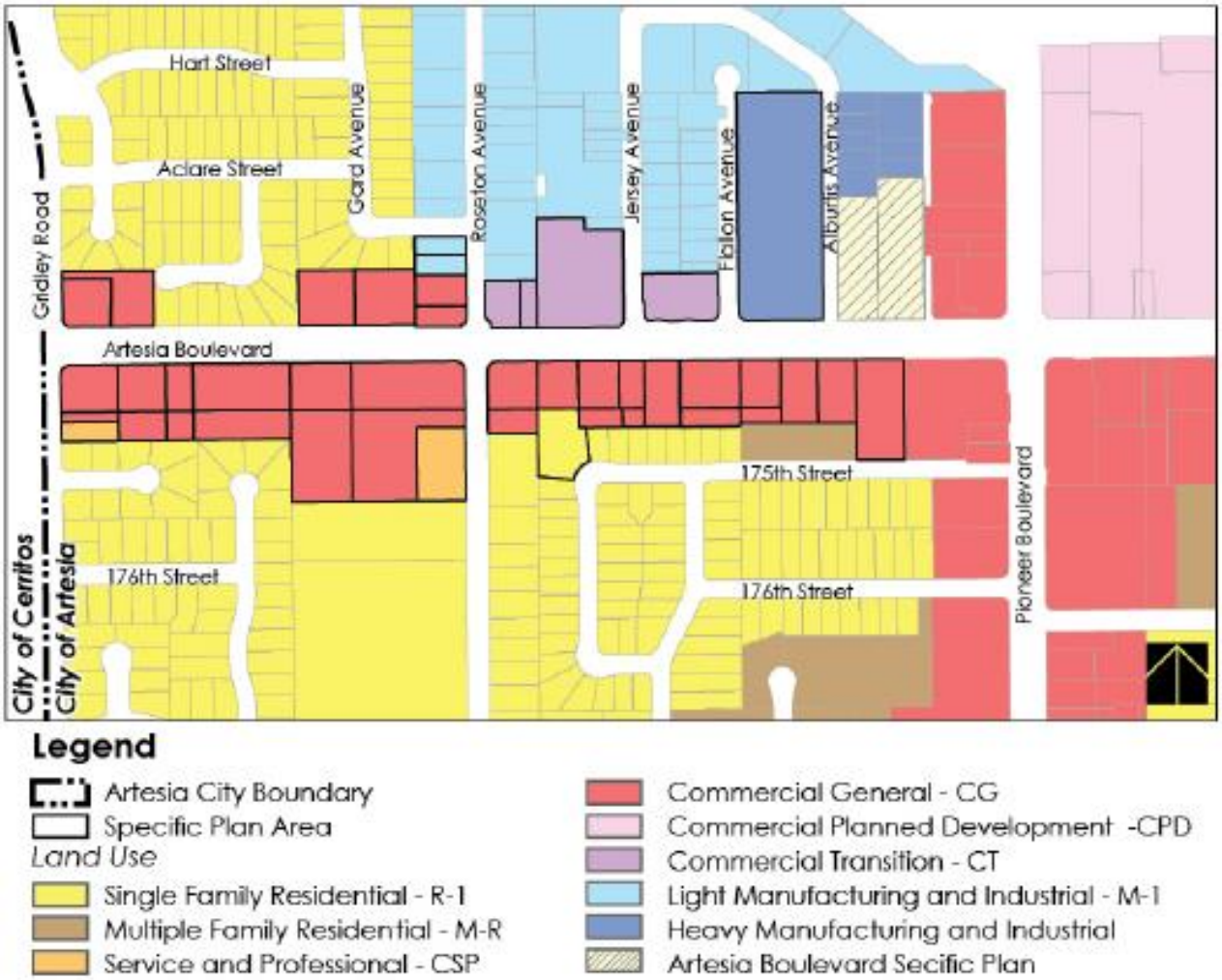
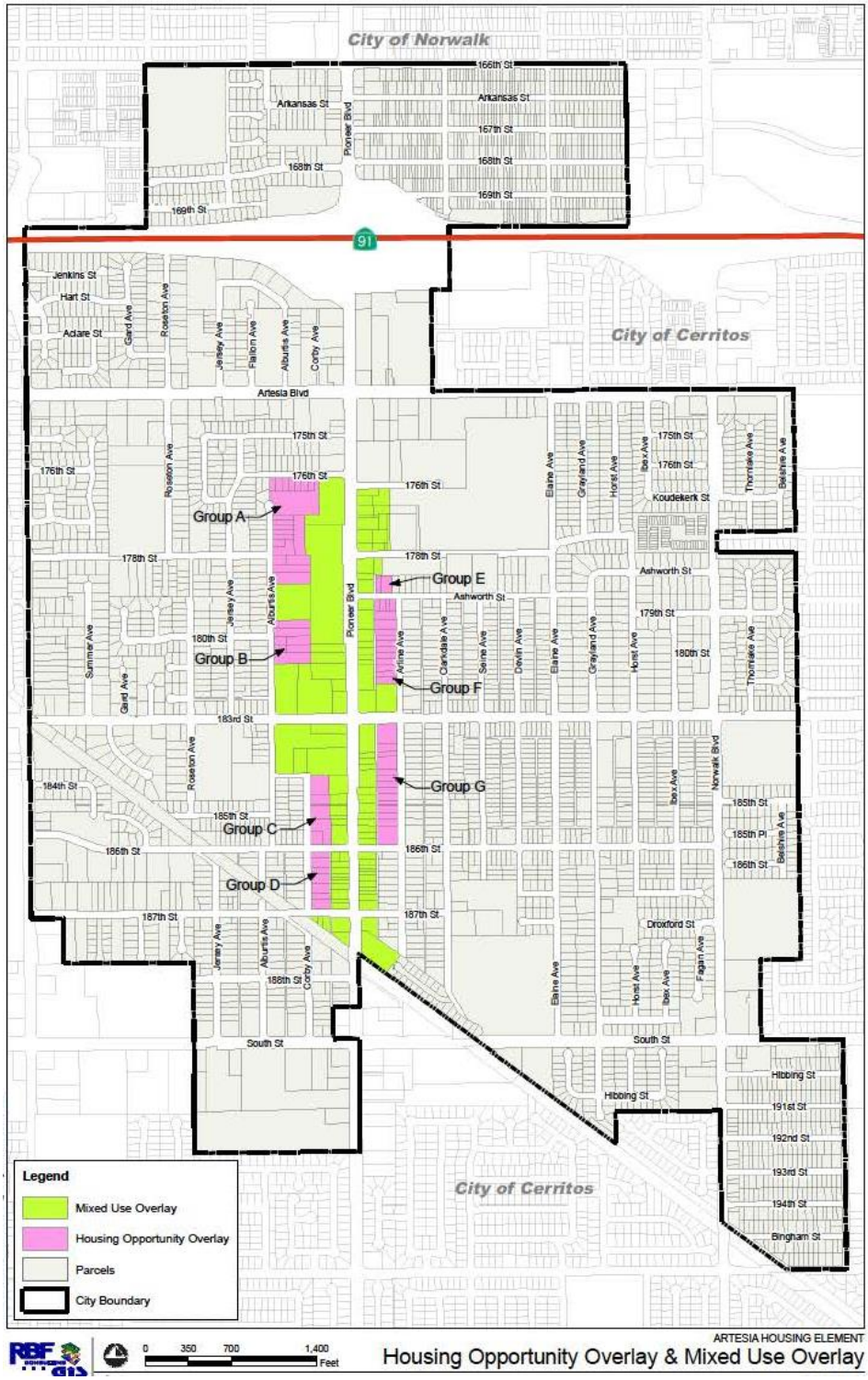


Figure H-16. Figure B-8:



Opportunity Areas

Opportunity Area 1: Pioneer Boulevard North of Freeway

Opportunity Area 2: Gridley-Artesia Boulevard

Opportunity Area 3: Roseton Avenue-Artesia Boulevard

Opportunity Area 4: Pioneer Boulevard South of Freeway

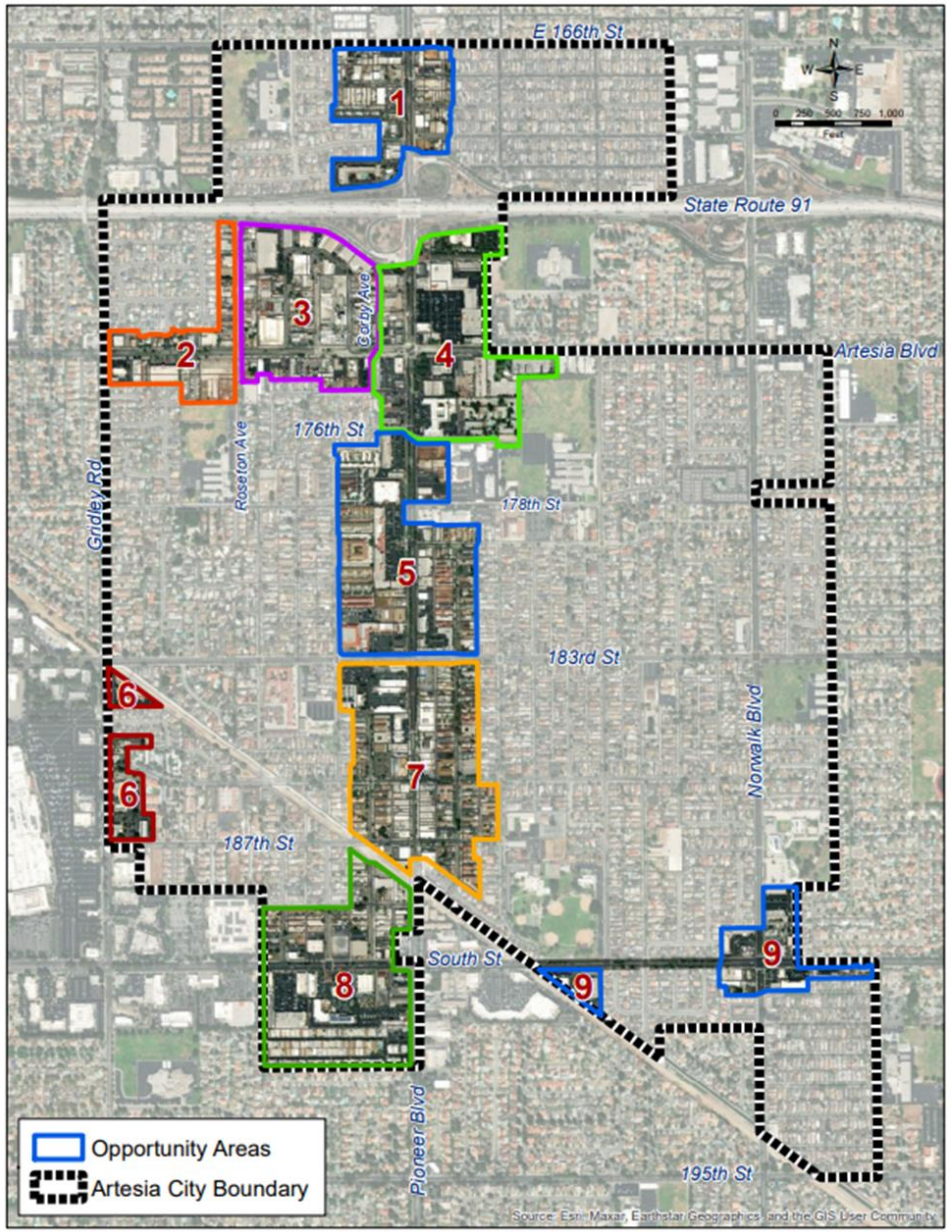
Opportunity Area 5: Pioneer Boulevard North of 183rd Road

Opportunity Area 6: Gridley South

Opportunity Area 7: Pioneer Boulevard South of 183rd Road

Opportunity Area 8: South Street

Opportunity Area 9: South Street East



Opportunity Areas: Site Standards

Utility Access: The City of Artesia is an urban community characterized by already built residential and commercial areas—there are a few smaller vacant parcels. Due to the size of the community, water and sewer needs are met by entities outside of the City. The community has planned for sufficient sewer and water capacity for the proposed residential development.

Finance Potential: According to the 2021 TCAC/HCD Opportunity Map, the city north of Artesia Boulevard are Low Resource and those south of Artesia Boulevard are High Resource. There are current development projects within the low resource area, and the area is adjacent to Highest Resource areas to the east of the City and High Resource south of the area creating a buffered impact to low resource area symptoms. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, there are supporting resources such as access to schools and libraries, proximity to services and jobs, accessible transportation along primary roadways combined with an increase in potential buildable area which may facilitate applications for affordable housing funding. The sites were chosen based on the ability to accommodate new higher density housing and lower-income residential development in particular.

With the 2025 TCAC/HCD Opportunity Map the City of Artesia has had upgraded. The city north of Artesia Boulevard is designated as High Resource, the area between Artesia Boulevard south to 183rd Street is designated as Highest Resource, and the area of the city south of 183rd Street is High Resource.

Opportunity Area 1: Pioneer Boulevard North of Freeway

Opportunity Subarea Descriptions:

1.1: Opportunity Subarea 1.1 features 11 parcels located north of Arkansas Street, east of Alburtis Avenue, south of 166th Street, and west of Pioneer Boulevard and an area that is primarily single-family homes. These sites comprise 3.11 acres, one parcel was developed in 2011, some in 1992, while the rest have not been developed since before 1969. Commercial structures in this area range in age from 14 to 95 years old. Nine of the parcels are currently zoned for industrial use and are due to be rezoned for commercial use and therein facilitate the potential to implement the MU-O. There are currently no residential units on these properties, but there could be up to 218 residential units, with the potential of more with State and City bonuses. The base construction height is capped at three and four stories, and if percentages of lower income housing are included then the heights can be increased to four to six stories. All sites have a Land Improvement Ratio of less than one. The parcels host a variety of uses including a construction company, a restaurant, and transmission and muffler companies.

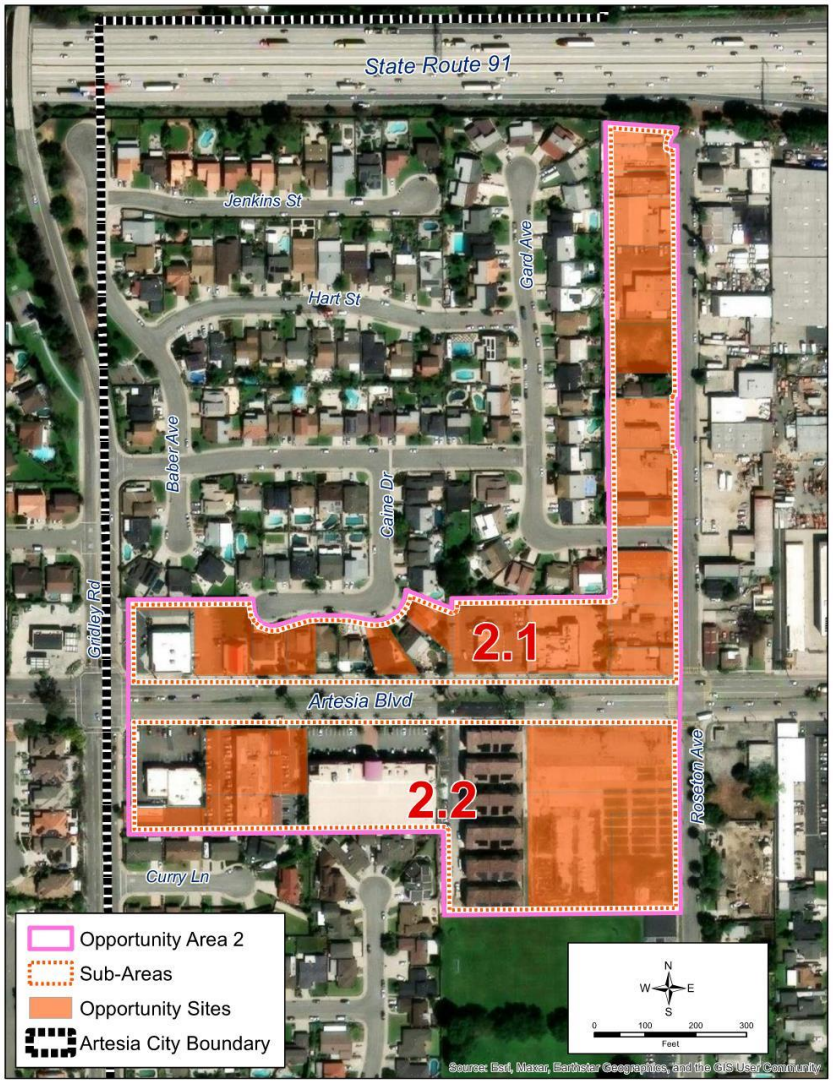
1.2: Opportunity Subarea 1.2 features 5 parcels located east of Pioneer Boulevard, south of Arkansas Street, east of single-family residential neighborhoods, and north of single-family residential homes and a commercial lot featuring a gas station. These sites comprise .86 acres, and all the parcels were developed before 1965. Industrial and commercial structures in this area range in age from 60-105 years old. Of the five parcels, two are proposed to be rezoned to commercial to facilitate the Mixed-Use Overlay's housing and density options, and the sites are currently zoned for industrial uses. There are currently no residential units; however, the potential new residential population at the base density of the MU-O would facilitate up to 61 units, with the potential of more with State and City bonuses. The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including an older residence used as a business, car repair and accompanying storage yards.

1.3: Opportunity Subarea 1.3 features 32 parcels located south of 166th Street, east of Pioneer Boulevard, west of Clarkdale Avenue, and north of 169th Street and the Artesia Freeway. These sites comprise 3.75 acres, one parcel was developed in 2007 while the rest have not been developed since before 1971. Residences and commercial structures in this area range in age from 18 to 86 years old. All parcels are currently zoned for commercial uses and therein could utilize the MU-O as soon as the Overlay is implemented. There are currently 19 residential units; however, the area could accommodate up to 264 units, with the potential of more with State and City bonuses. The base construction height is capped at three and four stories, and if percentages of lower

income housing are included then the heights can be increased to four to six stories. All sites have a Land Improvement Ratio of less than one. The parcels host a variety of uses including single-family homes, low density multi-family developments, vacant parcels, and commercial sites such as auto repair, smog check sites, and surface parking lots.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7014-003-014	1	1.1	11703	ARKANSAS	90701	1938	0.14	LMI	LMI	3	3	4	Industrial	2,656	0	14,458	19,277	10			1	2	0.190		
7014-003-047	1	1.1		ALBURTIS	90701	0	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	1			1	2	0.000		
7014-003-049	1	1.1	11730	166TH	90701	1992	0.13	PBC	LMI	1	5	6	Industrial	3,805	0	21,912	26,294	9			1	2	0.008		
7014-003-050	1	1.1	11728	166TH	90701	1992	0.14	PBC	LMI	1	5	6	Industrial	2,070	0	24,552	29,462	10			1	2	0.007		
7014-003-055	1	1.1	11717	ARKANSAS	90701	1959	0.42	LMI	LMI	1	5	6	Industrial	6,370	0	73,656	88,387	29			1	2	0.056		
7014-003-056	1	1.1	11705	ARKANSAS	90701	1937	0.14	LMI	LMI	3	3	4	Commercial	616	0	14,573	19,430	10			1	2	0.096		
7014-003-057	1	1.1	11700	166TH	90701	1969	0.71	PBC	LMI	3	3	4	Industrial	4,844	0	74,316	99,088	50		5	1	2	0.088		
7014-003-060	1	1.1			90701	2011	0.38	LMI	LMI	1	5	6	Commercial	4,500	0	65,720	78,864	26			1	2	0.059		
7014-003-061	1	1.1	11727	ARKANSAS	90701	1930	0.28	LMI	LMI	1	5	6	Industrial	2,100	0	49,100	58,920	20			1	2	0.167		
7014-003-067	1	1.1	11756	166TH	90701	1961	0.37	PBC	CG	1	5	6	Commercial	5,682	0	63,920	76,704	26			1	2	0.979		
7014-003-070	1	1.1	16629	PIONEER	90701	1950	0.40	PBC	CG	1	5	6	Commercial	560	0	69,320	83,184	28			1	2	0.600		
7014-003-015	1	1.2	16645	PIONEER	90701	1956	0.12	PBC	CG	1	5	6	Industrial	5,000	0	21,640	25,968	9			1	2	0.011		
7014-003-016	1	1.2	16645	PIONEER	90701	1956	0.13	PBC	CG	1	5	6	Industrial	5,040	0	21,832	26,198	9			1	2	0.013		
7014-003-017	1	1.2	16645	PIONEER	90701	1965	0.25	PBC	CG	1	5	6	Industrial	8,000	0	43,628	52,354	18			1	2	0.009		
7014-003-018	1	1.2	11734	ARKANSAS	90701	1957	0.18	LMI	LMI	1	5	6	Industrial	9,800	0	31,224	37,469	13			1	2	0.663		
7014-003-019	1	1.2	11732	ARKANSAS	90701	1920	0.18	LMI	LMI	1	5	6	Industrial	572	0	31,224	37,469	13			1	2	0.274		
7011-004-055	1	1.3	11826	168TH	90701	1939	0.14	PBC	CG	1	5	6	SFR	625	1	24,184	29,021	10			1	2	0.545		
7011-004-076	1	1.3	11820	168TH	90701	1948	0.18	PBC	CG	1	5	6	SFR	458	1	32,100	38,520	13			1	2	0.429		
7011-005-005	1	1.3	11814	167TH	90701	1959	0.12	PBC	CG	1	5	6	Industrial	2,220	0	21,396	25,675	9			1	2	0.010		
7011-005-006	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-005-007	1	1.3	11818	167TH	90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-005-008	1	1.3	11822	167TH	90701	1954	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	4			1	2	0.333		
7011-005-009	1	1.3	11824	167TH	90701	1955	0.06	PBC	CG	1	5	6	SFR	396	1	10,700	12,840	4			1	2	0.437		
7011-005-010	1	1.3	11828	167TH	90701	1947	0.18	PBC	CG	1	5	6	SFR	821	1	32,096	38,515	13			1	2	0.240		
7011-005-026	1	1.3	11829	168TH	90701	1947	0.06	PBC	CG	1	5	6	SFR	918	1	10,700	12,840	4			1	2	0.542		
7011-005-044	1	1.3	16706	PIONEER	90701	1959	0.10	PBC	CG	1	5	6	Commercial	786	0	17,704	21,245	7			1	2	0.008		
7011-005-903	1	1.3	11825	168TH	90701	1947	0.18	PBC	CG	1	5	6	Commercial	1,917	0	32,096	38,515	13			1	2	0.000		
7011-006-004	1	1.3	16638	PIONEER	90701	1955	0.10	PBC	CG	1	5	6	SFR	828	1	18,224	21,869	7			1	2	0.453		
7011-006-006	1	1.3	16632	PIONEER	90701	0	0.37	PBC	CG	1	5	6	Industrial	0	0	64,192	77,030	26			1	2	0.000		
7011-006-007	1	1.3			90701	1971	0.06	PBC	CG	1	5	6	Industrial	0	0	10,700	12,840	4			1	2	0.139		
7011-006-019	1	1.3	11811	167TH	90701	1948	0.18	PBC	CG	1	5	6	MFR	1,232	5	32,096	38,515	13			1	2	0.529		
7011-006-020	1	1.3		167TH		0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-021	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-022	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-023	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-024	1	1.3	11829	167TH	90701	1962	0.06	PBC	CG	1	5	6	SFR	1,016	1	10,700	12,840	4			1	2	0.250		
7011-006-041	1	1.3	16644	PIONEER	90701	1955	0.10	PBC	CG	1	5	6	MFR	1,134	2	16,952	20,342	7			1	2	0.625		
7011-006-043	1	1.3	11833	167TH	90701	1956	0.12	PBC	CG	3	3	4	SFR	1,491	1	12,840	17,120	9			1	2	0.667		
7011-006-046	1	1.3	16632	PIONEER	90701	1969	0.21	PBC	CG	1	5	6	Industrial	1,200	0	36,556	43,867	15			1	2	0.474		
7011-006-049	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-051	1	1.3	11832	ARKANSAS	90701	2007	0.12	PBC	CG	3	3	4	SFR	2,942	1	12,835	17,114	9			1	2	0.536		
7011-007-003	1	1.3	11816	166TH	90701	0	0.31	PBC	CG	1	5	6	Vacant	0	0	54,396	65,275	22			1	2	0.000		
7011-007-004	1	1.3	11828	166TH	90701	1960	0.11	PBC	CG	1	5	6	Commercial	1,008	0	19,760	23,712	8			1	2	0.083		
7011-007-027	1	1.3	11827	ARKANSAS	90701	1954	0.06	PBC	CG	1	5	6	SFR	576	1	10,700	12,840	4			1	2	0.780		
7011-007-028	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-007-029	1	1.3	11835	ARKANSAS	90701	1948	0.12	PBC	CG	3	3	4	SFR	834	1	12,840	17,120	9			1	2	0.500		
7011-007-042	1	1.3			90701	0	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	8			1	2	0.000		
7011-007-046	1	1.3	16620	PIONEER	90701	1991	0.11	PBC	CG	1	5	6	Commercial	1,900	0	18,556	22,267	7			1	2	0.280		

Opportunity Area 2: Gridley-Artesia Boulevard



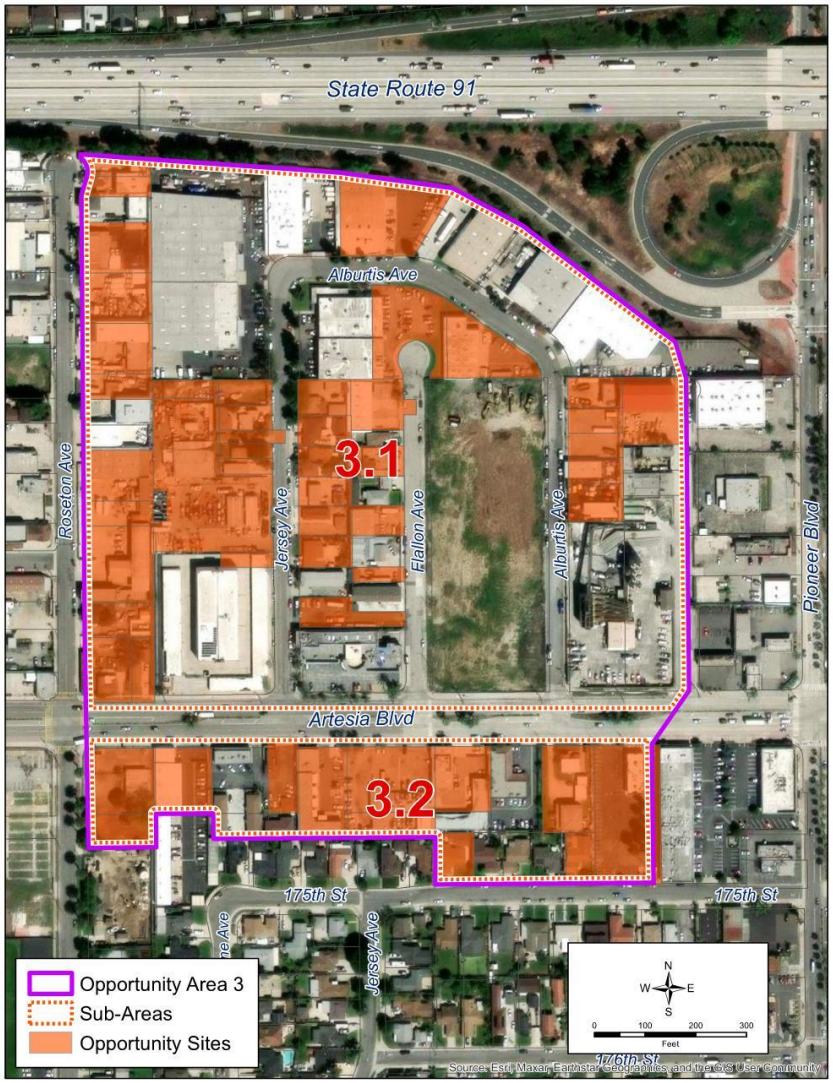
Opportunity Subareas:

2.1: Opportunity Subarea 2.1 is located south of the Artesia Freeway/State Route 91 and a single-family neighborhood, west of Roseton Avenue, north of Artesia Boulevard, and east of Gridley Road. The site is comprised of 5.3 acres, and 20 parcels. Of the lots in this Subarea, 14 were built before 1970, there are two vacant lots, and the remaining five lots were developed before 1989. Residences and commercial structures in this area range in age from 36 to 98 years old. There are Specific Plan zones, and several single-family homes included. The single-family homes were included based on the Improvement Land Ratio, wherein the home is not as valuable as the land it is on and therein could develop. There are sites within a Specific Plan in this area; however, if a ministerial process is utilized, the Mixed-Use Overlay can offer different uses than the Specific Plan and therein more housing. Industrial sites can also implement the MU-O regardless of existing uses. This Subarea currently has five existing residences but could hold up to 373 with the base height and density limit of the MU-O. The base MU-O height in this area is 3 stories, but with the inclusion of affordable units the sites could build up to four stories. Subarea 2.1 features a mix of uses from residential, to a paint shop, a restaurant, to electrical companies, as well as vacant parcels, and industrial sites along Roseton. The industrial sites also feature surface parking that could be underutilized land.

2.2: Opportunity Subarea 2.2 is located south of Artesia Boulevard, west of Roseton Avenue, and east of Gridley Road, and north of 178th Street and single-family homes. The Subarea is comprised of 3.6 acres and 7 parcels, there are currently no residential units, but with the implementation of the MU-O there could be up to 331 units with the base density projections. Two lots are vacant, four lots were built in 1980 or before, and one lot was developed in 1998. Commercial structures in this area range between 27 to 49 years old. All lots have more valuable land than the existing structures on them. The base MU-O height in this Subarea is 3 stories, and the Artesia Density Bonus for the inclusion of affordable units is 4 and five stories. Subarea 2.1 features multi-tenant commercial properties, such as a barber shop, comic shop, and more, some vacant parcels.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7035-003-034	2	2.1	11425	ARTESIA	90701	1964	0.46	GCC	ABC-SP	3	3	4	Commercial	2,074	0	48,091	64,122	32			1	2	0.004		
7035-003-035	2	2.1	17352	CAINE	90701	1964	0.14	LDR	SFR	3	3	4	SFR	1,950	1	15,118	20,157	10			1	2	0.346		
7035-003-036	2	2.1	17346	CAINE	90701	1964	0.15	LDR	SFR	3	3	4	SFR	1,950	1	15,211	20,282	10			1	2	0.717		
7035-003-039	2	2.1	7332	CAINE	90701	1964	0.15	LDR	SFR	3	3	4	SFR	2,310	1	15,859	21,146	11			1	2	0.472		
7035-003-041	2	2.1	17324	CAINE	90701	1964	0.16	LDR	SFR	3	3	4	SFR	1,950	1	16,236	21,648	11			1	2	0.611		
7035-003-053	2	2.1	11515	ARTESIA	90701	1970	0.54	GCC	ABC-SP	3	3	4	Commercial	5,092	0	56,225	74,966	38		5	1	2	0.172		
7035-003-054	2	2.1	11521	ARTESIA	90701	1968	0.54	GCC	ABC-SP	3	3	4	Commercial	7,545	0	56,225	74,966	38		5	1	2	0.348		
7035-003-055	2	2.1	11545	ARTESIA	90701	1967	0.18	GCC	ABC-SP	3	3	4	Commercial	1,652	0	18,818	25,091	13			1	2	0.253		
7035-003-058	2	2.1	17313	ROSETON	90701	1958	0.17	GCC	ABC-SP	3	3	4	Industrial	1,610	0	18,190	24,253	12			1	2	0.229		
7035-003-059	2	2.1	17311	ROSETON	90701	1960	0.16	GCC	ABC-SP	3	3	4	Industrial	3,600	0	16,843	22,458	11			1	2	0.412		
7035-003-060	2	2.1	17327	ROSETON	90701	0	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	19			1	2	0.017		
7035-004-078	2	2.1	17223	ROSETON	90701	1927	0.32	GCC	LMI	3	3	4	SFR	1,296	1	33,454	44,605	22			1	2	0.250		
7035-004-079	2	2.1	17213	ROSETON	90701	1974	0.31	GCC	LMI	3	3	4	Industrial	6,840	0	32,491	43,322	22			1	2	0.964		
7035-004-081	2	2.1	17127	ROSETON	90701	0	0.32	GCC	LMI	3	3	4	Vacant	0	0	33,454	44,605	22			1	2	0.000		
7035-004-082	2	2.1	17117	ROSETON	90701	1969	0.48	GCC	LMI	3	3	4	Industrial	5,090	0	50,558	67,411	34			1	2	0.801		
7035-004-083	2	2.1	17107	ROSETON	90701	1971	0.32	GCC	LMI	3	3	4	Industrial	1,980	0	33,706	44,941	23			1	2	0.517		
7035-004-085	2	2.1	17027	ROSETON	90701	1940	0.16	GCC	LMI	3	3	4	Industrial	1,027	0	16,728	22,304	11			1	2	0.500		
7035-004-109	2	2.1	17023	ROSETON	90701	1989	0.14	GCC	LMI	3	3	4	Industrial	2,130	0	14,635	19,514	10			1	2	0.675		
7035-004-113	2	2.1	17031	ROSETON	90701	1978	0.16	GCC	LMI	3	3	4	Industrial	4,080	0	16,728	22,304	11			1	2	0.263		
7035-004-117	2	2.1	17303	ROSETON	90701	1927	0.17	GCC	LMI	3	3	4	Industrial	5,606	0	17,760	23,680	12			1	2	0.679		
7035-005-025	2	2.2	11436	ARTESIA	90701	1998	0.21	GCC	ABC-SP	3	3	4	Commercial	4,599	0	21,955	29,274	15			1	2	0.784		
7035-005-048	2	2.2	17501	ROSETON	90701	0	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	89,600	112,000	45		5	1	2	0.000		
7035-005-049	2	2.2	11540	ARTESIA	90701	1976	0.89	GCC	ABC-SP	2	4	5	Commercial	19,000	0	124,643	155,804	63	21.00	5	1	2	0.000		
7035-005-050	2	2.2	11540	ARTESIA	90701	0	1.06	GCC	ABC-SP	2	4	5	Vacant	0	0	147,757	184,696	74	21.00	5	1	2	0.000		
7035-005-051	2	2.2	11428	ARTESIA	90701	1979	0.39	GCC	ABC-SP	3	3	4	Commercial	10,008	0	40,560	54,080	27			1	2	0.558		
7035-005-052	2	2.2	11428	ARTESIA	90701	1979	0.23	GCC	ABC-SP	3	3	4	Commercial	6,133	0	24,024	32,032	16			1	2	0.560		
7035-005-053	2	2.2	17420	GRIDLEY	90701	1980	0.19	GCC	ABC-SP	3	3	4	Commercial	1,825	0	19,344	25,792	13			1	2	0.517		

Opportunity Area 3: Roseton Avenue-Artesia Boulevard



Opportunity Subareas:

3.1: Opportunity Subarea 3.1 is located south of the Artesia Freeway/ State Route 91, west of Corby Ave, north of Artesia Boulevard and west of Roseton Avenue. The Subarea is comprised of 8.9 acres and 40 parcels, and there are currently 18 residential units. Residences and commercial structures in this area range in age from 33 to 98 years old. All sites have land more valuable than what is built on them. While these sites are primarily industrial zoning as well as some single-family homes, housing could still be constructed if the MU-O is utilized as the overlay can surpass base zoning if affordable housing is included. If the area were built to capacity at the base density for the MU-O, then 626 units could be built in this area. If a site incorporated affordable housing the Artesia Density Bonus could be included, which would allow the base density of 3 stories to go up to five stories. Subarea 3.1 features a variety of uses including a printing supply, a construction company, a shooting range and more.

3.2: Opportunity Subarea 3.2 is located south of Artesia Boulevard, west of Pioneer Boulevard, north of 175th Street and west of Roseton Avenue, and east of Roseton Ave. The Subarea is comprised of over 4 acres, 12 parcels, and there are currently 4 residential units. Residences and commercial structures in this area range in age from 46 to 98 years old. All sites have land more valuable than what is built on them. While these sites are a combination of industrial, vacant, commercial, and Specific Plan zoning housing could still be constructed if the MU-O is utilized as the overlay can surpass base zoning if affordable housing is included. If the area were built to capacity at the base density for the MU-O, then 284 units could be built in this area. If a site incorporated affordable housing the Artesia Density Bonus could be included, which would allow the base density of 3 stories to go up to 4 stories. Subarea 3.2 features a variety of uses including a bank, car repair, restaurant, large surface parking lots and more.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7035-004-065	3	3.1	17114	ROSETON	90701	1960	0.32	GCC	LMI	2	4	5	Industrial	0	0	44,605	55,756	23			1	2	0.029		
7035-004-066	3	3.1	17128	ROSETON	90701	1976	0.32	GCC	LMI	2	4	5	Industrial	6,840	0	44,941	56,176	23			1	2	0.300		
7035-004-067	3	3.1			90701	0	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,088	11			1	2	0.000		
7035-004-070	3	3.1	17216	ROSETON	90701	1969	0.32	GCC	LMI	2	4	5	Industrial	6,000	0	44,925	56,156	23			1	2	0.696		
7035-004-071	3	3.1	17226	ROSETON	90701	1977	0.16	GCC	LMI	2	4	5	Industrial	7,000	0	22,458	28,072	11			1	2	0.032		
7035-004-072	3	3.1	17306	ROSETON	90701	1946	0.50	GCC	LMI	2	4	5	Industrial	7,692	0	69,181	86,476	35			1	2	0.555		
7035-004-073	3	3.1	17318	ROSETON	90701	1927	0.22	GCC	LMI	2	4	5	SFR	784	1	30,666	38,332	15			1	2	0.446		
7035-004-074	3	3.1	11611	ARTESIA	90701	1942	0.14	GCC	ABC-SP	2	4	5	SFR	760	1	19,514	24,392	10			1	2	0.025		
7035-004-075	3	3.1	11601	ARTESIA	90701	1947	0.27	GCC	ABC-SP	2	4	5	Commercial	2,854	0	38,291	47,864	19			1	2	0.453		
7035-004-107	3	3.1	17026	ROSETON	90701	1950	0.12	GCC	LMI	2	4	5	Industrial	3,192	0	16,726	20,908	8			1	2	0.933		
7035-004-112	3	3.1	17106	ROSETON	90701	1973	0.32	GCC	LMI	2	4	5	Commercial	3,360	0	44,605	55,756	22			1	2	0.053		
7035-004-116	3	3.1	17022	ROSETON	90701	1970	0.09	GCC	LMI	2	4	5	Industrial	1,650	0	12,544	15,680	6			1	2	0.818		
7035-016-027	3	3.1	17203	FLALLON	90701	1952	0.09	GCC	LMI	2	4	5	Industrial	5,877	0	12,630	15,788	6			1	2	0.250		
7035-016-029	3	3.1	17215	FLALLON	90701	1951	0.14	GCC	LMI	2	4	5	SFR	2,318	1	19,514	24,392	10			1	2	0.250		
7035-016-031	3	3.1	17301	FLALLON	90701	1972	0.14	GCC	LMI	2	4	5	Industrial	2,773	0	20,157	25,196	10			1	2	0.867		
7035-016-033	3	3.1			90701	0	0.14	GCC	LMI	2	4	5	Vacant	0	0	20,157	25,196	10			1	2	0.000		
7035-016-040	3	3.1	17304	JERSEY	90701	1955	0.14	GCC	LMI	2	4	5	SFR	804	1	20,157	25,196	10			1	2	0.240		
7035-016-041	3	3.1	17226	JERSEY	90701	1956	0.14	GCC	LMI	2	4	5	MFR	1,040	2	20,157	25,196	10			1	2	0.424		
7035-016-042	3	3.1	17220	JERSEY	90701	1951	0.14	GCC	LMI	2	4	5	SFR	600	1	20,160	25,200	10			1	2	0.433		
7035-016-043	3	3.1	17214	JERSEY	90701	1955	0.14	GCC	LMI	2	4	5	MFR	1,582	2	20,157	25,196	10			1	2	0.271		
7035-016-044	3	3.1	17210	JERSEY	90701	1956	0.14	GCC	LMI	2	4	5	SFR	1,248	1	19,514	24,392	10			1	2	0.435		
7035-016-045	3	3.1	17202	JERSEY	90701	1953	0.16	GCC	LMI	2	4	5	MFR	1,741	3	22,736	28,420	11			1	2	0.733		
7035-016-046	3	3.1	17203	JERSEY	90701	0	0.13	GCC	LMI	2	4	5	Vacant	0	0	17,491	21,864	9			1	2	0.000		
7035-016-047	3	3.1	17207	JERSEY	90701	1952	0.12	GCC	LMI	2	4	5	MFR	1,631	2	16,797	20,996	8			1	2	0.500		
7035-016-048	3	3.1	17211	JERSEY	90701	1954	0.08	GCC	LMI	2	4	5	SFR	324	1	10,717	13,396	5			1	2	0.023		
7035-016-049	3	3.1	17215	JERSEY	90701	1955	0.07	GCC	LMI	2	4	5	SFR	640	1	10,080	12,600	5			1	2	0.912		
7035-016-050	3	3.1	17219	JERSEY	90701	1955	0.07	GCC	LMI	2	4	5	SFR	987	1	10,077	12,596	5			1	2	0.460		
7035-016-055	3	3.1			90701	0	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,596	5			1	2	0.000		
7035-016-065	3	3.1	17223	JERSEY	90701	1955	1.09	GCC	LMI	2	4	5	Industrial	5,639	0	150,544	188,180	76	21.00	5	1	2	0.106		
7035-016-069	3	3.1			90701	0	0.09	GCC	LMI	2	4	5	Vacant	0	0	12,656	15,820	6			1	2	0.000		
7035-016-070	3	3.1			90701	0	0.29	GCC	LMI	2	4	5	Vacant	0	0	30,240	37,800	20			1	2	0.000		
7035-020-054	3	3.1			90701	1976	0.18	GCC	HM-I	2	4	5	Industrial	7,668	0	24,880	31,100	12			1	2	0.013		
7035-020-055	3	3.1	17224	ALBURTIS	90701	1976	0.12	GCC	HM-I	2	4	5	Industrial	2,160	0	17,270	21,588	9			1	2	0.038		
7035-020-056	3	3.1	17212	ALBURTIS	90701	1989	0.12	GCC	HM-I	2	4	5	Industrial	5,400	0	17,270	21,588	9			1	2	0.000		
7035-020-057	3	3.1	17208	ALBURTIS	90701	1989	0.12	GCC	HM-I	2	4	5	Industrial	5,400	0	16,726	20,908	8			1	2	0.000		
7035-020-900	3	3.1	17203	CORBY	90701	0	0.39	GCC	HM-I	2	4	5	Other	0	0	54,490	68,112	27			1	2	0.000		
7035-020-901	3	3.1	17202	ALBURTIS	90701	1976	0.15	GCC	HM-I	2	4	5	Industrial	1,416	0	21,216	26,520	11			1	2	0.000		
7035-022-050	3	3.1	17020	ALBURTIS	90701	1972	0.62	GCC	LMI	2	4	5	Industrial	15,141	0	86,422	108,028	43		5	1	2			
7035-022-055	3	3.1	17115	ALBURTIS	90701	1971	0.39	GCC	LMI	2	4	5	Industrial	8,083	0	54,362	67,952	27			1	2	0.941		
7035-022-056	3	3.1			90701	1992	0.46	GCC	LMI	2	4	5	Industrial	8,500	0	64,122	80,152	32			1	2	0.052		
7035-017-010	3	3.2			90701	0	0.20	LDR	ABC-SP	3	3	4	Vacant	0	0	20,772	27,696	14			1	2	0.000		
7035-017-011	3	3.2	11600	ARTESIA	90701	1957	0.40	GCC	ABC-SP	3	3	4	Commercial	2,076	0	41,902	55,869	28			1	2	0.043		
7035-017-013	3	3.2	11622	ARTESIA	90701	1964	0.33	GCC	ABC-SP	3	3	4	Industrial	4,320	0	34,385	45,846	23			1	2	0.748		
7035-017-025	3	3.2	11636	ARTESIA	90701	1962	0.21	GCC	ABC-SP	3	3	4	Commercial	1,000	0	21,828	29,104	15			1	2	0.491		
7035-017-040	3	3.2			90701	0	0.20	GCC	ABC-SP	3	3	4	Vacant	0	0	20,880	27,840	14			1	2	0.000		
7035-017-042	3	3.2	11654	ARTESIA	90701	1961	0.52	GCC	ABC-SP	3	3	4	Commercial	1,272	0	54,288	72,384	36		5	1	2	0.150		
7035-017-043	3	3.2	11644	ARTESIA	90701	1963	0.40	GCC	ABC-SP	3	3	4	Commercial	5,192	0	41,446	55,261	28			1	2	0.857		
7035-021-032	3	3.2	11658	ARTESIA	90701	1969	0.29	GCC	ABC-SP	3	3	4	Commercial	5,050	0	29,952	39,936	20			1	2	0.500		
7035-021-034	3	3.2	11717	175TH	90701	1969	0.14	LDR	MFR	3	3	4	SFR	1,672	1	14,508	19,344	10			1	2	0.453		
7035-021-039	3	3.2	11647	175TH	90701	1969	0.17	LDR	MFR	3	3	4	SFR	1,564	1	18,115	24,154	12			1	2	0.250		
7035-021-043	3	3.2	11732	ARTESIA	90701	1979	0.80	GCC	ABC-SP	3	3	4	Commercial	2,349	0	83,290	111,053	56	21.00	5	1	2	0.097		
7035-021-051	3	3.2	11704	ARTESIA	90701	1927	0.40	GCC	ABC-SP	3	3	4	MFR	5,438	2	42,235	56,314	28			1	2	0.265		

Opportunity Area 4: Pioneer Boulevard South of Freeway

Opportunity Subareas:

4.1: Opportunity Subarea 4.1 is located north of Artesia Boulevard, South of the Artesia Freeway/State Route 91, east of Corby Avenue, and west of Pioneer Boulevard. The Subarea is comprised of 1.6 acres and three lots. Commercial structures in this area range in age from 50 to 67 years old. There are currently no residential units, but the sites could feature up to 111 units at base densities in the MUO. The sites are zoned for commercial use, and they were all built before 1975 with land that is more valuable than what is constructed on them. The base height for this area is 3 stories, but sites could be built up to 5 stories if affordable units are included. Subarea 4.1 features several uses including a multi-tenant commercial property, a caregiver company, and underutilized surface parking areas.

4.2: Opportunity Subarea 4.2 is located north of Artesia Boulevard, South of the Artesia Freeway/State Route 91, east of Pioneer Boulevard, and west of Clarkdale Avenue. The Subarea is comprised of 1.5 acres and five lots. Commercial structures in this area range in age from 36 to 60 years old. There are currently no residential units, but the sites could feature up to 108 units at base densities in the MUO. The sites are zoned for commercial use except for one Industrial site. Two sites were built in the 80s, and three of the sites were built in 1977 or before. The base height limit for this area is 4 stories, and if affordable units are included the site could be built up to 6 stories. The properties feature structures that are less valuable than the land they are on, and they are surrounded by large, underutilized surface parking on neighboring lots. Subarea 4.2 features several uses including a bank, an underutilized former ice provider, empty parking lot space, and more.

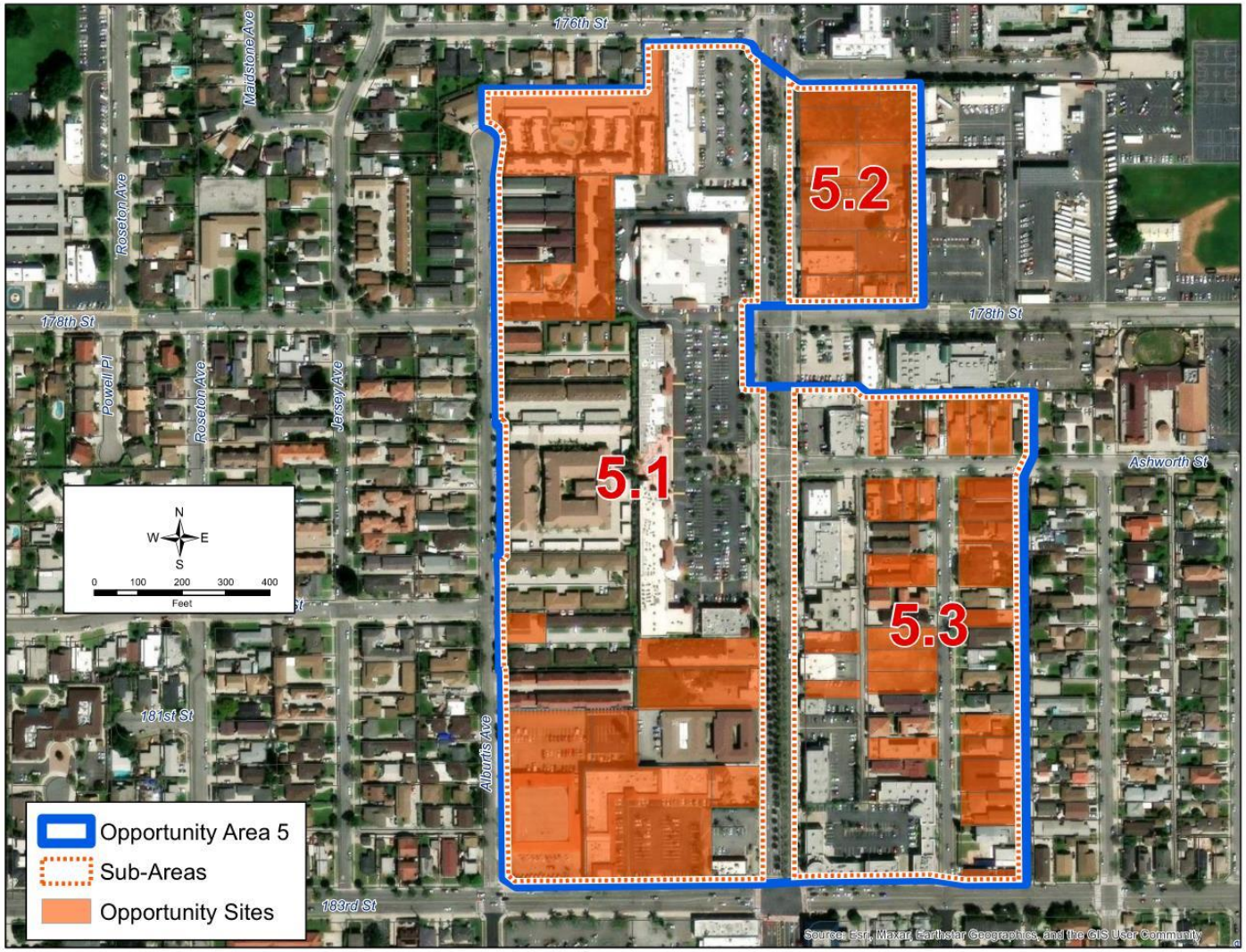
4.3: Opportunity Subarea 4.3 is located north of 156th Street, south of 175th Street, east of a single-family home neighborhood, and west of Pioneer Boulevard. The site is .65 acres and currently features no residential units. The commercial structure in this area is a car wash and is 56 years old. Since the land is more valuable than the structure that is on the site and the structure was built in 1969 there is potential for development. This site could feature 46 units at its base density with the MUO. The height of the structure could be 3 stories and go up to 4 stories with the inclusion of affordable units.

4.4: Opportunity Subarea 4.4 is located north of 176th Street, South of the Artesia Boulevard, east of Pioneer Boulevard, and west of the nursing home Windsor Palms Care Center of Artesia. The Subarea is comprised of 4.3 acres and eight lots. The residence and commercial structures in this area range in age from 24 to 79 years old. There is currently 1 residential unit; however, with the

MUO there could be 304 units at the base density. The base height limit in the MUO is 3 stories, but with the inclusion of affordable units up to five stories could be built. The properties feature structures that are less valuable than the land they are on. The area is comprised of several uses including multiple restaurants, a drug store, and a vacant building that was once a hardware store.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7035-020-078	4	4.1	17309	PIONEER	90701	1958	0.13	GCC	CG	2	4	5	Commercial	5,600	0	18,163	22,704	9			1	2	0.081		
7035-020-083	4	4.1	17221	PIONEER	90701	1972	0.76	GCC	CG	2	4	5	Commercial	4,872	0	106,006	132,508	53	21.00	5	1	2	0.351		
7035-020-092	4	4.1	17127	PIONEER	90701	1975	0.69	GCC	CG	2	4	5	Commercial	12,236	0	96,800	121,000	49		5	1	2	0.960		
7033-004-005	4	4.2			90701	1977	0.07	GCC	CPD	1	5	6	Commercial	3,250	0	12,196	14,635	5			1	2	0.237		
7033-004-006	4	4.2	11831	ARTESIA	90701	1977	0.09	GCC	CPD	1	5	6	Commercial	3,900	0	15,680	18,816	6			1	2	0.212		
7033-004-029	4	4.2	17326	PIONEER	90701	1984	0.36	GCC	CPD	1	5	6	Commercial	5,000	0	62,728	75,274	25			1	2	0.821		
7033-004-033	4	4.2	17122	PIONEER	90701	1989	0.39	GCC	CPD	1	5	6	Commercial	950	0	67,952	81,542	27			1	2	0.162		
7033-004-045	4	4.2	11846	FRAMPTON	90701	1965	0.62	GCC	CPD	1	5	6	Industrial	11,700	0	108,028	129,634	43		5	1	2	0.200		
7035-018-035	4	4.3	17509	PIONEER	90701	1969	0.65	GCC	CG	3	3	4	Commercial	6,365	0	68,328	91,104	46		5	1	2	0.200		
7033-005-012	4	4.4	11828	ARTESIA	90701	1976	0.25	GCC	CG	2	4	5	Commercial	2,394	0	34,848	43,560	18			1	2	0.439		
7033-005-013	4	4.4	11840	ARTESIA	90701	1962	0.56	GCC	CG	2	4	5	Commercial	8,460	0	78,061	97,576	39		5	1	2	0.244		
7033-005-014	4	4.4	11836	ARTESIA	90701	1946	0.78	GCC	CG	2	4	5	SFR	440	1	108,726	135,908	55	21.00	5	1	2	0.005		
7033-005-019	4	4.4	11828	ARTESIA	90701	1976	0.57	GCC	CG	2	4	5	Commercial	7,608	0	79,453	99,316	40		5	1	2	0.630		
7033-005-020	4	4.4	11800	ARTESIA	90701	2001	0.86	GCC	CG	2	4	5	Commercial	14,992	0	119,584	149,480	60	21.00	5	1	2	0.673		
7033-005-021	4	4.4	11830	ARTESIA	90701	2001	0.35	GCC	CG	2	4	5	Commercial	3,000	0	48,704	60,880	24			1	2	0.023		
7033-005-022	4	4.4			90701	2001	0.18	GCC	CG	2	4	5	Commercial	9,000	0	24,512	30,640	12			1	2	0.031		
7033-008-021	4	4.4	11854	ARTESIA	90701	1982	0.79	GCC	CG	2	4	5	Commercial	17,640	0	110,118	137,648	55	21.00	5	1	2	0.806		

Opportunity Area 5: Pioneer Boulevard North of 183rd Road



Opportunity Subareas:

5.1: Opportunity Subarea 5.1 is located north of 183rd Street, South of 176th Street, east of Alburtis Avenue, and Pioneer Boulevard. The Subarea is comprised of 8.5 acres and 10 lots. Residences and commercial structures in this area range in age from 19 to 51 years old. The area has 68 residential units, with room for substantial growth. Based on the land being more valuable than what is constructed, it is the City's hope that new density and development incentive can create more housing. This area could accommodate 476 residential units. The base height in the MUO is 3 stories but with the inclusion of affordable housing the buildings could go to 4 and five stories. The sites are a combination of multi-family sites that could increase density, multi-tenant commercial sites, and a post office—staff has stated that there has been dialogue about moving the post office in the past.

5.2: Opportunity Subarea 5.2 features 14 parcels located north of 178th Street, east of Pioneer Boulevard, south of 176th Street, and west of a church. These sites comprise 2.96 acres and one site was built in 1906, and 6 sites were built in 1976 or before. Residences and commercial structures in this area range in age from 49 to 119 years old. The sites are currently zoned for commercial, mixed family residence, and single-family residence uses, along with 7 vacant sites. There are currently three residential units; however, the potential new residential population at the base density of the MUO would facilitate up to 207.46 units, with the potential of more with State and City bonuses. All lots have more valuable land than the existing structures on them. The base construction height is capped at three to four stories, and if percentages of lower income housing are included then the heights can be increased to 4-5 stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including an underutilized surface parking area, vacant lots, residential units, and multiple businesses.

5.3: Opportunity Subarea 5.3 features 26 parcels located north of 183rd Street, east of Pioneer Boulevard, south of 178th Street, and west of Clarkdale Avenue. These sites comprise 4.26 acres with a building age range of 31-101. 24 parcels are zoned for mixed family residential uses with single family and multi-family residencies currently on the land. The multi-family residences were constructed between 1924-1994 and the single-family residences were constructed between 1940-1970. 2 of the parcels were built in 1959 and are currently being utilized for commercial use. 4 parcels are vacant. The potential new residential population at the base density of the MUO would facilitate up to 299 units, with the potential of more with State and City bonuses. All lots have more valuable land than the existing structures on them. The base construction height is capped at four stories, and if percentages

of lower income housing are included then the heights can be increased to five stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including several single and mixed-family use residences, a vacant lot, three parking lots, and two businesses.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7035-012-027	5	5.1	18000	ALBURTIS	90701	1950	0.15	CCMU	MFR	3	3	4	SFR	1,129	1	15,840	21,120	11			1	2	0.856	1	
7035-012-030	5	5.1	18011	PIONEER	90701	1952	0.46	CCMU	SP	2	4	5	Commercial	3,465	0	64,512	80,640	32			1	2	0.450	1	
7035-012-038	5	5.1	18107	PIONEER	90701	2006	0.25	CCMU	CG	2	4	5	Commercial	3,593	0	35,392	44,240	18			1	2	0.278	1	
7035-012-045	5	5.1	18015	PIONEER	90701	1948	0.57	CCMU	SP	2	4	5	Commercial/MFI	3,252	6	78,848	98,560	40		5	1	2	0.680	1	
7035-012-904	5	5.1	8159 - 1817	PIONEER	90701	0	2.09	CCMU	CG	2	4	5	Commercial	32,260	0	291,328	364,160	146	21.00	5	1	2	0.000	1	
7035-019-034	5	5.1	17722	ALBURTIS	90701	1916	0.15	CCMU	MFR	3	3	4	SFR	1,271	1	15,360	20,480	10			1	2	0.439	1	
7035-019-035	5	5.1	17730	ALBURTIS	90701	1964	0.36	CCMU	MFR	3	3	4	MFR	3,744	4	38,117	50,822	26			1	2	0.500	1	
7035-019-036	5	5.1	17730	ALBURTIS	90701	1964	0.65	CCMU	MFR	3	3	4	MFR	13,104	14	68,225	90,966	46		5	1	2	0.433	1	
7035-019-080	5	5.1	17628	ALBURTIS	90701	1978	2.10	CCMU	MFR	3	3	4	MFR-Condo	42,504	42	219,542	292,723	147	0.00	0	0	0	0.668		
7033-007-001	5	5.2	17626	PIONEER	90701	1956	0.08	CCMU	CG	3	3	4	Commercial	384	0	8,040	10,720	5			1	2	0.027	1	
7033-007-002	5	5.2			90701	0	0.03	CCMU	CG	3	3	4	Vacant		0	2,813	3,750	2			1	2	0.000	1	
7033-007-003	5	5.2	17702	PIONEER	90701	1958	0.42	CCMU	CG	3	3	4	Commercial	3,757	0	43,438	57,917	29			1	2	0.005	1	
7033-007-004	5	5.2	17718	PIONEER	90701	1906	0.22	CCMU	CG	3	3	4	SFR	1,348	1	22,999	30,666	15			1	2	0.020	1	
7033-007-006	5	5.2	17720	PIONEER	90701	1956	0.30	CCMU	CG	3	3	4	Commercial	5,778	0	31,582	42,109	21			1	2	0.037	1	
7033-007-007	5	5.2	17720	PIONEER	90701	0	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	20			1	2	0.000	1	
7033-007-009	5	5.2	17726	PIONEER	90701	1976	0.21	CCMU	CG	3	3	4	Commercial	3,480	0	21,682	28,909	15			1	2	0.371	1	
7033-007-010	5	5.2	11819	178TH	90701	1929	0.12	CCMU	CG	3	3	4	MFR	1,364	2	12,545	16,726	8			1	2	0.647	1	
7033-007-011	5	5.2	11827	178TH	90701	1948	0.05	CCMU	CG	3	3	4	SFR	560	1	5,227	6,970	4			1	2	0.417	1	
7033-007-016	5	5.2	17610	PIONEER	90701	0	0.21	CCMU	AL-SP	2	4	5	Vacant		0	29,952	37,440	15			1	2	0.000	1	
7033-007-017	5	5.2	17618	PIONEER	90701	0	0.24	CCMU	AL-SP	2	4	5	Vacant		0	33,453	41,816	17			1	2	0.000	1	
7033-007-018	5	5.2			90701	0	0.37	CCMU	AL-SP	2	4	5	Vacant		0	51,574	64,468	26			1	2	0.000	1	
7033-007-019	5	5.2			90701	0	0.21	CCMU	CG	2	4	5	Vacant		0	29,274	36,592	15			1	2	0.000	1	
7033-007-020	5	5.2	17624	PIONEER	90701	0	0.23	CCMU	CG	2	4	5	Vacant		0	32,061	40,076	16			1	2	0.000	1	
7033-017-006	5	5.3	11819	ASHWORTH	90701	0	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	10			1	2	0.000	1	
7033-017-016	5	5.3	11839	ASHWORTH	90701	1937	0.16	HDR	MFR	3	3	4	SFR	1,290	1	17,040	22,720	11			1	2	0.439		
7033-017-018	5	5.3	11843	ASHWORTH	90701	1941	0.16	HDR	MFR	3	3	4	SFR	1,264	1	17,040	22,720	11			1	2	0.250		
7033-017-019	5	5.3	11849	ASHWORTH	90701	1937	0.16	HDR	MFR	3	3	4	SFR	1,260	1	17,040	22,720	11			1	2	0.254		
7033-018-008	5	5.3	11818	ASHWORTH	90701	1945	0.09	CCMU	MFR	2	4	5	SFR	4,162	1	12,800	16,000	6			1	2	0.317	1	
7033-018-009	5	5.3	11820	ASHWORTH	90701	1946	0.09	CCMU	MFR	2	4	5	SFR	828	1	12,800	16,000	6			1	2	0.250	1	
7033-018-010	5	5.3	11824	ASHWORTH	90701	1946	0.09	CCMU	MFR	2	4	5	SFR	933	1	12,800	16,000	6			1	2	0.250	1	
7033-018-011	5	5.3	11828	ASHWORTH	90701	1924	0.09	CCMU	MFR	2	4	5	MFR	1,040	2	12,810	16,012	6			1	2	0.683	1	
7033-018-013	5	5.3	17921	ARLINE	90701	1988	0.28	CCMU	MFR	2	4	5	MFR	8,312	7	38,400	48,000	19			1	2	0.714	1	
7033-019-006	5	5.3			90701	1959	0.12	CCMU	SP	2	4	5	Commercial	5,600	0	16,630	20,788	8			1	2	0.042	1	
7033-019-008	5	5.3	18008	PIONEER	90701	1959	0.15	CCMU	SP	2	4	5	Commercial	1,194	0	20,797	25,996	10			1	2	0.769	1	
7033-019-011	5	5.3	18007	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-012	5	5.3	18011	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-013	5	5.3	18011	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-016	5	5.3	18031	ARLINE	90701	1964	0.18	CCMU	MFR	2	4	5	MFR	5,713	7	25,594	31,992	13			1	2	0.471	1	
7033-020-015	5	5.3	11851	183RD	90701	1936	0.06	HDR	MFR	3	3	4	SFR	816	1	6,300	8,400	4			1	2	0.954		
7033-020-018	5	5.3	18110	ARLINE	90701	1946	0.26	HDR	MFR	3	3	4	MFR	5,886	5	27,000	36,000	18			1	2	0.650		
7033-020-019	5	5.3	18102	ARLINE	90701	1976	0.26	HDR	MFR	3	3	4	MFR	7,442	8	27,000	36,000	18			1	2	0.669		
7033-020-020	5	5.3	18030	ARLINE	90701	1924	0.17	HDR	MFR	3	3	4	MFR	2,615	4	17,993	23,990	12			1	2	0.547		
7033-020-021	5	5.3	18028	ARLINE	90701	1955	0.17	HDR	MFR	3	3	4	SFR	1,437	1	17,993	23,990	12			1	2	0.250		
7033-020-026	5	5.3	18000	ARLINE	90701	1974	0.14	HDR	MFR	3	3	4	MFR	3,120	3	14,825	19,766	10			1	2	0.429		
7033-020-027	5	5.3	18126	ARLINE	90701	1964	0.06	HDR	MFR	3	3	4	MFR	1,672	2	6,178	8,237	4			1	2	0.750		
7033-021-001	5	5.3	17902	ARLINE	90701	1938	0.17	HDR	MFR	3	3	4	MFR	4,264	4	18,000	24,000	12			1	2	0.648		
7033-021-002	5	5.3	17906	ARLINE	90701	1994	0.17	HDR	MFR	3	3	4	MFR	3,810	4	17,993	23,990	12			1	2	0.662		
7033-021-003	5	5.3	17910	ARLINE	90701	1934	0.17	HDR	MFR	3	3	4	MFR	3,008	3	18,000	24,000	12			1	2	0.647		
7033-021-028	5	5.3	17918	ARLINE	90701	1937	0.34	HDR	MFR	3	3	4	SFR	3,530	1	36,000	48,000	24			1	2	0.839		

Opportunity Area 6: Gridley South

Opportunity Subareas:

6.1: Opportunity Subarea 6.1 is located north of a single-family home neighborhood, east of Gridley Road, south of 183rd Street, and west of an abandoned railroad. The site is zoned for commercial use, comprises 3.42 acres and was developed in 1986. All lots have more valuable land than the existing structures on them. There are currently no residential units, but the sites could feature up to 239.6 units at base densities in the MUO. The base height for this area is 3 stories, but sites could be built up to 4 stories with the City Density Bonus. This site has a Land Improvement Ratio of less than one. This parcel hosts several uses including an underutilized surface parking area, multi-tenant commercial property and multiple restaurants.

6.2: Opportunity Subarea 6.2 features 7 parcels located north of 187th Street, east of multi-family residential units, south of 184th street, and west of Gridley Road. The sites are zoned for institutional/congregate use, commercial use, and single-family residences. These sites comprise 3.22 acres, and all the parcels were developed before 1974 with two that were developed in 1920 and 1925. The residence and commercial structures in this area range in age from 51 to 105 years old. All lots have more valuable land than the existing structures on them. There is currently one residential unit, but the sites could feature up to 225.36 units at base densities in the MUO. The base height for this area is 3-4 stories, but sites could be built up to 4-5 stories with the City Density Bonus. These sites have a Land Improvement Ratio of less than 1. These parcels host several uses including underutilized office spaces and parking areas, a vacant parcel, and several businesses such as medical offices and a multi-tenant commercial property.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7039-026-027	6	6.1	18300	GRIDLEY	90701	1986	3.42	CG	CG	3	3	4	Commercial	29,986	0	181,906	242,541	240	21.00	5	1	2	0.732		
7039-003-027	6	6.2	18501	CORBY	90701	1947	0.10	LDR	MFR	3	3	4	SFR	1,170	1	10,577	14,102	7			1	2	0.421		
7039-008-005	6	6.2	18502	GRIDLEY	90701	1925	0.22	CG	SP	3	3	4	Commercial	1,623	0	22,680	30,240	15			1	2	0.393		
7039-008-006	6	6.2	18510	GRIDLEY	90701	1974	0.22	CG	SP	3	3	4	Commercial	3,150	0	22,769	30,358	15			1	2	0.914		
7039-008-026	6	6.2	11423	187TH	90701	1974	0.51	LDR	SP	2	4	5	Commercial	12,529	0	71,123	88,904	36		5	1	2	0.800		
7039-008-027	6	6.2	11419	187TH	90701	1973	0.61	CG	CG	2	4	5	Commercial	25,000	0	85,251	106,564	43		5	1	2	0.077		
7039-008-034	6	6.2	18616	GRIDLEY	90701	1974	0.77	CG	CG	3	3	4	Commercial	6,100	0	80,990	107,987	54	21.00	5	1	2	0.691		
7039-026-005	6	6.2	18432	GRIDLEY	90701	1920	0.79	CG	CG	3	3	4	tutional/Congre	5,987	3	82,070	109,427	55	21.00	5	1	2	0.690		

Opportunity Area 7: Pioneer Boulevard South of 183rd Road

Opportunity Subareas:

7.1: Opportunity Subarea 7.1 features 11 parcels located east of Alburtis Avenue, south of 183rd Street, west of Pioneer Boulevard, and north of 186th Street. These sites comprise 6.09 acres, and the parcels were developed in the early 1900s with apartments, single-family homes and in the 1950s-1990s with commercial uses along Pioneer Boulevard. A public parking lot was completed along 186th Street in the 1970s. Residences and commercial structures in this area range in age from 27 to 110 years old. The sites are currently zoned for commercial and multi-family residential uses. There are several residential units, including apartments, however the potential new residential population at the base density of the MUO would facilitate up to 426 units, with the potential of more with State and City bonuses. The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including older residential uses, apartments, a commercial parking lot and various commercial shopping businesses.

7.2 Opportunity Subarea 7.2 is located north of 186th Street, South of 183rd Street, east of Pioneer Boulevard and west of the housing along Clarkdale Avenue. The Subarea is comprised of 4.3 acres and 15 lots. Residences and commercial structures in this area range in age from 15 to 109 years old. The area has 66 residential units, with room for substantial growth. Based on the land being more valuable than what is constructed, the new density and development incentives can create more housing. This area could accommodate 415 residential units. The base height in the MUO is 3 stories but with the inclusion of affordable housing the buildings could go to 4 and five stories. The sites are a combination of multi-family lots that could increase housing density along Arline Street and include housing within multi-tenant commercial sites along Pioneer Boulevard.

7.3: Opportunity Subarea 7.3 features 15 parcels located east of Alburtis Avenue, south of 183rd Street, west of Pioneer Boulevard, and north of 187th Street. These sites comprise 2.64 acres, and the parcels were developed in the mid-1900s with multi-family and single-family homes east of Alburtus Avenue. Commercial shopping and services were developed along Pioneer Boulevard in the early 1900s through 1984. Residences and commercial structures in this area range in age from 41 to 115 years old. The sites are currently zoned for commercial and multi-family residential uses. There are several residential units, including apartments,

however the potential new residential population at the base density of the MUO would facilitate up to 185 units, with the potential of more with State and City bonuses. The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including older residential apartments, single-family homes, commercial shopping/services, and the Artesia Historical District Old Fire Station 30.

7.4: Opportunity Subarea 7.4 features 24 parcels located east of Pioneer Boulevard, south of 186th Street, west of Clarkdale Avenue and north of houses along Park Avenue. These sites comprise 4.42 acres, and the parcels were developed mostly in the mid-1900s with multi-family and single-family uses. Commercial shopping buildings were constructed in the early 1900s and as recently as 1999 along Pioneer Boulevard. Residences and commercial structures in this area range in age from 10 to 104 years old. Artesia City Hall is outside the southern boundary of Opportunity Subarea 7.4 on Clarksdale Avenue. The sites are currently zoned for commercial and multi-family residential uses. There are 38 residential units, however the potential new residential population at the base density of the MUO would facilitate up to 309 units, with the potential of more with State and City bonuses. The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including multi-family residential uses and commercial shopping. Artesia City Hall, Artesia Park and Artesia Library are outside the subarea along Clarkdale Avenue.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7039-001-009	7	7.1	11700	183RD	90701	1966	3.67	CCMU	CG	2	4	5	Commercial	10,731	0	398,662	498,328	257	21.00	5	1	2	0.325	1	
7039-002-004	7	7.1	18507	PIONEER	90701	1998	0.10	CCMU	CG	2	4	5	Commercial	1,814	0	13,466	16,832	7			1	2	0.653	1	
7039-002-005	7	7.1	18511	PIONEER	90701	1946	0.15	CCMU	CG	2	4	5	Commercial	2,790	0	20,950	26,188	11			1	2	0.417	1	
7039-002-013	7	7.1	18423	PIONEER	90701	1958	0.36	CCMU	CG	2	4	5	Commercial	5,000	0	50,445	63,056	25			1	2	0.500	1	
7039-002-019	7	7.1	18413	PIONEER	90701	1959	0.55	CCMU	CG	2	4	5	Commercial	8,250	0	76,346	95,432	39		5	1	2	0.222	1	
7039-002-900	7	7.1	18530	CORBY	90701	1954	0.24	CCMU	MFR	2	4	5	stitutional/Pkg L	0	0	33,920	42,400	17			1	2	0.000	1	
7039-002-901	7	7.1	18510	CORBY	90701	1971	0.56	CCMU	MFR	2	4	5	stitutional/Pkg L	0	0	77,306	96,632	39		5	1	2	0.000	1	
7039-003-013	7	7.1	18411	CORBY	90701	1965	0.10	LDR	MFR	3	3	4	MFR	3,296	3	10,894	14,525	7			1	2	0.670		
7039-003-016	7	7.1	18421	CORBY	90701	1916	0.10	LDR	MFR	3	3	4	SFR	1,071	1	10,944	14,592	7			1	2	0.250		
7039-003-023	7	7.1	11721	186TH	90701	1915	0.12	LDR	MFR	3	3	4	SFR	1,070	1	12,672	16,896	8			1	2	0.250		
7039-003-025	7	7.1	18519	CORBY	90701	1955	0.13	LDR	MFR	3	3	4	MFR	1,632	2	13,716	18,288	9			1	2	0.655		
7040-015-001	7	7.2	11840	183RD	90701	1958	0.26	HDR	MFR	3	3	4	MFR	6,138	5	27,694	36,925	19			1	2	0.667		
7040-015-003	7	7.2	18316	ARLINE	90701	1934	0.17	HDR	MFR	3	3	4	MFR	2,029	2	17,993	23,990	12			1	2	0.585		
7040-015-004	7	7.2	18322	ARLINE	90701	1916	0.17	HDR	MFR	3	3	4	SFR	728	1	18,000	24,000	12			1	2	0.359		
7040-015-006	7	7.2	18402	ARLINE	90701	1941	0.17	HDR	MFR	3	3	4	MFR	4,154	4	18,000	24,000	12			1	2	0.648		
7040-015-008	7	7.2	18412	ARLINE	90701	2006	0.17	HDR	MFR	3	3	4	MFR	5,536	4	18,000	24,000	12			1	2	0.937		
7040-015-011	7	7.2	18430	ARLINE	90701	1970	0.34	HDR	MFR	3	3	4	MFR	10,524	12	35,995	47,994	24			1	2	0.591		
7040-016-013	7	7.2	18500	ARLINE	90701	2001	0.18	HDR	MFR	3	3	4	MFR	5,456	4	18,720	24,960	13			1	2	0.667		
7040-016-016	7	7.2	18512	ARLINE	90701	1978	0.18	HDR	MFR	3	3	4	MFR	4,666	4	18,720	24,960	13			1	2	0.667		
7040-016-017	7	7.2	18512	ARLINE	90701	1960	0.54	HDR	MFR	3	3	4	stitutional/Chur	23,000	0	56,518	75,357	38		5	1	2	0.168		
7040-017-001	7	7.2	18327	ARLINE	90701	1923	0.15	CCMU	MFR	2	4	5	SFR	1,148	1	20,742	25,928	10			1	2	0.250	1	
7040-017-002	7	7.2	18319	ARLINE	90701	1956	0.21	CCMU	MFR	2	4	5	MFR	4,032	5	29,901	37,376	15			1	2	0.667	1	
7040-017-006	7	7.2	18326	PIONEER	90701	1926	0.14	CCMU	MFR	2	4	5	Commercial	1,964	0	19,542	24,428	10			1	2	0.473	1	
7040-017-007	7	7.2	18300	PIONEER	90701	1972	0.71	CCMU	MFR	2	4	5	Commercial	14,430	0	98,579	123,224	50		5	1	2	0.667	1	
7040-017-008	7	7.2	11818	183RD	90701	1953	0.55	CCMU	MFR	2	4	5	MFR	9,372	15	76,861	96,076	39		5	1	2	0.500	1	
7040-018-004	7	7.2	18415	ARLINE	90701	1929	0.17	CCMU	MFR	2	4	5	MFR	1,770	3	23,990	29,988	12			1	2	0.911	1	
7040-018-005	7	7.2	18421	ARLINE	90701	2010	0.17	CCMU	MFR	2	4	5	MFR	2,049	3	23,990	29,988	12			1	2	0.667	1	
7040-018-006	7	7.2	18427	ARLINE	90701	2010	0.17	CCMU	MFR	2	4	5	MFR	2,049	3	23,990	29,988	12			1	2	0.585	1	
7040-018-014	7	7.2	18332	PIONEER	90701	1946	0.13	CCMU	CG	2	4	5	Commercial	1,245	0	18,301	22,876	9			1	2	0.809	1	
7040-018-800	7	7.2	18400	PIONEER	90701	0	0.13	CCMU	CG	2	4	5	Other	0	0	18,301	22,876	9			1	2	#DIV/0!	1	
7040-018-801	7	7.2	18400	PIONEER	90701	0	0.43	CCMU	CG	2	4	5	Other	36,740	0	59,898	74,872	30			1	2	#DIV/0!	1	
7040-018-802	7	7.2	18400	PIONEER	90701	0	0.17	CCMU	CG	2	4	5	Other	0	0	23,990	29,988	12			1	2	#DIV/0!	1	
7040-018-804	7	7.2	18426	PIONEER	90701	1927	0.24	CCMU	CG	2	4	5	Other	1,800	0	33,952	42,440	17			1	2	#DIV/0!	1	
7040-019-003	7	7.2	18513	ARLINE	90701	1958	0.18	CCMU	MFR	2	4	5	stitutional/Chur	7,500	0	24,950	31,188	13			1	2	0.079	1	
7040-019-010	7	7.2	18522	PIONEER	90701	1990	0.17	CCMU	CG	2	4	5	Commercial	5,344	0	23,626	29,532	12			1	2	0.591	1	

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7039-010-002	7	7.3	18633	CORBY	90701	1946	0.21	HDR	MFR	3	3	4	MFR	1,720	4	22,466	29,955	15			1	2	0.688		
7039-010-004	7	7.3	18621	CORBY	90701	1959	0.18	HDR	MFR	3	3	4	SFR	800	1	18,840	25,120	13			1	2	0.217		
7039-010-008	7	7.3	11726	186TH	90701	1923	0.18	HDR	MFR	3	3	4	MFR	2,734	3	19,205	25,606	13			1	2	0.520		
7039-010-905	7	7.3	18641	CORBY	90701	1937	0.24	HDR	HD	3	3	4	Commercial	1,970	0	25,344	33,792	17			1	2	0.000		
7039-011-002	7	7.3	18641	PIONEER	90701	1910	0.09	CCMU	CG	2	4	5	Commercial	1,222	0	11,891	14,864	6			1	2	0.917	1	
7039-011-008	7	7.3	18625	PIONEER	90701	1933	0.09	CCMU	CG	2	4	5	Commercial	2,483	0	11,891	14,864	6			1	2	0.430	1	
7039-011-009	7	7.3	18621	PIONEER	90701	1933	0.09	CCMU	CG	2	4	5	Commercial	1,040	0	11,891	14,864	6			1	2	0.941	1	
7039-011-012	7	7.3	18615	PIONEER	90701	1933	0.17	CCMU	CG	2	4	5	Commercial	5,340	0	23,795	29,744	12			1	2	0.644	1	
7039-011-013	7	7.3	18611	PIONEER	90701	1929	0.17	CCMU	CG	2	4	5	Commercial	2,204	0	23,795	29,744	12			1	2	0.265	1	
7039-011-015	7	7.3	18601	PIONEER	90701	1934	0.12	CCMU	CG	2	4	5	Commercial	5,000	0	16,419	20,524	8			1	2	0.024	1	
7039-011-017	7	7.3	18634	CORBY	90701	1955	0.18	CCMU	MFR	2	4	5	MFR	1,052	2	25,104	31,380	13			1	2	0.364	1	
7039-011-025	7	7.3	18626	CORBY	90701	1961	0.27	CCMU	MFR	2	4	5	MFR	3,072	4	37,664	47,080	19			1	2	0.887	1	
7039-012-003	7	7.3	18701	PIONEER	90701	1939	0.41	CCMU	CG	2	4	5	Commercial	8,000	0	56,531	70,664	28			1	2	0.604	1	
7039-012-009	7	7.3	11738	187TH	90701	1946	0.05	CCMU	CG	2	4	5	Commercial	320	0	6,886	8,608	3			1	2	0.167	1	
7039-012-010	7	7.3	18725	PIONEER	90701	1984	0.19	CCMU	CG	2	4	5	Commercial	5,549	0	27,069	33,836	14			1	2	0.769	1	
7040-020-002	7	7.4	18639	ARLINE	90701	0	0.18	HDR	MFR	2	4	5	Vacant	0	0	24,960	31,200	13			1	2	0.000		
7040-020-004	7	7.4	18629	ARLINE	90701	1923	0.18	HDR	MFR	2	4	5	SFR	992	1	24,960	31,200	13			1	2	0.250		
7040-020-016	7	7.4	18634	PIONEER	90701	1938	0.08	CG	CG	2	4	5	Commercial	1,716	0	11,472	14,340	6			1	2	0.456	1	
7040-020-018	7	7.4	18624	PIONEER	90701	1999	0.18	CG	CG	2	4	5	Commercial	5,712	0	24,730	30,912	12			1	2	0.758	1	
7040-020-019	7	7.4	18618	PIONEER	90701	1999	0.15	CG	CG	2	4	5	Commercial	6,110	0	20,755	25,944	10			1	2	0.833	1	
7040-020-022	7	7.4	18612	PIONEER	90701	1924	0.08	CG	CG	2	4	5	Commercial	2,808	0	11,472	14,340	6			1	2	0.922	1	
7040-020-024	7	7.4	18608	PIONEER	90701	1922	0.16	CG	CG	2	4	5	Commercial	4,000	0	22,957	28,696	12			1	2	0.754	1	
7040-020-028	7	7.4	11818	186TH	90701	1951	0.04	HDR	SP	2	4	5	Commercial	432	0	5,088	6,360	3			1	2	0.643		
7040-021-001	7	7.4	11865	187TH	90701	1981	0.27	HDR	MFR	3	3	4	MFR	6,616	6	28,260	37,680	19			1	2	0.668		
7040-021-002	7	7.4	11859	187TH	90701	1948	0.27	HDR	MFR	3	3	4	MFR	2,866	2	27,965	37,286	19			1	2	0.679		
7040-021-003	7	7.4	18629	CLARKDALE	90701	1938	0.18	HDR	MFR	3	3	4	SFR	1,394	1	18,720	24,960	13			1	2	0.250		
7040-021-013	7	7.4	18628	ARLINE	90701	1977	0.18	HDR	MFR	3	3	4	MFR	4,232	5	18,720	24,960	13			1	2	0.666		
7040-021-016	7	7.4	18612	ARLINE	90701	1921	0.18	HDR	MFR	3	3	4	MFR	3,121	3	18,713	24,950	13			1	2	0.665		
7040-021-017	7	7.4	18606	ARLINE	90701	1937	0.18	HDR	MFR	3	3	4	MFR	1,368	2	18,713	24,950	13			1	2	0.694		
7040-021-018	7	7.4	18602	ARLINE	90701	1959	0.18	HDR	MFR	3	3	4	MFR	4,945	6	19,080	25,440	13			1	2	0.433		
7040-022-001	7	7.4	18721	ARLINE	90701	1984	0.27	HDR	MFR	2	4	5	SFR	2,062	1	37,955	47,444	19			1	2	0.424		
7040-022-004	7	7.4	11818	187TH	90701	1924	0.18	HDR	MFR	2	4	5	MFR	1,753	2	25,187	31,484	13			1	2	0.956		
7040-022-005	7	7.4	11826	187TH	90701	1954	0.09	HDR	MFR	2	4	5	MFR	1,200	2	12,714	15,892	6			1	2	0.652		
7040-022-019	7	7.4	18720	ARLINE	90701	1939	0.18	HDR	MFR	3	3	4	SFR	572	1	18,720	24,960	13			1	2	0.250		
7040-022-021	7	7.4	18712	ARLINE	90701	1941	0.18	HDR	MFR	3	3	4	SFR	1,315	1	18,720	24,960	13			1	2	0.122		
7040-022-026	7	7.4	18702	ARLINE	90701	1964	0.12	HDR	MFR	3	3	4	SFR	1,664	1	12,720	16,960	9			1	2	0.201		
7040-022-027	7	7.4	18706	ARLINE	90701	1963	0.12	HDR	MFR	3	3	4	SFR	1,650	1	12,480	16,640	8			1	2	0.292		
7040-022-028	7	7.4	11810	187TH	90701	1965	0.34	CCMU	CG	2	4	5	Commercial	6,480	0	47,059	58,824	24			1	2	0.122	1	
7040-022-029	7	7.4	18732	ARLINE	90701	2015	0.45	HDR	MFR	3	3	4	MFR	8,526	10	47,280	63,040	32			1	2	0.700		

Opportunity Area 8: South Street

Opportunity Subareas:

8.1: Opportunity Subarea 8.1 features 10 parcels located south of the current railroad right-of-way, north of 188th Street, east of the eastern alley off Alburtis Avenue and west of Pioneer Boulevard. These sites comprise 2.28 acres and there are currently 7 residential units. Three homes are single-family and were built between 1912-1923. One multi-family structure was constructed in 1940. The remaining commercial and light industrial uses were developed between 1950-1988 with the remaining light-industrial use being constructed in 1998. Residences and commercial structures in this area range in age from 27 to 113 years old. All sites have land more valuable than what is built on them. These sites are all light-industrial zoning and housing could still be constructed if the MUO is utilized, as the overlay can surpass base zoning if affordable housing is included. If the area was built to capacity at the base density for the MUO, then 160 housing units could be built in this area. If a site incorporated affordable housing, the Artesia Density Bonus could be included and would allow the base density of 3 stories to go up to 5 stories. Subarea 8.1 features a variety of light industrial and commercial uses including construction company offices, small warehouse uses, and a small commercial shopping center.

8.2: Opportunity Subarea 8.2 is located south of 188th Street, north of South Street, west of Pioneer Boulevard, and ends on the eastern City border with Cerritos. These sites comprise 4.66 acres, 20 parcels, and there are currently 10 residential units. Three single-family homes were built in the early 1900s and 1958. The multi-family structures were constructed in 1974 and 1988. The remaining commercial uses were developed between 1950-1988. Residences and commercial structures in this area range in age from 37 to 125 years old. The sites are currently zoned for light-manufacturing, commercial, and multi-family residential uses. There are four vacant parcels in the Subarea. There are several residential units, however the potential new residential population at the base density of the MUO would facilitate up to 326 units, with the potential of more with State and City bonuses. The base construction height is capped at four stories, and if percentages of lower income housing are included then the heights can be increased to six stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including multi-family residential uses, and retail and service commercial uses along South Street and Pioneer Boulevard.

8.3: Opportunity Subarea 8.3 is located south of South Street, west of Pioneer Boulevard, and ends at the eastern City border with Cerritos. The southern border of Subarea 8 ends at a mobile home park within the City of Artesia. These sites comprise 6.65 acres within 6 parcels. There are no residential units. The commercial uses were developed between 1948-1977; these structures range between 35 to 77 years old. The remaining 46,886 square-foot shopping center at 11624 South Street was developed in 1990. There is one vacant parcel. These parcels are currently zoned for Commercial Planned Development and are due to be rezoned for commercial uses. This would facilitate the potential to implement the MUO as housing could still be constructed if the MUO is utilized. Further, if affordable housing is included, the MUO would allow the amount of housing to surpass the base zoning. If the area was built to capacity at the base density for the MUO, then 466 housing units could be built in this area. If a site incorporated affordable housing, the Artesia Density Bonus could be included and would allow the base density of 5 stories to go up to 6 stories. Subarea 8.3 features a variety of commercial retail and dining uses.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7039-012-004	8	8.1	11739	188TH	90701	1918	0.18	SSGC	LMI	1	5	6	SFR	774	1	31,992	38,390	13			1	2	0.169		
7039-012-012	8	8.1	11747	188TH	90701	1923	0.20	SSGC	LMI	1	5	6	SFR	192	1	34,992	41,990	14			1	2	0.009		
7039-012-013	8	8.1	18732	CORBY	90701	1988	0.56	SSGC	LMI	1	5	6	Industrial	15,208	0	97,524	117,029	39		5	1	2	0.789		
7039-015-001	8	8.1	18745	CORBY	90701	1963	0.19	SSGC	LMI	3	3	4	Industrial	1,848	0	19,351	25,802	13			1	2	0.079		
7039-015-002	8	8.1	18739	CORBY	90701	1912	0.18	SSGC	LMI	3	3	4	SFR	933	1	18,840	25,120	13			1	2	0.076		
7039-015-003	8	8.1	18735	CORBY	90701	1998	0.18	SSGC	LMI	3	3	4	Industrial	2,860	0	18,840	25,120	13			1	2	0.750		
7039-015-004	8	8.1	18729	CORBY	90701	1951	0.18	SSGC	LMI	3	3	4	Commercial	765	0	18,840	25,120	13			1	2	0.083		
7039-015-005	8	8.1	18725	CORBY	90701	1967	0.18	SSGC	LMI	3	3	4	Industrial	1,831	0	18,840	25,120	13			1	2	0.438		
7039-015-006	8	8.1	18717	CORBY	90701	1940	0.18	SSGC	LMI	3	3	4	MFR	2,352	4	18,840	25,120	13			1	2	0.093		
7039-015-007	8	8.1	18715	CORBY	90701	1953	0.25	SSGC	LMI	3	3	4	Industrial	2,850	0	25,874	34,499	17			1	2	0.340		
7039-013-007	8	8.2	18809	PIONEER	90701	1966	0.16	SSGC	CG	1	5	6	Commercial	3,060	0	27,232	32,678	11			1	2	0.963		
7039-013-010	8	8.2			90701	0	0.18	SSGC	LMI	1	5	6	Vacant	0	0	31,380	37,656	13			1	2	0.000		
7039-013-011	8	8.2			90701	0	0.18	SSGC	LMI	1	5	6	Vacant	0	0	31,380	37,656	13			1	2	0.000		
7039-013-012	8	8.2	18822	CORBY	90701	1988	0.18	SSGC	LMI	1	5	6	Commercial	1,742	0	31,380	37,656	13			1	2	0.278		
7039-013-014	8	8.2	18812	CORBY	90701	1984	0.18	SSGC	LMI	1	5	6	Commercial	1,560	0	31,380	37,656	13			1	2	0.378		
7039-013-021	8	8.2	11755	SOUTH	90701	1972	0.14	SSGC	LMI	1	5	6	Commercial	2,157	0	24,744	29,693	10			1	2	0.000		
7039-013-023	8	8.2	11748	188TH	90701	1977	0.12	SSGC	LMI	1	5	6	Commercial	2,154	0	21,380	25,656	9			1	2	0.556		
7039-014-003	8	8.2	18841	CORBY	90701	1974	0.18	SSGC	LMI	1	5	6	Commercial	7,852	0	31,400	37,680	13			1	2	0.034		
7039-014-005	8	8.2	18809	CORBY	90701	0	0.18	SSGC	LMI	3	3	4	Vacant	0	0	18,845	25,126	13			1	2	0.000		
7039-014-006	8	8.2	18803	CORBY	90701	1973	0.18	SSGC	LMI	3	3	4	Industrial	3,200	0	19,205	25,606	13			1	2	0.179		
7039-014-011	8	8.2			90701	0	0.18	SSGC	CG	1	5	6	Vacant	0	0	31,380	37,656	13			1	2	0.000		
7039-014-012	8	8.2	18812	ALBURTIS	90701	1958	0.18	SSGC	MFR	3	3	4	SFR	1,146	1	18,828	25,104	13			1	2	0.807		
7039-014-014	8	8.2	18802	ALBURTIS	90701	1974	0.18	SSGC	MFR	3	3	4	MFR	2,184	2	19,080	25,440	13			1	2	0.637		
7039-014-015	8	8.2	18819	CORBY	90701	1957	0.18	SSGC	LMI	1	5	6	SFR	1,082	1	31,400	37,680	13			1	2	0.800		
7039-014-016	8	8.2	18813	CORBY	90701	1915	0.18	SSGC	LMI	3	3	4	SFR	806	1	18,840	25,120	13			1	2	0.559		
7039-014-018	8	8.2	11701	SOUTH	90701	1980	0.84	SSGC	CG	1	5	6	Commercial	16,450	0	145,564	174,677	58	21.00	5	1	2	0.000		
7039-017-009	8	8.2	18803	ALBURTIS	90701	1900	0.18	SSGC	MFR	3	3	4	SFR	1,046	1	19,207	25,610	13			1	2	0.563		
7039-017-019	8	8.2	11624	188TH	90701	0	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	13			1	2	0.000		1
7039-018-016	8	8.2	18823	JERSEY	90701	0	0.18	SSGC	MFR	3	3	4	Commercial	7,800	0	18,840	25,120	13			1	2	0.022		
7039-018-033	8	8.2	11615	SOUTH	90701	1971	0.50	SSGC	CG	1	5	6	Commercial	2,171	0	87,364	104,837	35		5	1	2	0.800		
7039-018-038	8	8.2	18819	JERSEY	90701	1988	0.19	SSGC	MFR	3	3	4	MFR	5,174	4	19,843	26,458	13			1	2	0.670		
7039-024-009	8	8.3	11600	SOUTH	90701	1968	0.39	SSGC	CPD	1	5	6	Commercial	3,220	0	68,512	82,214	28			1	2	0.100		
7039-024-010	8	8.3			90701	0	0.73	SSGC	CPD	1	5	6	Vacant	0	0	127,400	152,880	51	21.00	5	1	2	0.000		
7039-024-014	8	8.3	19117	PIONEER	90701	1948	0.45	SSGC	CPD	1	5	6	Commercial	1,800	0	78,408	94,090	32			1	2	0.428		
7039-024-022	8	8.3	11732	SOUTH	90701	1977	1.66	SSGC	CPD	1	5	6	Commercial	17,969	0	289,240	347,088	116	21.00	5	1	2	0.512		
7039-024-031	8	8.3	19015	PIONEER	90701	1969	0.50	SSGC	CPD	1	5	6	Commercial	2,430	0	87,120	104,544	35		5	1	2	0.538		
7039-024-033	8	8.3	11624	SOUTH	90701	1990	2.92	SSGC	CPD	1	5	6	Commercial	46,886	0	508,780	610,536	204	21.00	5	1	2	0.708		

Opportunity Area 9: South Street East

Opportunity Subareas:

9.1: Opportunity subarea 9.1 features 2 parcels located northeast of an abandoned railroad, south of South Street, and west of single-family residential units. These sites are zoned for commercial use, comprise of 2.04 acres, and all the parcels were developed before 1985. Residences and commercial structures in this area range in age from 39 to 43 years old. All lots have more valuable land than the existing structures on them. There are currently no residential units; however, the potential new residential population at the base density of the MUO would facilitate up to 143 units. The base construction height is capped at three stories, and if percentages of lower income housing are included then the heights can be increased to four stories. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including car repair and a multi-tenant commercial property.

9.2: Opportunity Subarea 9.2 features 9 parcels located north of Hibbing Street, east and west of a single-family home neighborhood and a commercial lot featuring multiple restaurants, and south of a community church. 5 parcels are zoned for commercial use and built from 1971-1985 with one building that was constructed in 2016. There are two single family residences and one multi-family residence, all constructed before 1963. There is one institutional (preschool) parcel which was constructed in 1952. Residences and commercial structures in this area range in age from 9 to 77 years old. These sites comprise 4.68 acres. All lots have more valuable land than the existing structures on them. The potential new residential population at the base density of the MUO could facilitate up to 328 units. The base construction height is capped at three stories, and if percentages of lower income housing are included then the heights can be increased to four stories. Development standards include setbacks and additional story setbacks to reduce impact on existing housing. All sites have a Land Improvement Ratio of less than one. These parcels host several uses including single-family homes, multi-family developments, multi-tenant commercial properties and multiple restaurants.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7054-003-036	9	9.1	11944	SOUTH	90701	1982	1.35	CG	CG	3	3	4	Commercial	22,750	0	141,134	188,179	95	21	5	1	2	0.395		
7054-003-037	9	9.1	11940	SOUTH	90701	1986	0.69	CG	CG	3	3	4	Commercial	9,797	0	70,392	93,856	48		5	1	2	0.813		
7024-006-059	9	9.2	18820	NORWALK	90701	1985	1.66	NWBC	CG	3	3	4	Commercial	1,003	0	174,048	232,064	117	21.00	5	1	2	0.267		
7040-032-022	9	9.2	12155	SOUTH	90701	1976	0.51	NWBC	CG	3	3	4	Commercial	5,821	0	53,318	71,091	36		5	1	2	0.545		
7054-005-012	9	9.2	12240	SOUTH	90701	1963	0.08	NWBC	CG	3	3	4	SFR	800	1	8,736	11,648	6			1	2	0.231		
7054-005-019	9	9.2	12304	SOUTH	90701	1948	0.18	NWBC	CG	3	3	4	MFR	1,526	3	18,432	24,576	12			1	2	0.819		
7054-005-021	9	9.2	12316	SOUTH	90701	1956	0.10	NWBC	CG	3	3	4	SFR	944	1	10,656	14,208	7			1	2	0.302		
7054-005-052	9	9.2	12244	SOUTH	90701	1982	0.53	NWBC	CG	3	3	4	Commercial	8,055	0	55,296	73,728	37		5	1	2	0.500		
7054-005-056	9	9.2	12202	SOUTH	90701	2016	0.47	NWBC	CG	3	3	4	Commercial	2,450	0	48,648	64,864	33			1	2	0.966		
7054-027-060	9	9.2	19023	NORWALK	90701	1952	0.46	NWBC	CG	3	3	4	tutional: presc	2,735	0	48,185	64,246	32			1	2	0.513		
7054-027-079	9	9.2	12146	SOUTH	90701	1971	0.69	NWBC	CG	3	3	4	Commercial	7,580	0	71,885	95,846	48		5	1	2	0.846		

Vacant Parcels

The parcels identified as vacant in the Sites Inventory are illustrated below. The designation of "vacant" is from the Los Angeles County Assessor, and many of these sites are parking lots associated with adjacent commercial uses.

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7011-005-006	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-005-007	1	1.3	11818	167TH	90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-020	1	1.3		167TH		0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-021	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-022	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-023	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-006-049	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-007-003	1	1.3	11816	166TH	90701	0	0.31	PBC	CG	1	5	6	Vacant	0	0	54,396	65,275	22			1	2	0.000		
7011-007-028	1	1.3			90701	0	0.06	PBC	CG	1	5	6	Vacant	0	0	10,700	12,840	4			1	2	0.000		
7011-007-042	1	1.3			90701	0	0.11	PBC	CG	3	3	4	Vacant	0	0	11,856	15,808	8			1	2	0.000		
7014-003-047	1	1.1		ALBURTIS	90701	0	0.01	LMI	LMI	3	3	4	Vacant	0	0	876	1,168	1			1	2	0.000		
7033-007-002	5	5.2			90701	0	0.03	CCMU	CG	3	3	4	Vacant		0	2,813	3,750	2			1	2	0.000	1	
7033-007-007	5	5.2	17720	PIONEER	90701	0	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	20			1	2	0.000	1	
7033-007-016	5	5.2	17610	PIONEER	90701	0	0.21	CCMU	AL-SP	2	4	5	Vacant		0	29,952	37,440	15			1	2	0.000	1	
7033-007-017	5	5.2	17618	PIONEER	90701	0	0.24	CCMU	AL-SP	2	4	5	Vacant		0	33,453	41,816	17			1	2	0.000	1	
7033-007-018	5	5.2			90701	0	0.37	CCMU	AL-SP	2	4	5	Vacant		0	51,574	64,468	26			1	2	0.000	1	
7033-007-019	5	5.2			90701	0	0.21	CCMU	CG	2	4	5	Vacant		0	29,274	36,592	15			1	2	0.000	1	
7033-007-020	5	5.2	17624	PIONEER	90701	0	0.23	CCMU	CG	2	4	5	Vacant		0	32,061	40,076	16			1	2	0.000	1	
7033-017-006	5	5.3	11819	SHWORTH	90701	0	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	10			1	2	0.000	1	
7033-019-011	5	5.3	18007	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-012	5	5.3	18011	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-013	5	5.3	18011	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7035-003-060	2	2.1	17327	ROSETON	90701	0	0.28	GCC	ABC-SP	3	3	4	Vacant	0	0	28,843	38,458	19			1	2	0.017		
7035-004-067	3	3.1			90701	0	0.16	GCC	LMI	2	4	5	Vacant	0	0	22,470	28,088	11			1	2	0.000		
7035-004-081	2	2.1	17127	ROSETON	90701	0	0.32	GCC	LMI	3	3	4	Vacant	0	0	33,454	44,605	22			1	2	0.000		
7035-005-048	2	2.2	17501	ROSETON	90701	0	0.64	GCC	ABC-SP	2	4	5	Vacant	0	0	89,600	112,000	45		5	1	2	0.000		
7035-005-050	2	2.2	11540	ARTESIA	90701	0	1.06	GCC	ABC-SP	2	4	5	Vacant	0	0	147,757	184,696	74	21.00	5	1	2	0.000		
7035-016-033	3	3.1			90701	0	0.14	GCC	LMI	2	4	5	Vacant	0	0	20,157	25,196	10			1	2	0.000		
7035-016-046	3	3.1	17203	JERSEY	90701	0	0.13	GCC	LMI	2	4	5	Vacant	0	0	17,491	21,864	9			1	2	0.000		
7035-016-055	3	3.1			90701	0	0.07	GCC	LMI	2	4	5	Vacant	0	0	10,077	12,596	5			1	2	0.000		
7035-016-069	3	3.1			90701	0	0.09	GCC	LMI	2	4	5	Vacant	0	0	12,656	15,820	6			1	2	0.000		
7035-016-070	3	3.1			90701	0	0.29	GCC	LMI	2	4	5	Vacant	0	0	30,240	37,800	20			1	2	0.000		
7035-017-010	3	3.2			90701	0	0.20	LDR	ABC-SP	3	3	4	Vacant	0	0	20,772	27,696	14			1	2	0.000		
7035-017-040	3	3.2			90701	0	0.20	GCC	ABC-SP	3	3	4	Vacant	0	0	20,880	27,840	14			1	2	0.000		
7039-013-010	8	8.2			90701	0	0.18	SSGC	LMI	1	5	6	Vacant	0	0	31,380	37,656	13			1	2	0.000		
7039-013-011	8	8.2			90701	0	0.18	SSGC	LMI	1	5	6	Vacant	0	0	31,380	37,656	13			1	2	0.000		
7039-014-005	8	8.2	18809	CORBY	90701	0	0.18	SSGC	LMI	3	3	4	Vacant	0	0	18,845	25,126	13			1	2	0.000		
7039-014-011	8	8.2			90701	0	0.18	SSGC	CG	1	5	6	Vacant	0	0	31,380	37,656	13			1	2	0.000		
7039-017-019	8	8.2	11624	188TH	90701	0	0.18	SSGC	MFR	3	3	4	Vacant	0	0	19,207	25,610	13			1	2	0.000		1
7039-024-010	8	8.3			90701	0	0.73	SSGC	CPD	1	5	6	Vacant	0	0	127,400	152,880	51	21.00	5	1	2	0.000		
7040-020-002	7	7.4	18639	ARLINE	90701	0	0.18	HDR	MFR	2	4	5	Vacant	0	0	24,960	31,200	13			1	2	0.000		

Nonvacant Sites in Two or More Cycles and Carry Over Sites

Sites that are carried over from past Housing Element Cycles and vacant parcels that have been in two or more Housing Element cycles receive additional State mandated conditions, as illustrated below.

Nonvacant Sites in Two or More Cycles

Rezone to make Prior identified sites available pursuant to government code 65583.2 (c)

- Allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households

Carry Over Sites

Rezone for a shortfall pursuant to Gov Code 65583.2 (h) and (i)

- By right definition consistent with 65583.2 (h) and (i)
- Minimum Density of 16 or 20 units per acre; **and**
- Minimum site capacity of 16 units; **and**
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only **OR** on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
    - allow 100 percent residential use, **AND**
    - require residential use to occupy 50 percent of the total floor area of a mixed-use project

The following is the list of parcels within the Sites Inventory that fall into the two categories described above:

AIN	OA No.	OA SubArea	Address No.	Street	Zip Code	Year Built	Gross Lot Area (acres)	General Plan	Zone	Overlay Zone	Max. No. of Stories	Artesia Density Bonus (increased stories)	Extg Use	Extg Bldg Area (ft^2)	Extg. No. of Res Units	Potential Bldg Floor Area (ft^2)	Potential Bldg Floor Area with Artesia Density Bonus (ft2)	70 du/acre Minimum Density	Very Low Income Unit Count	Lower Income Unit Count	Moderate Income Unit Count	Above Moderate Income Unit Count	HEO Sites Improvement to Land Ratio (ILR)	5th Cycle Housing Element (Not Vacant)	4th and 5th Vacant
7033-007-001	5	5.2	17626	PIONEER	90701	1956	0.08	CCMU	CG	3	3	4	Commercial	384	0	8,040	10,720	5			1	2	0.027	1	
7033-007-002	5	5.2			90701	0	0.03	CCMU	CG	3	3	4	Vacant		0	2,813	3,750	2			1	2	0.000	1	
7033-007-003	5	5.2	17702	PIONEER	90701	1958	0.42	CCMU	CG	3	3	4	Commercial	3,757	0	43,438	57,917	29			1	2	0.005	1	
7033-007-004	5	5.2	17718	PIONEER	90701	1906	0.22	CCMU	CG	3	3	4	SFR	1,348	1	22,999	30,666	15			1	2	0.020	1	
7033-007-006	5	5.2	17720	PIONEER	90701	1956	0.30	CCMU	CG	3	3	4	Commercial	5,778	0	31,582	42,109	21			1	2	0.037	1	
7033-007-007	5	5.2	17720	PIONEER	90701	0	0.28	CCMU	CG	3	3	4	Vacant	0	0	29,273	39,030	20			1	2	0.000	1	
7033-007-009	5	5.2	17726	PIONEER	90701	1976	0.21	CCMU	CG	3	3	4	Commercial	3,480	0	21,682	28,909	15			1	2	0.371	1	
7033-007-010	5	5.2	11819	178TH	90701	1929	0.12	CCMU	CG	3	3	4	MFR	1,364	2	12,545	16,726	8			1	2	0.647	1	
7033-007-011	5	5.2	11827	178TH	90701	1948	0.05	CCMU	CG	3	3	4	SFR	560	1	5,227	6,970	4			1	2	0.417	1	
7033-007-016	5	5.2	17610	PIONEER	90701	0	0.21	CCMU	AL-SP	2	4	5	Vacant		0	29,952	37,440	15			1	2	0.000	1	
7033-007-017	5	5.2	17618	PIONEER	90701	0	0.24	CCMU	AL-SP	2	4	5	Vacant		0	33,453	41,816	17			1	2	0.000	1	
7033-007-018	5	5.2			90701	0	0.37	CCMU	AL-SP	2	4	5	Vacant		0	51,574	64,468	26			1	2	0.000	1	
7033-007-019	5	5.2			90701	0	0.21	CCMU	CG	2	4	5	Vacant		0	29,274	36,592	15			1	2	0.000	1	
7033-007-020	5	5.2	17624	PIONEER	90701	0	0.23	CCMU	CG	2	4	5	Vacant		0	32,061	40,076	16			1	2	0.000	1	
7033-017-006	5	5.3	11819	SHWORTH	90701	0	0.15	CCMU	MFR	3	3	4	Vacant	0	0	15,336	20,448	10			1	2	0.000	1	
7033-018-008	5	5.3	11818	SHWORTH	90701	1945	0.09	CCMU	MFR	2	4	5	SFR	4,162	1	12,800	16,000	6			1	2	0.317	1	
7033-018-009	5	5.3	11820	SHWORTH	90701	1946	0.09	CCMU	MFR	2	4	5	SFR	828	1	12,800	16,000	6			1	2	0.250	1	
7033-018-010	5	5.3	11824	SHWORTH	90701	1946	0.09	CCMU	MFR	2	4	5	SFR	933	1	12,800	16,000	6			1	2	0.250	1	
7033-018-011	5	5.3	11828	SHWORTH	90701	1924	0.09	CCMU	MFR	2	4	5	MFR	1,040	2	12,810	16,012	6			1	2	0.683	1	
7033-018-013	5	5.3	17921	ARLINE	90701	1988	0.28	CCMU	MFR	2	4	5	MFR	8,312	7	38,400	48,000	19			1	2	0.714	1	
7033-019-006	5	5.3			90701	1959	0.12	CCMU	SP	2	4	5	Commercial	5,600	0	16,630	20,788	8			1	2	0.042	1	
7033-019-008	5	5.3	18008	PIONEER	90701	1959	0.15	CCMU	SP	2	4	5	Commercial	1,194	0	20,797	25,996	10			1	2	0.769	1	
7033-019-011	5	5.3	18007	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-012	5	5.3	18011	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-013	5	5.3	18011	ARLINE	90701	0	0.18	CCMU	MFR	2	4	5	Vacant	0	0	25,600	32,000	13			1	2	0.000	1	1
7033-019-016	5	5.3	18031	ARLINE	90701	1964	0.18	CCMU	MFR	2	4	5	MFR	5,713	7	25,594	31,992	13			1	2	0.471	1	
7035-012-027	5	5.1	18000	ALBURTIS	90701	1950	0.15	CCMU	MFR	3	3	4	SFR	1,129	1	15,840	21,120	11			1	2	0.856	1	
7035-012-030	5	5.1	18011	PIONEER	90701	1952	0.46	CCMU	SP	2	4	5	Commercial	3,465	0	64,512	80,640	32			1	2	0.450	1	
7035-012-038	5	5.1	18107	PIONEER	90701	2006	0.25	CCMU	CG	2	4	5	Commercial	3,593	0	35,392	44,240	18			1	2	0.278	1	
7035-012-045	5	5.1	18015	PIONEER	90701	1948	0.57	CCMU	SP	2	4	5	Commercial/MF	3,252	6	78,848	98,560	40		5	1	2	0.680	1	
7035-012-904	5	5.1	8159 - 1817	PIONEER	90701	0	2.09	CCMU	CG	2	4	5	Commercial	32,260	0	291,328	364,160	146	21.00	5	1	2	0.000	1	
7035-019-034	5	5.1	17722	ALBURTIS	90701	1916	0.15	CCMU	MFR	3	3	4	SFR	1,271	1	15,360	20,480	10			1	2	0.439	1	
7035-019-035	5	5.1	17730	ALBURTIS	90701	1964	0.36	CCMU	MFR	3	3	4	MFR	3,744	4	38,117	50,822	26			1	2	0.500	1	
7035-019-036	5	5.1	17730	ALBURTIS	90701	1964	0.65	CCMU	MFR	3	3	4	MFR	13,104	14	68,225	90,966	46		5	1	2	0.433	1	

Appendix C:
Affirmatively Furthering Fair Housing

C.1 Introduction

The City of Artesia is dedicated to the support of members of the community. The goal of this section of the Housing Element is to inform land-use and funding policies to help achieve an Artesia that furthers better outcomes for people regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and all other protected characteristics. The community does better as a whole when everyone has better housing, health, and economic outcomes.

In 2017, California passed Assembly Bill AB 686 as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws." Public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities. The bill added a required assessment of fair housing to the Housing Element of a General Plan which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The City of Artesia's Fair Housing Assessment addresses five housing issue areas:

1. Fair Housing Enforcement, Outreach, and Capacity (Section D.2.1)
2. Segregation and Integration (Section D.2.2)
3. Racially or Ethnically Concentrated Areas of Poverty and Affluence (Section D.2.3)
4. Access to Opportunities (Section D.2.4)
5. Disproportionate Housing Needs (Section D.2.5)

6. Outreach Efforts (Section D.2.6)

The following is a thorough analysis of fair housing issues facing Artesia.

C.2 Fair Housing Assessment

C.2.1 Fair Housing Enforcement, Outreach, and Capacity

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants' rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

Federal fair housing laws prohibit discrimination based on: race, color, religion, national origin, sex/gender, handicap/disability, and familial status. Specific federal legislation and court rulings include:

• The Civil Rights Act of 1966- covers only race and was the first legislation of its kind

• The Federal Fair Housing Act 1968- covers refusal to rent, sell, or finance

• The Fair Housing Amendment Act of 1988- added the protected classes of handicap and familial status

• The Americans with Disabilities Act (ADA)- covers public accommodations in both businesses and in multi-family housing developments

• Shelly v. Kramer 1948- made it unconstitutional to use deed restrictions to exclude individuals from housing

• Jones v. Mayer 1968- made restrictive covenants illegal and unenforceable

California state fair housing laws protect the same classes as the federal laws with the addition of marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination. Specific State legislation and regulations include:

• California Fair Employment and Housing Act (FEHA, Part 2.8, commencing with Section 12900, of Division 3 of Title 2; Rumford Act) - covers the area of employment and housing, with the exception of single-family houses with no more than one roomer/boarder

• FEHA Regulations (California Code of Regulations (CCR), title 2, sections 12005-12271)

• Government Code section 65008 covers actions of a city and/or county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in

the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

» For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.

» Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing

• Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

• Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.

• Density Bonus Law (Gov. Code, § 65915.)

• Housing Accountability Act (Gov. Code, § 65589.5.)

• No-Net-Loss Law (Gov. Code, § 65863)

• Least Cost Zoning Law (Gov. Code, § 65913.1)

• Excessive subdivision standards (Gov. Code, § 65913.2.)

• Limits on growth controls (Gov. Code, § 65302.8.)

• Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)

• Unruh Civil Rights Act- extends to businesses and covers age and arbitrary discrimination

• California Civil Code Section 53- takes measures against restrictive covenants

• Department of Real Estate Commissioner's Regulations 2780-2782- defines disciplinary actions for discrimination, prohibits panic selling and affirms the broker's duty to supervise

• Business and Professions Code- covers people who hold licenses, including real estate agents, brokers, and loan officers.

At the County level there is also effort to guarantee fair access to housing. The Los Angeles County Development Authority (LACDA) prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex.

The City of Artesia is affirmatively furthering fair housing through the identification of Meaningful Actions implemented by way of Program Actions. The Program section of the Housing Element provides further detail. The two largest actions to reduce housing access burdens have been through large code changes identified mostly in Action HE 1.3c Mixed use Overlay and Action

HE 5.2c Remove Constraints. The City has committed to complying with applicable federal, State, and county fair housing laws to ensure that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status, or sex.

Following is a summary of the City's compliance with Fair Housing Laws:

Table H-47. C-1: Compliance with State Fair Housing Laws

State Fair Housing Laws	Compliance Mechanism
California Fair Employment and Housing Act (FEHA) and Regulations	The City analyzed compliance with FEHA in the AFFH to ensure that all protected classes, including discrimination based on protected characteristics, such as race, color, religion, sex, disability, and familial status. This is accomplished primarily though coordination and referrals to the Housing Rights Center, and direct enforcement by the City's Code Enforcement Division (Action HE 2.2a and Action HE 4.1a).
Government Code section 65008 (Prohibits discrimination by local government against affordable housing projects, including emergency shelters)	Development projects, regardless of affordability, are subject to the same level of scrutiny; however, affordable housing projects are offered incentives and streamlined processing. Housing Element Action HE 1.4c (Variety of Housing Types), Action HE 1.4d (Emergency Shelters and Low Barrier Navigation Centers), and Action HE 5.2c (Remove Constraints) are pro-active means by which the City ensures that housing discrimination does not occur.
Government Code section 8899.50 (AFFH – Meaningful actions to ensure fair housing)	The City analyzed compliance with this section of the Government Code within the AFFH – fair housing assessment.
Government Code section 11135 (Prohibits discrimination in state-funded programs and activities)	The fair housing assessment in the AFFH, and the proposed policies and programs for the 2021-2029 planning period will ensure continuing compliance with this section of the Government Code.
Government Code section 65915-65918) (Density Bonus Law)	The City applies the State Density Bonus provisions to all eligible projects. The City's current ordinance will be updated pursuant to Action HE 1.2b.
Government Code section 65589.5) (Housing Accountability Act – Limits local governments' ability to deny or make infeasible housing development	To date, the City has not denied a development project for very low-, low-, or moderate-income households. No emergency shelter applications have been received.

projects, including emergency shelters)	
Government Code section 65863 No-Net-Loss Law	Action HE 2.1b is included within the 2021-2029 Housing Element to address no net loss. In addition, Action HE 2.1a (Mobile Home Park Zoning district), will protect existing and potential future manufactured housing.

Enforcement and Outreach

Existing Conditions

Enforcement and outreach of fair housing regulations happen with multiple entities within the City of Artesia.

Federal Enforcement:

Office of Fair Housing and Equal Opportunity (FHEO): At the federal level, the Office of Fair Housing and Equal Opportunity (FHEO) of HUD receive complaints of housing discrimination. FHEO will attempt to resolve matters informally. However, FHEO may act on those complaints if they represent a violation of federal law and FHEO finds that there is "reasonable cause" to pursue administrative action in federal court.

For federally funded Urban County programs, Artesia has committed to complying with the Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., by ensuring that housing is available to all persons without regard to race, color, religion, national origin, disability, familial status (having children under age 18), or sex.

State Enforcement:

California Department of Fair Employment and Housing (DFEH): At the state level, the Department of Fair Employment and Housing (DFEH) has a similar role to FHEO. DFEH also receives, investigates, attempts to settle, and can take administrative action to prosecute violations of the law. HUD and DFEH have overlap in jurisdiction, and depending on the nature of the case, may refer cases to one another. DFEH is a HUD Fair Housing Assistance Program (FHAP) grantee, meaning that it receives funding from HUD to enforce federal fair housing law in the state.

County Enforcement:

The Housing Authority of the County of Los Angeles (HACoLA) provides fair housing resources for residents via its website, such as links to file complaints of a violation of fair housing, a link to the Housing Rights Center, a link to HUD's webpage on Fair Housing and Equal Opportunity, link to the National Fair Housing Advocate Online blog, a copy of HACoLA's non-discrimination policy, and a link to information on the Assessment of Fair Housing.

The Los Angeles County Development Authority (LACDA) policy prohibits discrimination in any aspect of housing on the basis of race, color, religion, national origin, disability, familial status, or sex. LACDA is under contract with the Housing Rights Center (HRC), the nation's largest non-profit, civil rights organization dedicated to promoting secure and fair housing. HRC monitors fair housing compliance for both State and federal fair housing laws. Additionally, HRC conducts outreach and education throughout the Los Angeles Urban County. Typical activities include public service announcements, media, advertisements; community presentations; literature distribution; and management trainings.

City of Artesia Enforcement:

Fair housing complaints from City residents are addressed directly by the Housing Rights Center, either by direct contact from Artesia residents or upon referral by the City. Artesia is part of the CDBG Urban County program, which contracts the Housing Rights Center (HRC) for fair housing services. The Housing Rights Center (HRC) is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing. HRC was founded in 1968, the same year that Congress passed the Fair Housing Act. Their mission is to actively support and promote freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law. The organization is dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. To promote awareness of fair housing laws, HRC implements targeted outreach and education programs for Artesia residents for housing consumers including homeowners, prospective homebuyers, and tenants, as well as housing providers such as sellers, owners, real estate professionals, brokers, landlords, and property management firms. They do this through free workshops, online resources, and a housing rights hotline that offers housing assistance (1-800-477-5977). The hotline provides residence the opportunity to speak with a trained staff member with expertise in the resolution of many common landlord-tenant disputes. General housing services provided by HRC involve the provision of advice to landlords, property owners, and tenants requesting advice on their rights and responsibilities under federal and State law. HRC also assists with performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination.

The City's Code Enforcement Division of the Community Development Department is both proactive and complaint based. Code Enforcement Officers investigate complaints of violations of city codes and ordinances relating to: building codes, zoning ordinances (including substandard housing issues), sign regulations, abatement, and public nuisance ordinances. Since January 2015, 90% of code enforcement cases have been successfully resolved due to voluntary corrections by property owners with one notice. Of the remaining cases, 99% are voluntarily corrected following a second notice. Code Enforcement community outreach includes "A Guide to the Preserving and Protecting the Quality of Life for Artesia," a special issue

of The Artesian community newsletter with informs residents of the purposes and functions of Code Enforcement, and how to file complaints. The Guide is also posted on the City's website.

Fair Housing Inquiries:

The HCD AFFH Data Viewer shows that there were 0.30 FHEO fair housing inquiries per 1,000 residents in Artesia between 2013 and 2021. There was a total of 5 inquiries in Artesia between 2013-2021, and of these cases one was "no valid issue," two were "no valid basis," and two were "failure to respond." It is important to note that fair housing inquiries are not official fair housing cases. The rate of fair housing inquiries in Artesia is similar to the region and county (HCD AFFH Data Viewer). Artesia, and cities similar in size, such as Bellflower and Hawaiian Gardens had .5 FHEO inquiries per 1,000 people, while the slightly larger neighboring cities of Cerritos, Norwalk, and Lakewood had .25 FHEO inquiries per 1,000 people.

In FY 2019-2020, HRC received 2,038 calls for general housing inquiries and 356 calls related to fair housing inquiries. Among the 356 inquires, fair housing issues relating to disabilities (physical and mental) represented the majority (82 percent) of the protected classifications. There were significantly fewer calls related to source of income, at 5 percent of the inquiries. During FY 2019-2020, 83 fair cases were opened, with the majority being reconciled or withdrawn. Two cases were referred to litigation and three cases were referred to the Department of Fair Employment and Housing (DFEH). Among the 83 cases opened, physical disability (47 percent), mental disability (22 percent), and source of income (19 percent) represented the majority of the protected classes.

Gaps in Enforcement and Outreach Resources

Artesia does not currently have the financial and staffing resources to conduct fair housing outreach activities directly, engage directly in fair housing testing, or conduct fair housing enforcement activities (beyond substandard housing enforcement). Therefore, the City relies directly on referrals to and services by the Housing Rights Center, supported directly by Code Enforcement actions pertaining to substandard housing. However, Action HE 1.4E commits the City to designating an appropriate, technically skilled staff member as the City's ADA Coordinator and will manage the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). The designated staff member shall receive training in the compliance process from the Housing Rights Center.

Proposed Policies, Programs and Actions

Artesia is committed to proactive implementation fair housing laws within its jurisdiction. In addition to continuing referrals and coordination with the Housing Rights Center, this element includes polices and actions as summarized below:

Policy HE 1.4

Provide housing opportunities for special needs groups (elderly, female headed households, persons with disabilities, homeless and large households).

Action 1.4e: Reasonable Accommodation

"…The City will process an amendment to the Municipal Code by October 2025 to establish procedures for review and approval of requests for reasonable accommodation from persons with disabilities consistent with fair housing law. Flyers explaining the reasonable accommodation process will be posted in City Hall, on the City's website, and at the City's recreational center by October 2025.

To further minimize constraints to persons with disabilities, the City will update regulations for residential care facilities in conformance with current State law by October 2025.

Flyers for reasonable accommodation will be periodically included with utility bills mailed to residents of the city.

A Reasonable Accommodation Procedure shall be written to document existing procedures, and there will also be a particular process for senior citizens and people experiencing a disability to waive parking standards, as needed and appropriate. The Procedure shall include findings based on objective evidence to deny an application requesting reasonable accommodation.

An appropriate, technically skilled staff member shall be designated as the City's ADA Coordinator and will manage the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). The designated staff member shall receive training in the compliance process from the Housing Rights Center. "

Policy HE 2.1

Maintain and improve existing housing stock, such as protecting manufactured housing land uses.

Policy HE 2.2

Continue to enforce the City's Municipal Code to preserve the existing housing stock.

Action 2.2a Code Enforcement

The City of Artesia provides Code Enforcement services that preserve the appearance, character and quality of our neighborhoods and our community. This cycle's Code Enforcement program covers several topics of interest, including:

- The City shall review existing Code Enforcement standards and ensure compliance with State law including Fair Housing Law, identify and create information sheets for homeowners to access resources, and shall review the implementation of the Franchise Tax Board (FTB) Substandard Housing Program.
- The City shall coordinate code enforcement with utility companies, housing code inspection, and rehabilitation programs to effectively utilize funding resources, efficiently ensure safe homes, and avoid displacement. As part of this effort, the City shall address California Health and Safety Code §17980(c)(2), which requires local governments to give

consideration to the need for housing as expressed in the Housing Element when deciding whether to require vacation of a sub-standard building or to repair as necessary. The enforcement agency is required to give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling. This program shall review and ensure this is considered in procedure will be created.

- The City will implement a required presale code inspection process, by enacting occupancy ordinances requiring presale code inspections and compliance before title to a property is transferred to new owners. For the purpose of this program "previous five years" is based on the date the application for development was submitted.
- The City features an edition of the local magazine The Artesian on the City webpage that provides a list of important phone numbers for residents to keep handy for activity that may extend beyond the jurisdiction of Code Enforcement.
- Policy HE 4.1: Provide fair housing services to residents that are all aware of their rights and responsibilities regarding housing. Specific actions include:
  - Action 4.1a: Affirmatively Furthering Fair Housing
    - The City will add a fair housing web page to its website to increase access to resources and support. Information provided will include a summary of the Housing Rights Center's services and contact phone numbers in English and Spanish. Cable television information will also be provided, along with hard-copy information on fair housing services at City Hall.
    - AFFH objectives are also furthered through rezone/implementation of the Mixed-Use overlay, removal of constraints to the production of housing, and codifying a variety of housing types as ministerial approvals, including group homes, affordable multi-family housing, homeless shelters and single-room occupancy units.
    - The City will adopt an equal housing ordinance, strengthening partnerships will community organizations and service providers through biennial meetings, and assign fair housing complaint referral and follow-up duties to staff.

C.2.2 Segregation and Integration

Race/Ethnicity

The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues. This analysis is used to inform the goals, policies, and programs in the Housing Element.

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Existing Conditions

Dissimilarity Index

According to HUD, "The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups."

HUD tracks racial or ethnic dissimilarity trends for the Los Angeles Urban County, which includes Artesia, and the overall Los Angeles County region. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

In Table C-1, the indices for the Urban County and Los Angeles County are shown from 1990 to 2020. Since 1990 the dissimilarity between white communities and non-white communities has increased. Dissimilarity between Hispanic/ White and Asian or Pacific Islander/White

communities has worsened, while dissimilarity between Black and White communities has improved—for both the Urban County and countywide. Utilizing HUD's levels of segregation, segregation between Asian or Pacific Islander and White communities is moderate, while Black/White and Hispanic/White communities are highly segregated.

Table H-48. C-2: Racial/Ethnic Dissimilarity Index

Year	1990	2000	2010	2020
Los Angeles Urban County				
Non-White/White	53.33	53.62	53.85	55.87
Black/White	68.29	63.51	60.24	64.21
Hispanic/White	62.81	64.99	64.38	65.12
Asian or Pacific Islander/White	41.58	48.57	49.62	52.79
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53

Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Figure C-1 and Figure C-1 compare racial or ethnic minority concentrations in the City of Artesia in 2010 and 2018. Since 2010, there has been an increase in racial/ethnic minority populations, and as a result, most of the City is now in the greater than 61 percent non-White population category. In 2010 the northern block groups and some of the eastern block groups were 40% or less racially diverse than today. One can see in Figure C-2 that there is some segregation between people that are Asian and people that are Hispanic—the neighborhoods north of Artesia Boulevard are over 50% Hispanic while the majority of the City is between 10-50% Asian majority. While the community is one percentage point into Moderate segregation, there is not a significant negative impact of the community composition.

According to the 2020 Decennial Redistricting Data Artesia had 16,395 people. The racial ethnic composition of the community is illustrated in the following table (Table C-2):

Table H-49. C-3: Racial/Ethnic Composition of Artesia, 2020 and 2010

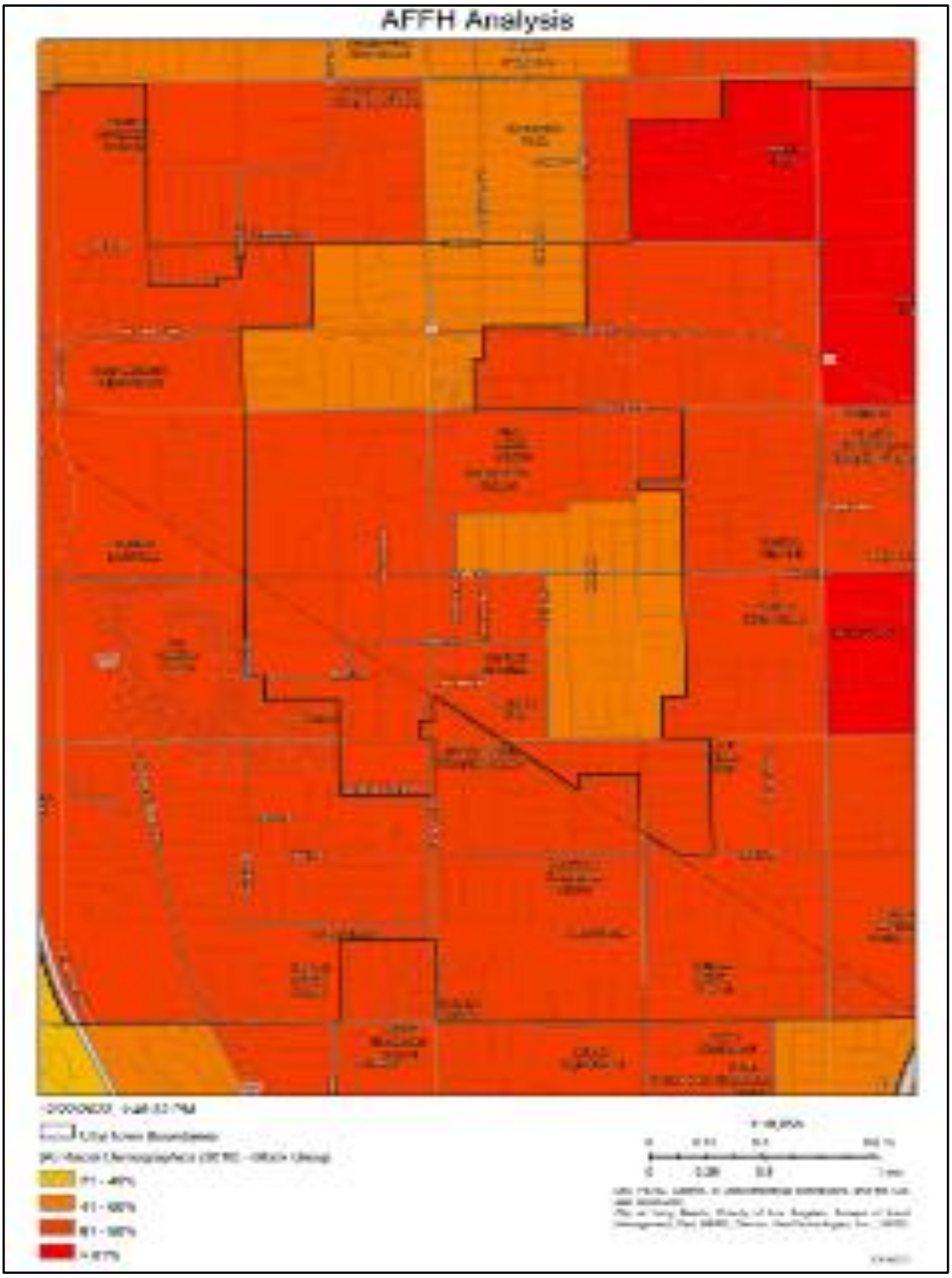
Racial Group	2020 Census Count	Percent of Community - 2020	Percent of Community - 2010
Asian alone	6,852	41.79%	36.1%
Hispanic or Latino	5,825	35.53%	32.9%*
White alone	2,608	15.90%	37.4%
Black or African American alone	627	3.82%	4.8%
Other race alone	65	0.39%	17.1%
Native Hawaiian/Other Pacific Islander alone	58	0.35%	0.0%
American Indian/Alaska Native alone	26	0.16%	1.0%

*Sources: Table: 2020 Decennial Redistricting Data *(Hispanic population may also identify in one or more racial compositions)*

The racial/ethnic composition of the City differs significantly from Los Angeles Urban County (Hispanic: 35.53% vs. 46.46% in LA Urban County; Asian: 41.79% vs. 20.39% in LA Urban County; and White: 15.90% vs. 46.93 percent in LA Urban County). The most significant trends

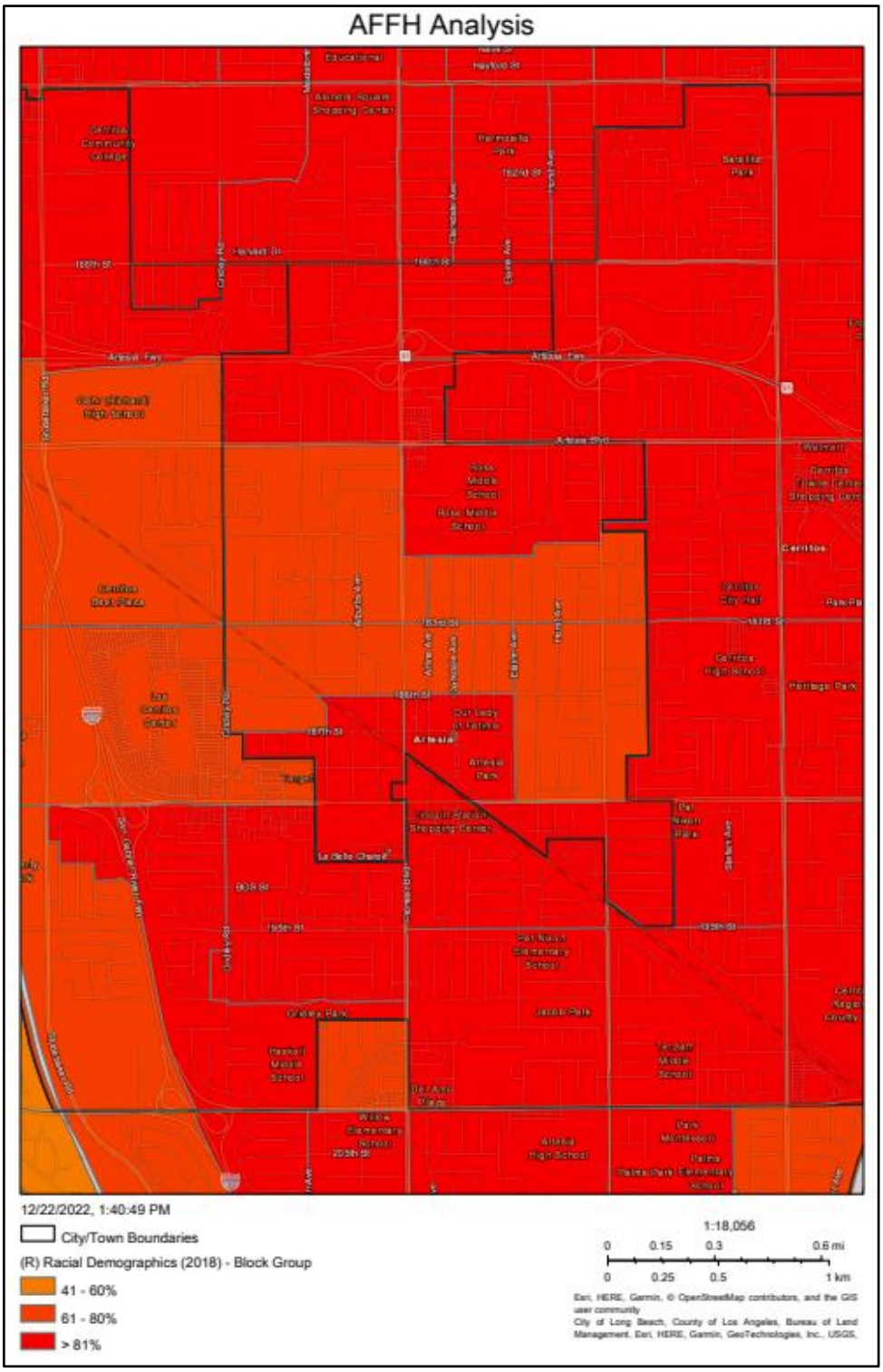
in Racial/Ethnic composition in Artesia are the decline in the percentage of White population: a reduction of over 50% from 2010 to 2020 (from 37.4% to 15.9%), and the decline in "Other race alone" (from 17.1% to 0.39%). Correspondingly, the Asian and Hispanic populations have increased.

Figure H-16. C-1: Racial Demographics (2018, Block Group)



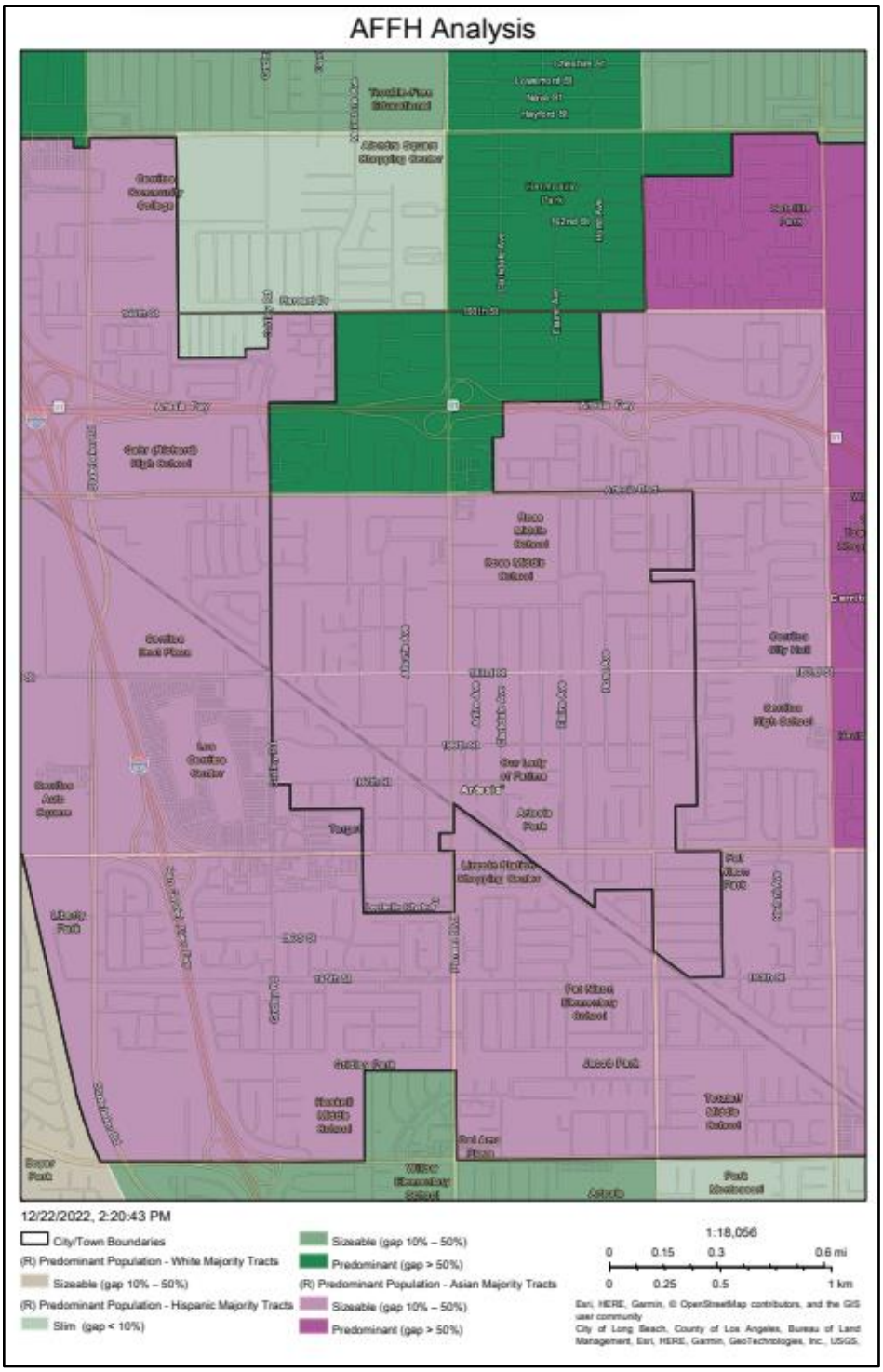
Sources: HCCD AFFH DATA Viewer, Racial Demographics (2018, Block Group)

Figure H-17. C-2: Racial/Ethnic Concentrated Areas of Population (2018, Block Group)



Source: HCCD AFFH DATA Viewer, Minority Concentrated Areas of Population (Percent of Total Non-White population)

Figure H-18. Figure C-3: Subregional Racial Ethnic Majority Tracts



Sources: HDC AFFH DATA Viewer, Subregional Racial Ethnic Majority Tracts

Dissimilarity for Lower Income Households

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. Based on federal and state data, Artesia is comprised of neighborhoods that fall within the low to moderate income categories.

HUD's 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data (Table C-3) shows that 61.88% of Artesia households earn 80 percent or less than the county area median income (AMI) and are considered lower income, a larger share than the county (55.63%). According to the American Community Survey (S2503 financial characteristics, 5-year estimate) the median household income is $67,647 in Artesia, while in Los Angeles County the Median Income is $72,797.

The California Department of Housing and Community Development by way of their Affirmatively Furthering Fair Housing Data Viewer shows the Lower and Moderate Income (LMI) areas in the City by Census Block Groups (Figure C-4). HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI. The block groups between Artesia Boulevard south to 186th Street are between 50-75% low to moderate income populations (LMI). The rest of the City to the south is in the same category, except the blocks south of 186th Street and between Pioneer Boulevard and Elaine Avenue which are in the 25-50% LMI. North of Artesia Boulevard is primarily within the 25-50% LMI, except for the blocks north of the Artesia Freeway and east of Pioneer Boulevard. This data illustrates that the entire community of Artesia is at least at 25% of LMI.

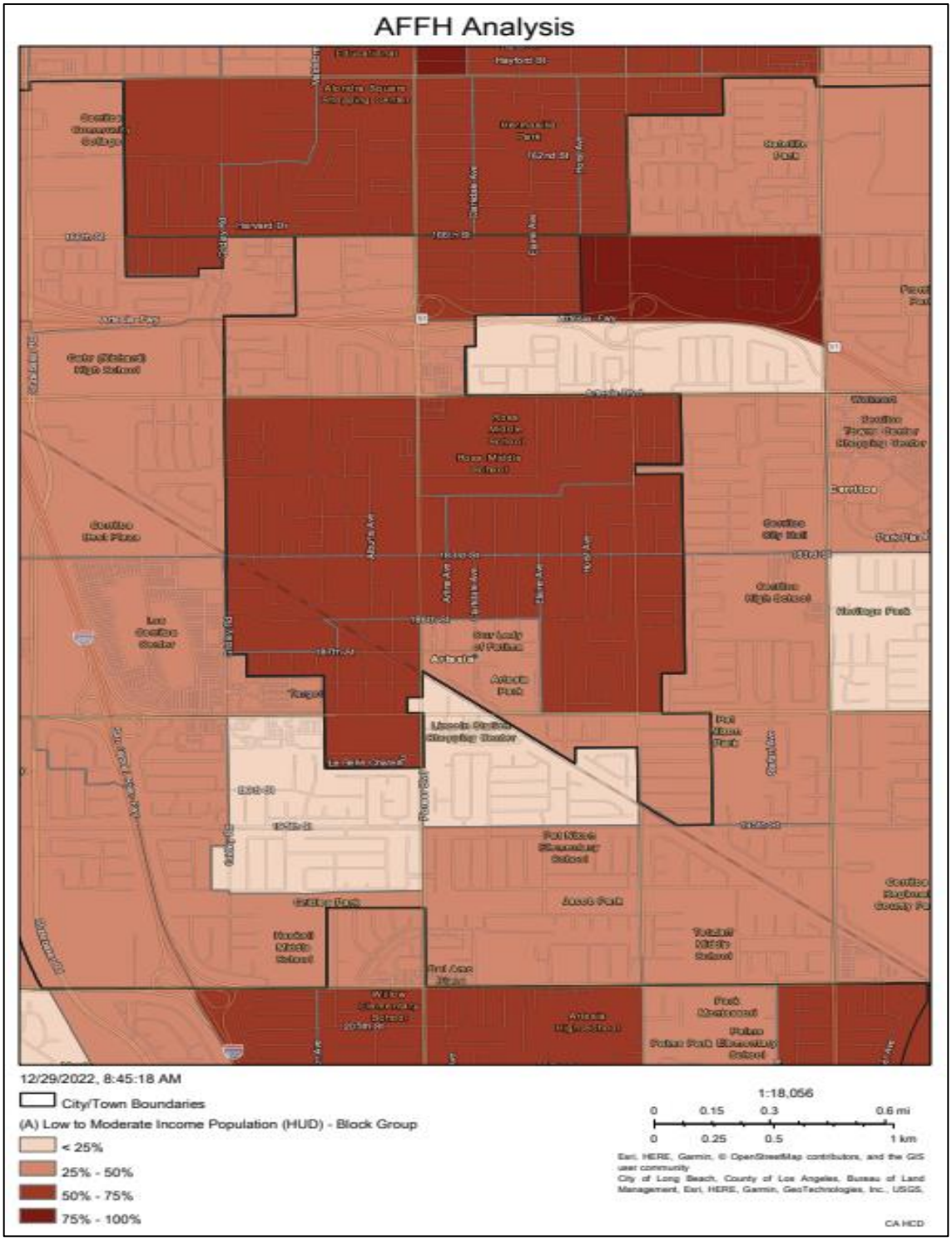
Figure C-3 (Racial/Ethnic Majority Tracts), depicts a there is a greater difference in the percentage of Hispanic households (>50%) north of Artesia Blvd., and to a lesser extent (10 - <50%) difference in the percentage of Asian households concentrative primarily south of Artesia Blvd. This racial/ethnic concentration does not correlate with concentrations of poverty, as household incomes are generally distributed throughout the City (see Figures C-4 and C-5).

Table H-50. C-4: Regional Comparison in Household Income Categories

	Artesia		Los Angeles County	
Income Category	**Households**	**Percent**	**Household**	**Percent**
<30% AMI	695	15.58%	714,065	21.53%
31-50% AMI	910	20.40%	509,020	15.35%
51-80% AMI	1,155	25.90%	621,770	18.75%
81-100% AMI	565	12.67%	326,785	9.85%
>100% AMI	1,135	25.45%	1,145,145	34.53%
TOTAL	4,460	100%	3,316,795	100%

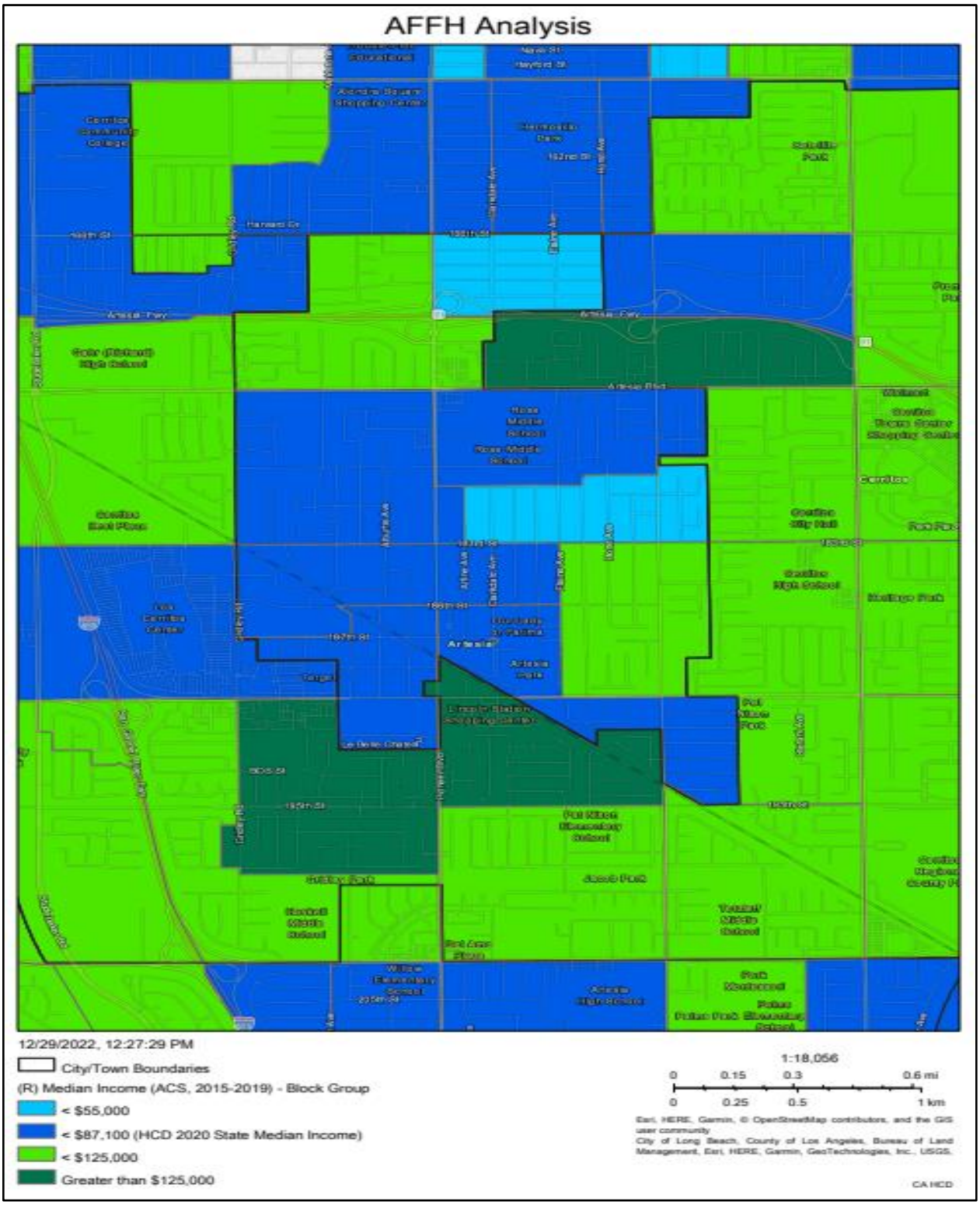
Source: Income Distribution, HUD CHAS data (2015-2019 ACS)

Figure H-19. ***C-4: Low to Moderate Income Population (HUD) – Block Groups***



Sources: HCD AFFH DATA Viewer, Low to Moderate Income Population (HUD) – Block Groups (AFFH Viewer)

Figure H-20. ***C-5: Median Income (ACS, 2015-2019) – Block Group***



Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

HUD has identified census tracts with a majority non-White population (greater than 50 percent) with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. This information is used to help identify racially/ethnically concentrated areas of poverty (R/ECAPs). According to HCD's 2020 R/ECAP mapping tool based on the 2009-2013 ACS, there are no R/ECAPs in Artesia. The R/ECAPs closest to the City are located in Lynwood, Compton, and Long Beach.

Based on this geographic distribution of household income, and the overall median household income citywide (61.88% earning 80% or less of the county median income) there is no observable concentration of LMI Census Block Groups.

Racially or Ethnically Concentrated Areas of Affluence

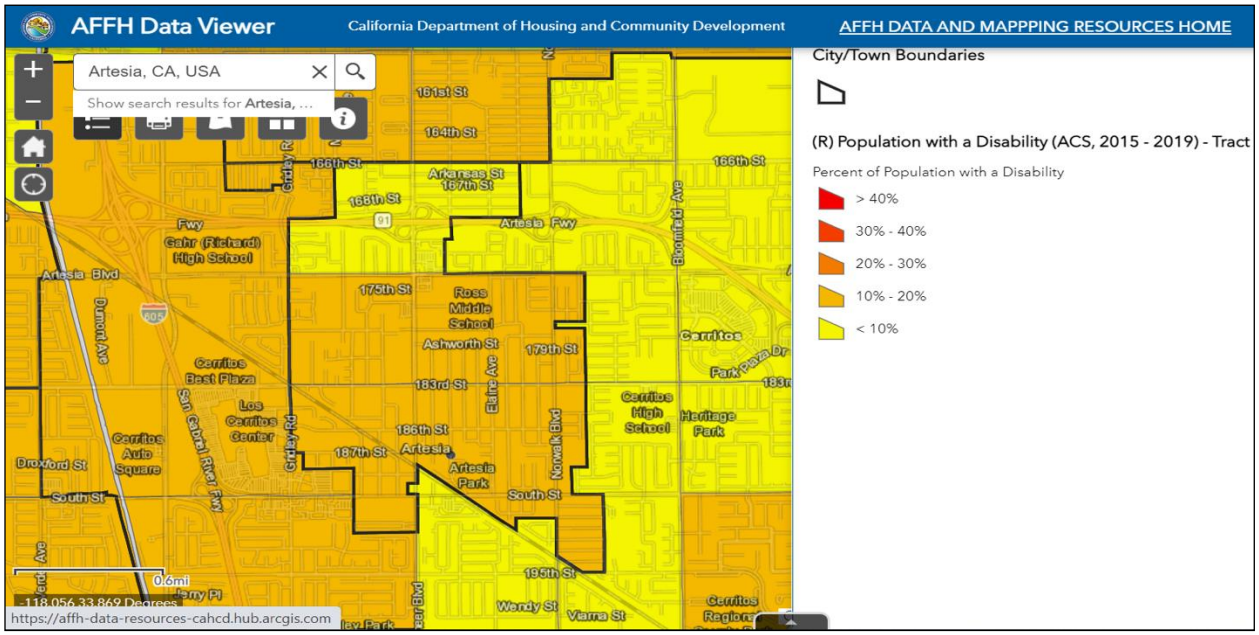
HUD defines racially concentrated areas of affluence as affluent, White communities. People that are White are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities" (HUD). Racially concentrated areas of affluence (RCAAs) must be analyzed to ensure that housing is integrated. Based on their research, HUD defines RCAAs as census tracts where:

1) 80 percent or more of the population is white, and;
2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Figure D-5 Median Income illustrates that there are two areas with median incomes above the $125,000 mark—including northwest, southwest, and southeast of the intersection of the Artesia Freeway and Pioneer Boulevard, and the area south of 183rd Street, east of Elaine Avenue, and north of South Street. While there are areas with higher incomes within the community, no census tract in the City of Artesia is predominantly white. Therein, there is not an RCAA within the City.

Segregation and Integration Based on Disability

Figure H-21. C-6: Population with a Disability – Geographic Distribution



Based on 2-15-2019 ACS data as depicted in Figure C-6, there is a somewhat higher percentage of disabled persons located south of Artesia Blvd. (10% - 20%), than north of Artesia Blvd. (<10%). Based on the relatively low disparity between the northern and southern areas of the City, the City is relatively integrated (i.e., disabled persons living along side of non-disabled persons).

Gaps in Resources

This chapter has analyzed racial/ethnic demographics, including geographic concentrations and segregation. Concentrations of disabled persons were also analyzed. Based on objective review of the available data, Artesia there is no significant concentration or segregation of the population, racially, ethnically, by income groups or disabled persons. However, the Policies, Programs and Actions proposed for the 2021-2029 planning period will help ensure that any concentrations by race, ethnicity or disabled status are not due to discriminatory housing practices.

Proposed Policies, Programs and Actions

Programs and Actions that will foster better integration of all racial/ethnic groups and disabled persons in Artesia are those that promote housing that is affordable to all income groups, and which is distributed equitably throughout the City. Policies and Actions which further this objective include:

- Policy HE4.1: Providing fair housing services to residents.
    - Action 4.1a: Affirmatively Furthering Fair Housing

- Policy HE4.3: Provide rental assistance to low-income households.
    - Action 4.3a: Section 8 Housing Choice Vouchers

- Policy HE5.2:
    - Action 5.2c: Remove constraints on housing permit processing and encourage construction of affordable housing projects.

- Policy HE1.2 Increase the extremely low, very low, low- and moderate-income housing stock.
    - Action 1.2d: Accessory Dwelling Units
    - Action 1.2e: Various code amendments, including accommodation of SROs, rezoning parcels to offset lower income housing shortfall, rezone to make identified sites affordable pursuant to Government Code 65583.2c.

- Policy HE1.3: Encourage mixed-use development in existing commercial areas.
    - Action 1.3a: Mixed Use Overlay

People with a Disability

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher healthcare costs associated with a disability. Additionally, some residents suffer from disabilities that require living in a supportive or institutional setting.

State law requires that the Housing Element Update discuss the housing needs of persons with developmental disabilities. As defined by State law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity:
    1. Self-care;
    2. Receptive and expressive language;

3. Learning;
4. Mobility;
5. Self-direction;
6. Capacity for independent living; or
7. Economic self- sufficiency; and

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services; individualized supports; or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.
- The special housing needs of disabled persons include accessible housing units in close proximity to public services, commercial centers with special design features that alleviate the disabilities, and housing that accommodates needs such as widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility

Existing Conditions

According to the 2015-2019 American Community Survey, approximately 10.8% of Artesia residents experience a disability, (see Figure C-6). This is similar to the 10.1% disabled population of Los Angeles Urban County (Source: Los Angeles County Development Authority, 2023-2028 Consolidated Plan). The data from the American Community Survey 2019 5-Year Estimates provide the types of disability per the total number of persons with disabilities in Artesia (1,764 total population with a disability): hearing difficulty 3.3%, vision difficulty 1.4%, cognitive difficulty 5.5%, selfcare difficulty 2.6%, with an independent living difficulty 5.25%, ambulatory difficulty 16.4%. The most common types of disabilities for Artesia residents were ambulatory, independent living and cognitive.

Figure C-6 Distribution of Persons with Disabilities illustrates the distribution of people with disabilities in Artesia. The majority of the City's census tracts have 10 to 20% of the population with disabilities (ACS, 2015-2019). In the remainder of the City, less than 10% of the population experiences a disability. Tracts with larger populations of persons with disabilities are not generally concentrated in one area of Artesia.

Table C-5 and Table C-6 are data provided by Harbor Regional Center. Table C-5 illustrates that the most common age range for people with disabilities who are served by the Harbor Regional Center is 0-14 years old and 23-54 years old , in conjunction with that data, Table C-6 illustrates that the most common form of disability experienced by people in Artesia who are served by the Harbor Regional Center are Intellectual Disability and Cerebral Palsy.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 304,044 persons with developmental disabilities and their families

through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center is one of 21 regional centers in the State of California that provides point-of-entry to services for people with developmental disabilities in Los Angeles County, including the City of Artesia. The nearest Regional Center office to the City of Artesia is located in Long Beach. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. The center that provides for the needs of members of the Artesia community who have developmental disabilities is Harbor Regional Center. According to DDS, 85.56% of adult disabled persons and 99.8% of disabled children in the Harbor Regional Center service area live in home settings.

Table H-51. C-5: Age of Disabled Persons Served by Harbor Regional Center

City	0-14 Years	15-22 Years	23-54 Years	55-65 Years	66+ Years	Total
Artesia	89	26	84	29	13	242

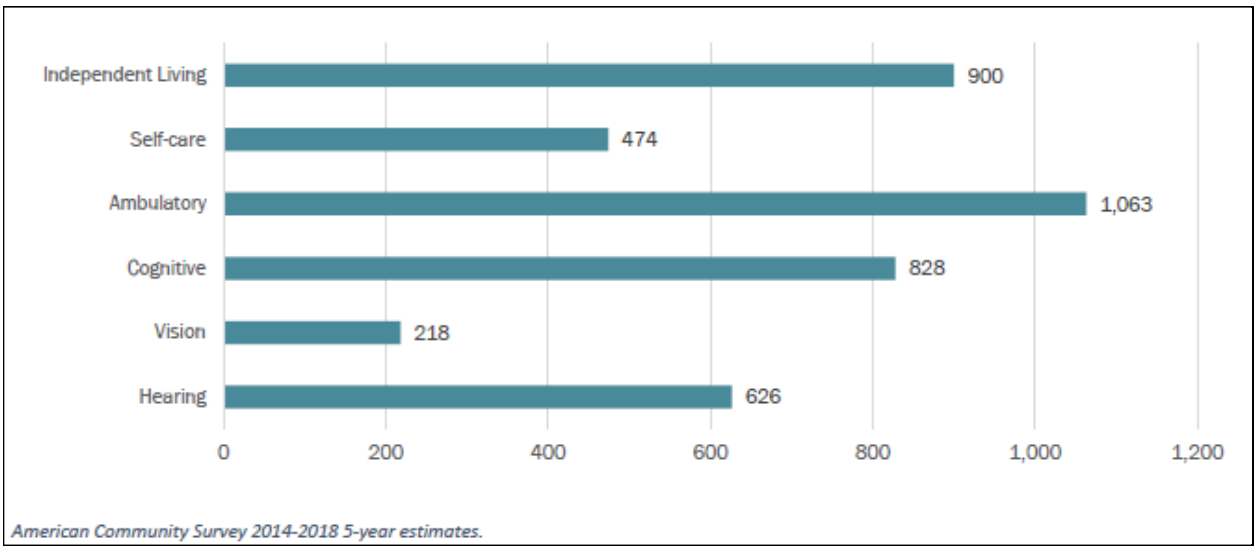
Source: Harbor Regional Center

Table H-52. C-6: Disabilities by Category - Persons Served by Harbor Regional Center

City	Intellectual Disability	Cerebral Palsy	Autism	Epilepsy	Other	Total
Artesia	134	28	88	37	31	318

Source: Harbor Regional Center

Figure H-21. C-7: Disabilities by Type – Artesia



Poverty Levels of Disabled Population

Overall, the disabled population of Artesia has a significantly higher poverty level than the non-disabled population. For example, as summarized in Table C-7, over 9% of Artesia's disabled population lives below the poverty line, compared to approximately 7% of the non-disabled population. The lower income trend for disabled persons continues in each income group (e.g., 7.2% of the disabled population lives at or up to 1.5% of the of the poverty level, whereas 16% of the non-disabled population are in this income group).

Table H-53. C-7: Poverty Levels for Disabled and Non-Disabled Population in City of Artesia

Percent of Population	Disabled Population	Non-Disabled Population
Under Poverty Level	9.1%	7.1%
1.00% to 1.49% of Poverty Level	16%	7.2%
1.50% to 1.99% of Poverty Level	14.4%	9.8%
2.0% and over Poverty Level	59.9%	75.8%

2022 5-Year ACS, Table C18131

Gaps in Resources for Disabled Persons in Artesia

Many individuals with disabilities live on a small, fixed income, limiting their ability to pay for housing. Some adults with developmental disabilities depend on monthly income of around $1,000 from the Supplemental Security Income (SSI) program, pricing them out of many of the limited number of affordable housing units in Artesia. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income- qualify for the few affordable housing units available for rent in Artesia. Most adults with developmental disabilities also do not drive or own a car, and many rely on public transit to access services in the community. Many people with disabilities experience severe rent burden, housing instability and displacement. Such disparities are attributable to the lack of housing affordable to extremely low-income (ELI) households (with incomes below 30 percent of Area Median Income).

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk of housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

While the Harbor Regional Center directly serves only 318 residents, its nearest facility is located in the City of Long Beach (20 minutes by car and 1-hour+ by transit), which may be challenging for disabled persons to access its services.

Proposed Policies, Programs and Actions

In order to address the needs of members of the Artesia community with a disability:

The City complies with State and federal laws require that a portion of all rental apartments containing five or more units are made accessible to disabled persons.

All new residential construction in the City of Artesia complies with the Federal Americans with Disability Act (ADA), which includes accessibility requirements for certain types of buildings. Specific accessibility requirements for residential buildings are also contained in the California Building Code.

To assist with any housing needs for persons with developmental disabilities, the City will continue to implement a program within the Housing Plan to coordinate housing activities and outreach with Harbor Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

Following is a summary of Policies and Actions that address the fair housing needs of Artesia's disabled population:

- Policy HE 1.2: Increase the extremely-low-, very-low-, low- and moderate-income housing stock.
    - Action 1.2d: Accessory Dwelling Units

This Action will serve the disabled population because they are disproportionately of lower income. The City will commit to creating standard plans to reduce the cost of construction and waive City fees for ADU rentals that commit to long-term affordability.

    - Action 1.2e: Housing for Lower Income Households

- Policy HE 1.4: Provide housing opportunities for special needs groups.
    - Action 1.4a: Expedited Processing for Special Needs Housing
    - Action 1.4b: Technical Assistance for Special Needs Housing Development

This Action includes adoption of development standards for group homes that are flexible and up to date with State standards. The application materials for technical assistance will inquire about the nature of the special needs categories to best accommodate their needs. All Federally and State recognized protected classes shall have access to technical assistance, and seniors and people with developmental disabilities, including seniors, shall be able to implement a special accommodation ministerial procedure to reduce their parking requirements.

Development review for projects for residential and commercial permits are reviewed for ADA required standards as well, so new buildings are accessible, and older buildings are updated when possible.

- Action 1.4c: Variety of Housing Types
- Action 3.1b: Transit Oriented Development
- Action 4.1b: Definition of Family
- Action 5.2c: Remove Constraints to Housing Entitlement and Construction

This Action seeks to modify constraints to the development of housing, including application requirements, development fees and approval procedures.

Familial Status

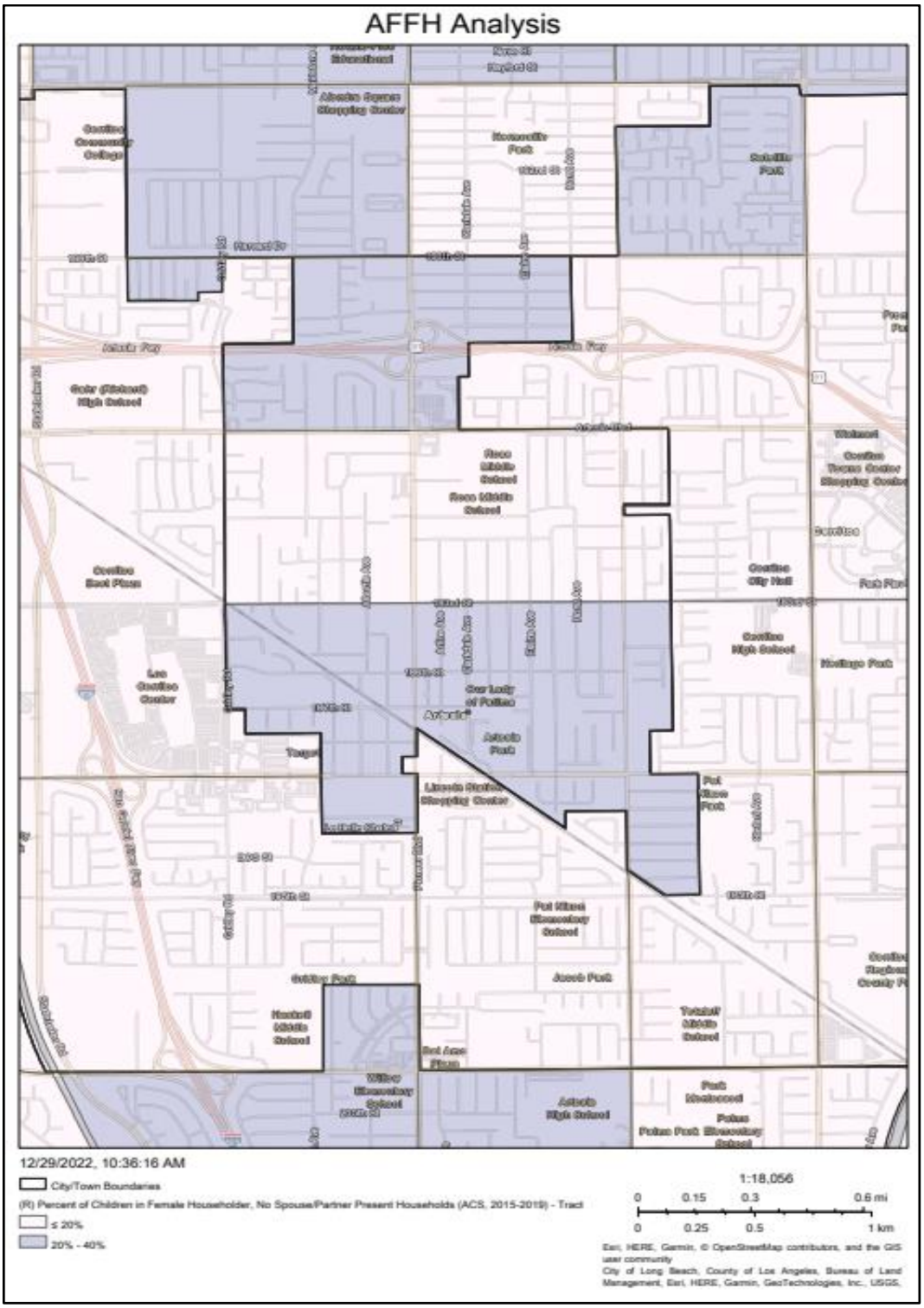
The term "familial status" is used to refer to the presence of children under the age of 18, without regard to whether or not the child is biologically related to the head of household or the marital status of the head of household. At times landlords my discriminate against families with children for fear of property damage. Familial discrimination can take the form of refusing to rent to families with children, charging higher prices, and limiting families to certain parts of the property, such as the first floor or a separate building.

According to the American Community Survey, there are 4,460 households within the City of Artesia (AMS 2019 5-Year Estimates), and of these households 1,327 had children under the age of 18 years old—37.8% of households had one or more people under 18 years old. There are 2,423 married-couple family households with an average of 4 people per household, and 910 female householder, no spouse present, family households and their average household size was 4.37 people.

Single parent households are also protected by fair housing law. Single parent households and especially female-headed households with children require particular focus in providing fair housing due to their higher need for affordable housing, accessible day care, health care, and other supportive services. Approximately 20% of households in Artesia are single female-headed households with children, which is significantly lower than Los Angeles County, at 29.2% (American Community Survey, 1-Year Estimate, 2022)). The census tracts north of Artesia Boulevard and South of 183rd Street have 20-40% female headed households (Figure C-8).

The Southern California Association of Governments (SCAG) provided data in 2021 on household size in Artesia. According to this data, 24.7% of the community lived in households over five people, and five or more people is considered a "large household." In the Los Angeles County region overall, only 16% of households have five or more people (SCAG, Local Profile, LA County 2023). More specifically 11.5% of households had 5 persons, 6.4% had 6 persons and 6.8% had 7 or more persons residing in the same home. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units.

Figure H-22. C-8: Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) – Tract



Sources: HCCD AFFH DATA Viewer, Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) – Tract

C.2.4 Access to Opportunities

Access to opportunity is defined by approximate place-based characteristics used to measure links to critical life outcomes. These measurements usually highlight ways to improve life for low-income communities as well as increasing access and mobility to "high resource" neighborhoods. Access to opportunity includes education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (e.g., air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions). The State of California requires analysis of these measures, California Government Code Section 65583 (10)(A)(ii) requires that the Housing Element identify and analyze significant disparities in access to opportunity.

HUD analyzes disparities in access to opportunity based on race/ethnicity and poverty status to establish an index for assessing fair housing. Table D-6 shows index scores for the following opportunity indicator indices (values range from 0 to 100), for Los Angeles Urban County and Los Angeles County:

- Low Poverty Index: The higher the score the more exposure to poverty in a neighborhood.
- School Proficiency Index: The higher the score the higher the fourth-grade elementary school performance is.
- Labor Market Engagement Index: Describes the relative intensity of labor market engagement and human capital in a neighborhood, using the unemployment rate, labor force participation rate, and educational attainment. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index: Indicates the amount of trips taken annually by a three-person single-parent family with an income of 50 percent of the median income for renters. The more trips taken the more likely it is that residents utilize public transit in that area.
- Low Transportation Cost Index: Transportation costs for a three-person single-parent family with an income at 50 percent of the median income for renters is calculated and the higher the index is the lower the cost of transportation for that neighborhood is.
- Jobs Proximity Index: The higher the index value is, the higher opportunities for employment access there are. This index is defined by accessibility of a neighborhood to job locations within the larger region, with larger employment centers weighted accordingly.
- Environmental Health Index: The higher this index is the less likely a resident is to be exposed to potentially harmful toxins and better environmental quality at the neighborhood level.

Existing Conditions

Disparities in access are prevalent in the Urban County. For example, people who are Hispanic/Latino are most likely to be impacted by poverty, low labor market participation, and poor environmental quality. In contrast, White residents both in the Urban County and countywide are least likely to experience poverty, or poor environmental quality. White residents also have disproportionately higher access to higher quality school systems, employment opportunities, and highest labor market access.

As the HUD/HCD data in Table C-8 indicates, Urban County residents, regardless of race or ethnicity, have somewhat less access to public transit and pay more for transportation. However, Los Angeles County residents as a whole are more exposed to poor environmental quality compared to Urban County jurisdictions.

Table H-54. C-8: HUD Opportunity Indicators by Population Group

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
Los Angeles Urban County							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.75	55.51	20.59

Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.10	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.30
Native American, Non-Hispanic	41.92	47.90	41.36	84.81	73.95	51.00	12.82
Los Angeles County							
Total Population							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
Population below federal poverty line							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66

Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Sources: HUD - HCD AFFH Database, 2020.

The analysis of fair housing access in Artesia is supported through State provided maps throughout the document. The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related State agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the State "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9 percent Low Income Housing Tax Credits (LIHTCs)." These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table C-9 shows the full list of indicators.

Table H-55. C-9: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen pollution Indicators and values
Education	Math proficiency Reading proficiency

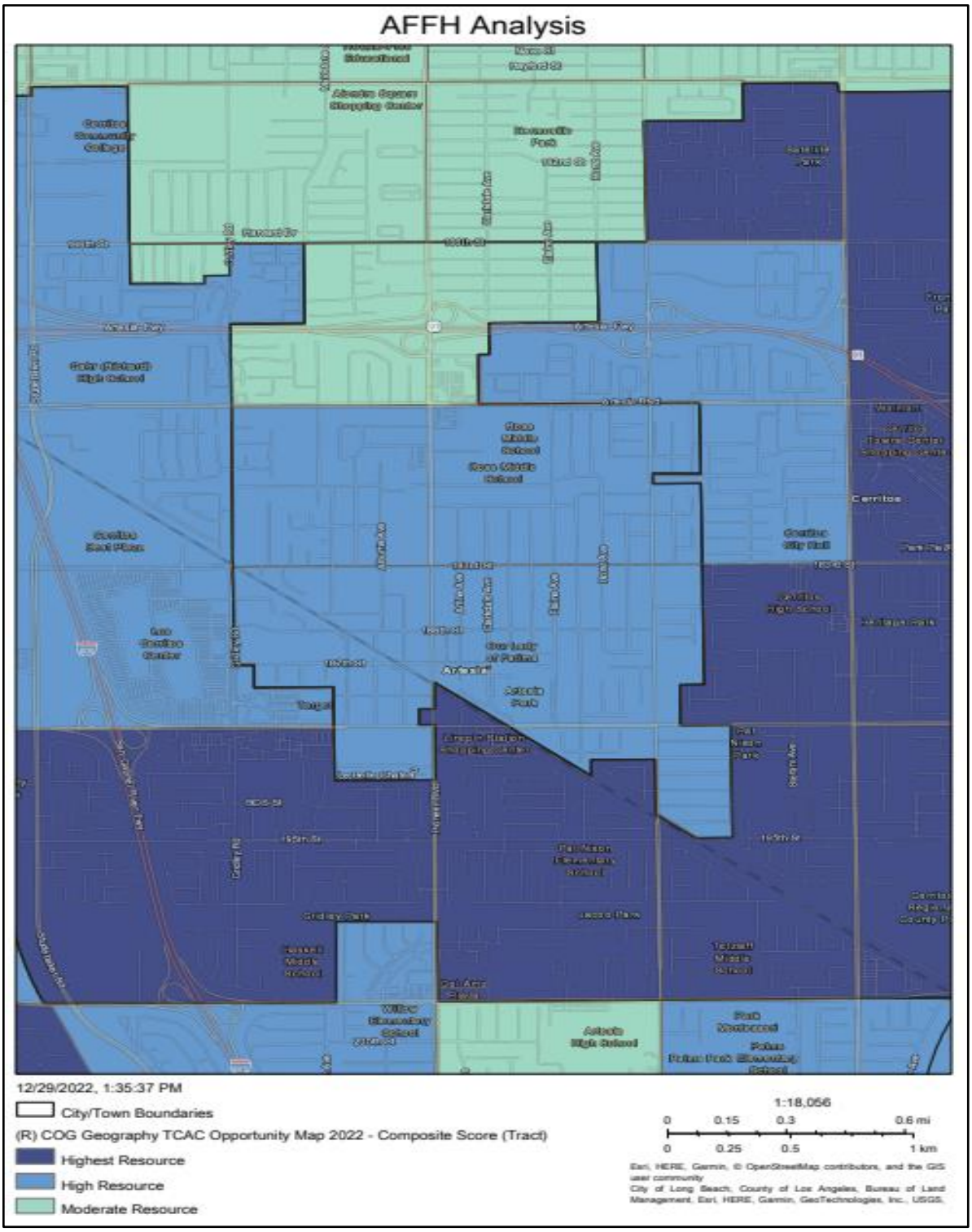
	High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for people that are Black, Hispanic, Asian, or all people of color in comparison to the county

Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, 2020.

Composite opportunity map scores for Artesia census tracts are presented in Figure C-9. Most tracts in the City are categorized as High Resource, with tracts surrounding the intersection of the Artesia Freeway and Pioneer Boulevard are categorized as Moderate Resource.

The communities south and east of Artesia, within the City of Cerritos are primarily Highest Resource areas, however the part of Cerritos to the west of Artesia is High Resource. The city to the north, Norwalk, is considered Moderate resource with regards to composite opportunity access.

Figure H-24. C-9: TCAC Opportunity Areas – Composite Scores

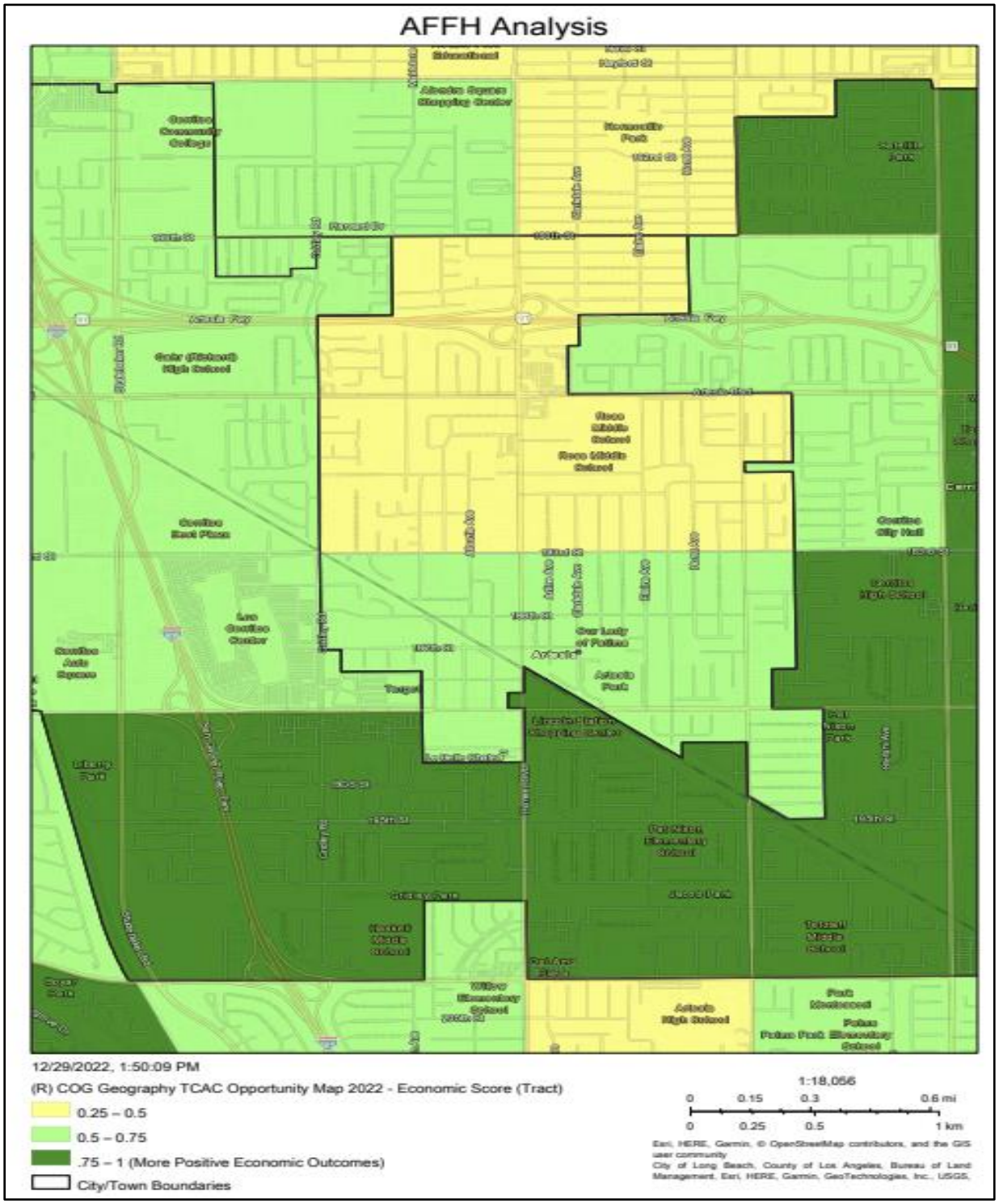


Sources: HCD AFFH DATA Viewer, TCAC Opportunity Areas – Composite Scores

Economic

The Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the HCD AFFH maps presented in Figure C-10, all the tracts north of 183rd Street had economic scores between 0.25 and 0.50, while those south of 183rd Street had scores of 0.50-0.75. This illustrates that the members of the Artesia community north of 183rd Street face less positive economic outlooks than those to the south.

Figure H-25. C-10: Geography TCAC Opportunity Map 2022 – Economic Score (Tract)

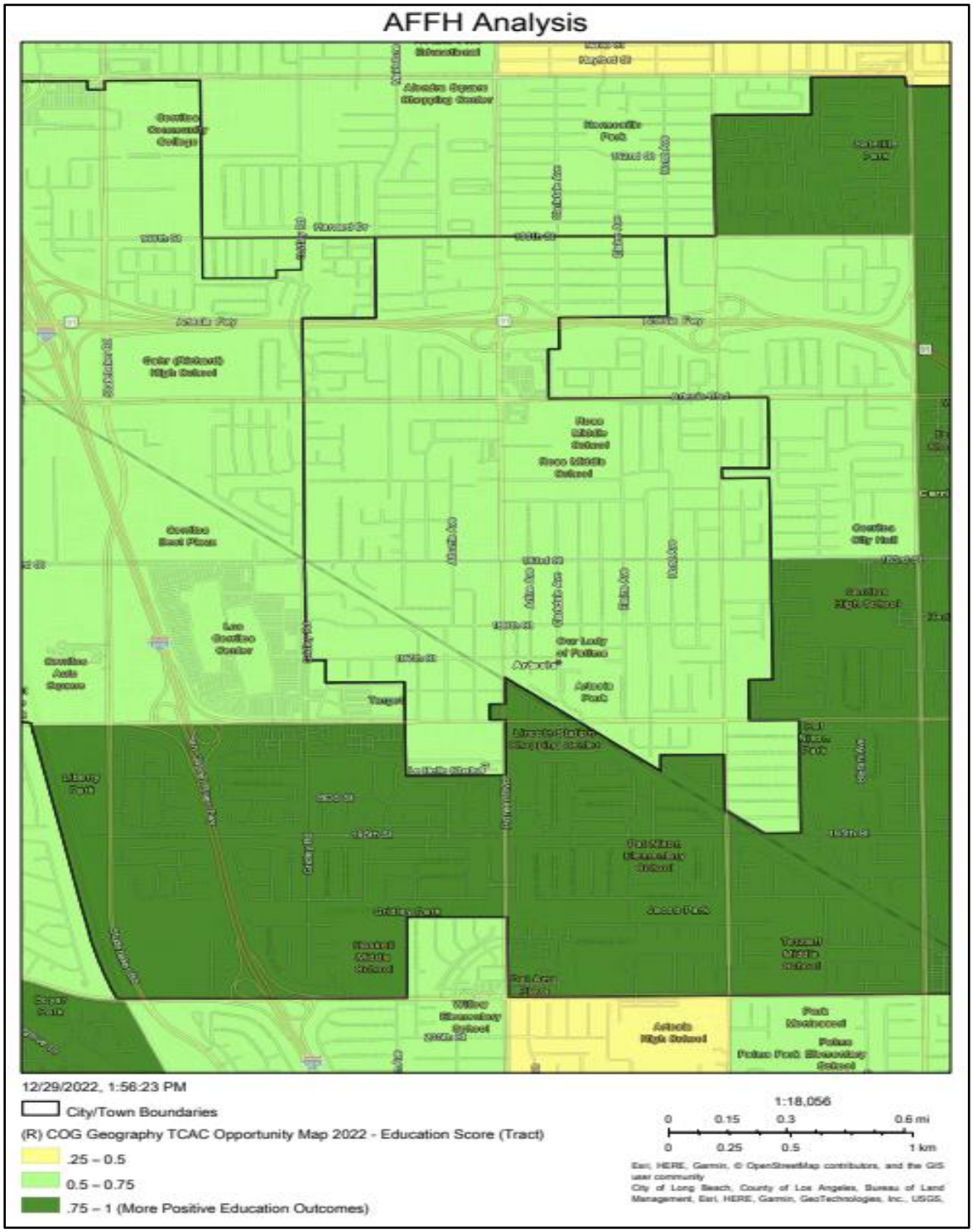


Sources: HCD AFFH DATA Viewer, Geography TCAC Opportunity Map 2022 – Economic Score (Tract)

Education

The Fair Housing Task Force calculates education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure C-11, the entire City has the score range of 0.50-0.75. This matches the score of the southern part of Norwalk, to the north of Artesia. To the east of Artesia, Cerritos has the same score, however the southern and eastern parts of Cerritos are primarily above the 0.75 score.

Figure H-26. C-11: Geography TCAC Opportunity Map 2022 – Education Score (Tract)



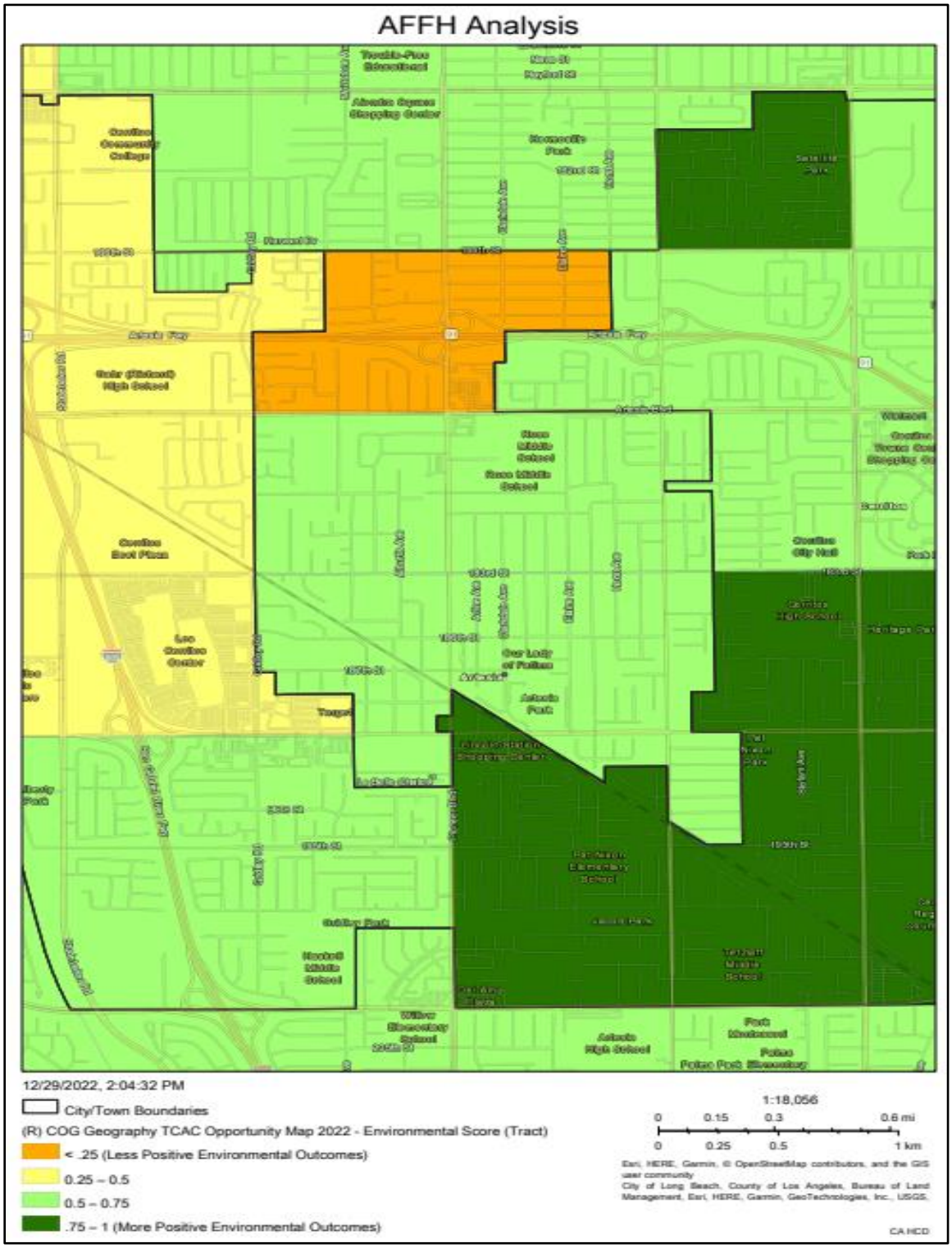
Sources: HCD AFFH DATA Viewer, Geography TCAC Opportunity Map 2022 – Education Score (Tract)

Environmental

The environmental health scores utilized to address fair housing concerns defined by the State Fair Housing Task Force are based on the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to analysis. This approach to analyzing environmental impacts is identified by the program and mapping layer known as CalEnviroScreen 4.0. CalEnviroScreen 4.0 is a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include: ozone concentrations, PM2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include: cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

CalEnviroScreen is used to help identify California communities that are disproportionately burdened by multiple sources of pollution. Figure C-12 shows that the majority of the City is within the score range of 0.50-0.75, however the area north of Artesia Boulevard is 0.25 or lower—meaning this part of the community faces less positive environmental outcomes. This may be due to the Artesia Freeway and the primary on- and off-ramps from the Freeway into the community.

Figure H-27. C-12: Geography TCAC Opportunity Map 2022- Environmental Score (Tract)



Sources: HCD AFFH DATA Viewer, Geography TCAC Opportunity Map 2022- Environmental Score (Tract)

Transportation

Access to jobs is based on proximity and transportation requirements to employment opportunities. According to SCAG, 18% of employed persons in Artesia commute 7 or more hours per week (SCAG Local Profile, Artesia). HUD has created a proximity index to illustrate transportation need geographically. The index is broken up by block group, and those with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. The HUD data is illustrated in Figure C-13 (Jobs Proximity Index) and illustrates that Artesia itself has a lower score than the areas to the northeast and east of the City, while Artesia has a higher score than the areas to the northwest and south. The score for Artesia is 40-60 according to the HUD data supplied by the state through the HCD AFFH Date Viewer.

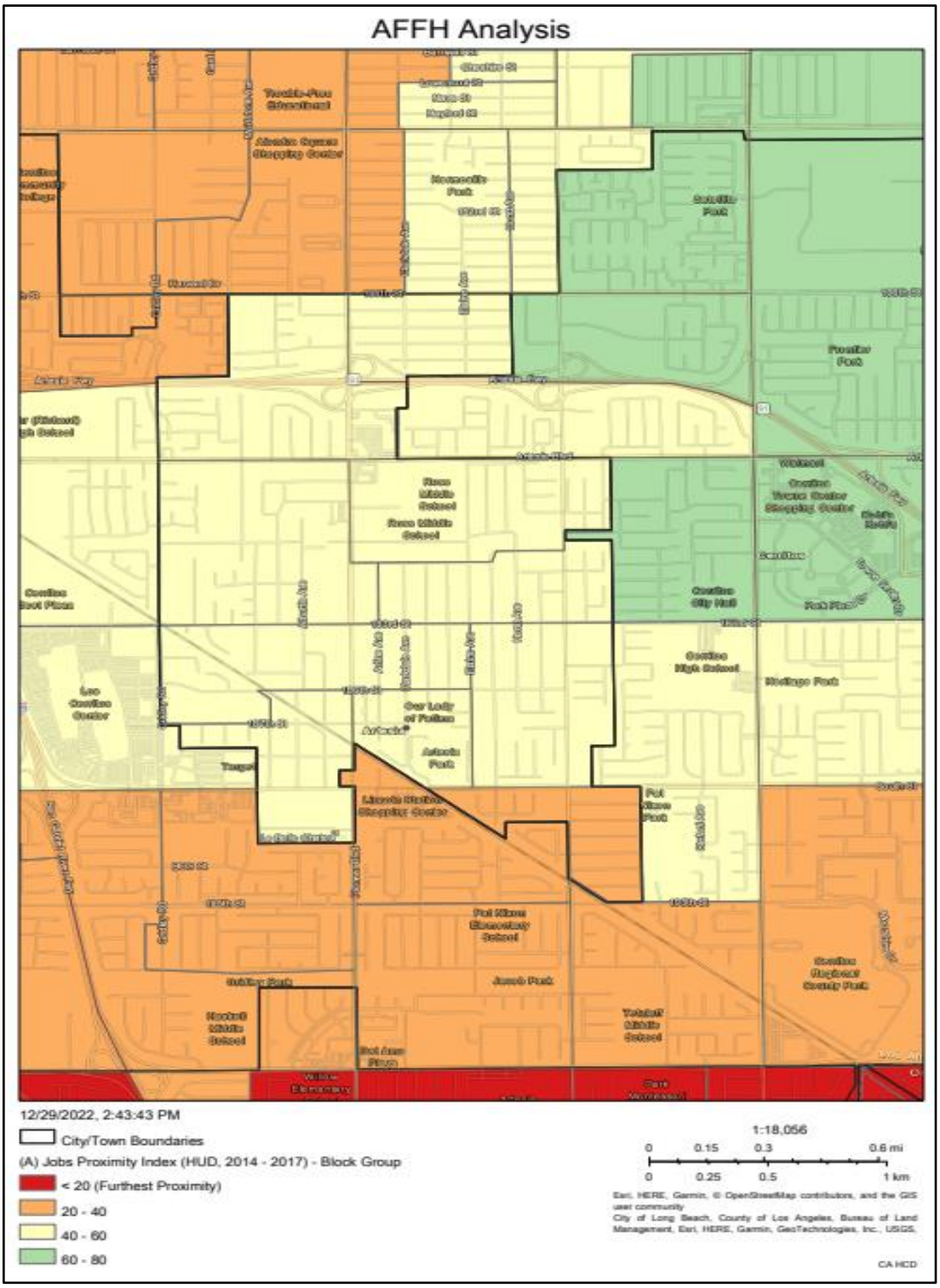
Like the federal analysis comparing job access and transportation, regional governments also map this dynamic as availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. As such, the Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor (typically 15-minute stop intervals). According to SCAG's RTP/SCS, SCAG has identified one potential HQTAs within the City of Artesia, as shown in Figure C-14, dependent on the development of the Metro-proposed West Santa Ana Branch (WSAB) transit corridor project.

Figure C-14 depicts the transit service in the City provided by Los Angeles Metro, Norwalk Transit System (NTS), and Orange County Transportation Authority (OCTA). Local bus routes provide service along Pioneer Boulevard, 183rd Street, and South Street. There is one "High Quality Transit Area" in the City, located primarily south of 183rd Street (see Exhibit C-15).

There are no existing passenger rail lines through the City of Artesia. However, the West Santa Ana Branch Transit Corridor will bring a light rail transit stop to the City in the near future. This 19-mile corridor project will connect Artesia residents to Downtown Los Angeles when fully implemented. There are 20 bus stops in Artesia. These routes and stops were identified to ensure improving access to them was integrated into the plan as major destinations and as part of First Mile-Last Mile planning principles. Approximately 0.8 percent of workers in Artesia use public transit as their primary mode of transportation.

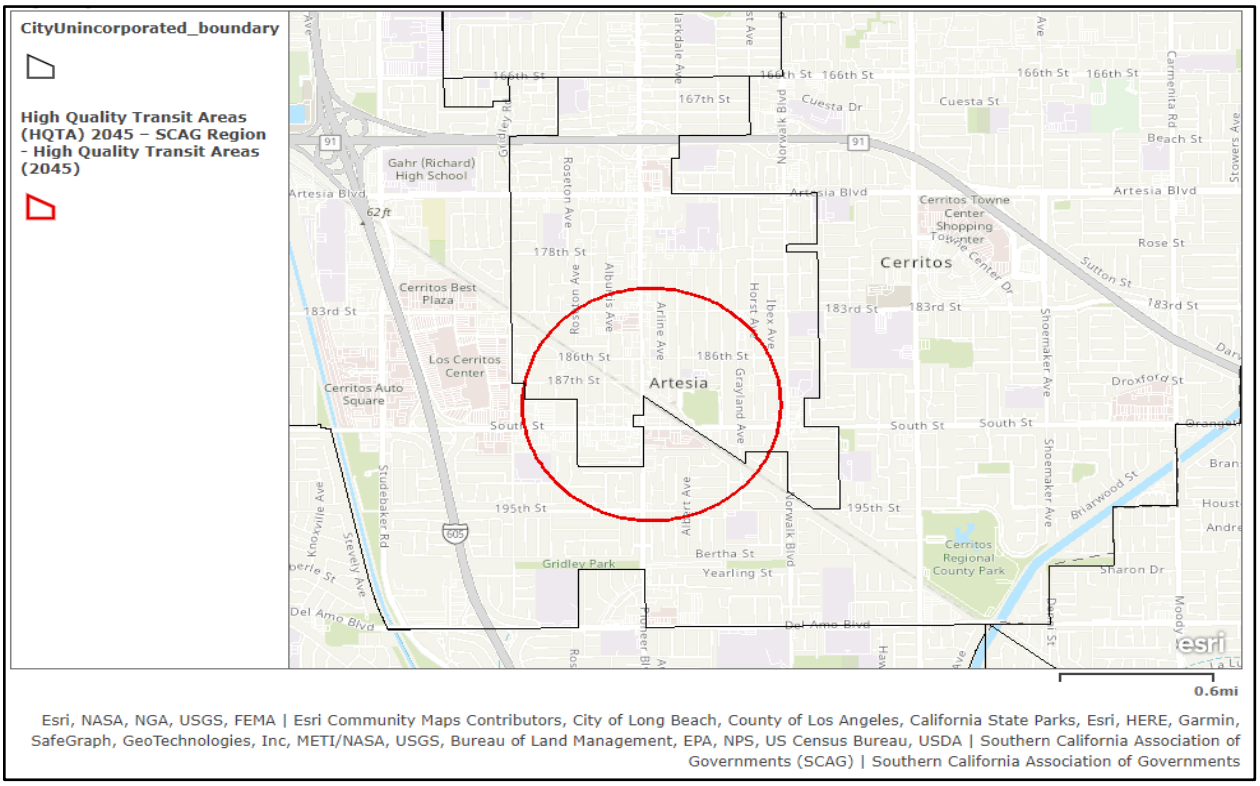
The Artesia City Transit is the City's newest local bus system. The service is designed as a continuous loop that is operated by an all-electric bus. The bus service is free to residents to encourage people to reach their local destinations in a more sustainable manner. The service will feature twelve pick-up locations throughout the City, and the bus will arrive at each stop approximately every 40-45 minutes.

Figure H-28. C-13: Jobs Proximity Index (HUD, 2014-2017) – Block Group



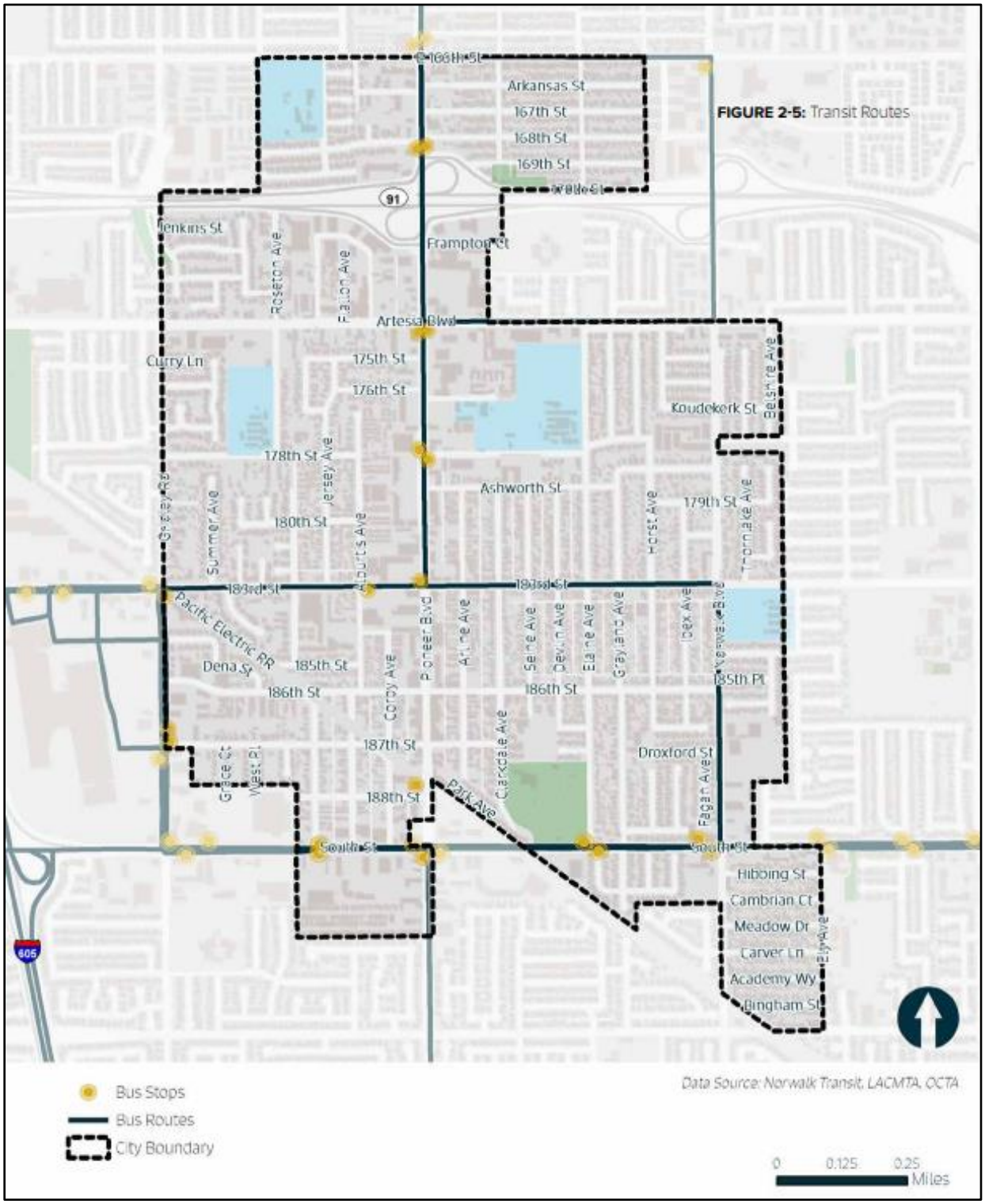
Sources: HCD AFFH DATA Viewer, Jobs Proximity Index (HUD, 2014-2017) – Block Group

Figure H-29. C-14: SCAG High Quality Transit Area



Sources: SCAG High Quality Transit Area mapping system

Figure H-30. C-15: Bus Routes in Artesia, from the City of Artesia Active Transportation Plan



Sources: Bus Routes in Artesia, from the City of Artesia Active Transportation Plan (pg. 23)

Gaps in Access to Opportunities

Although access to opportunities by disadvantaged groups in Artesia is similar to surrounding communities, the following gaps in access have been identified in the above analyses:

Economic: Neighborhoods located north of 183rd Street have a lower economic outlook than neighborhoods in the southern part of the City. Approximately 36% of the City's households have an income that is at or below 50% of the Area Median Income (Table C-3).

Environmental: Neighborhoods north of Artesia Blvd. have somewhat lower environmental scores than the southern part of the City. However, overall environmental scores are similar to the SCAG region as a whole.

Transportation: Artesia residents have limited access to high quality transportation as only a small portion of the southern part of the City located within a "High Quality Transit Area." Also, the Jobs Proximity Index indicates that distances from employment areas are greater for residents of the southern part of the City.

Proposed Policies, Programs and Actions

The following policies, programs and actions will directly address the identified economic, environmental and transportation-related gaps in access to opportunities in the City of Artesia:

- Artesia offers bus services, there are regional buses, and there is planned construction of the Santa Ana line of the Metro train service. To complement the enhanced mobility environment, a TOD process shall be put into place (Action 3.1b Transit Oriented Development (TOD)).
- Additional development along primary roadways is incentivized to offer housing to protected classes such as very low- and low-income groups, via the MUO (Action 1.3a Mixed Use Overlay).
- The West Santa Ana Branch Transit Corridor will bring a light rail transit stop to the City in the near future. This 19-mile corridor project will connect Artesia residents to Downtown Los Angeles when fully implemented.
- The City's active participation in the Gateway Cities Council of Governments will further regional climate and air quality goals, and improve mobility by coordinating on Strategic Transportation plan, including regional transportation projects such as the Complete Streets Initiative and Southeast Gateway Line (Action 1.2c)
- Identified economic gaps in access to housing are also being addressed through Action 1.4c (Variety of Housing Types), and Action 5.2c (Modify constraints to the development of housing, including application requirements, development fees and approval procedures).

C.2.5 Disproportionate Housing Needs

When a protected class faces significant differences in access to housing in comparison to other members of the community and geographic area then there are disproportionate housing needs. The ways in which this "housing need" is defined includes factors such as burden, overcrowding, homelessness, and substandard housing conditions. Analyzing these factors helps to identify what groups are facing severe housing needs and assists in identifying ways to rectify disproportionate access to housing. Understanding the needs of the vulnerable members of the community can help influence proactive actions from planning and governing bodies.

Existing Conditions

People with Extremely Low Income

One major challenge to developing equal access to housing is providing housing opportunities for people with extremely low-income (below 30 percent of area median income for the area according to HUD). HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset provides information for households, including extremely-low income, in the City of Artesia. Table C-10 provides a summary of extremely low-income households by race and ethnicity that was compiled as a part of the Pre-Certified Local Housing Data Report prepared by SCAG for the City of Artesia (SCAG Artesia Report) that utilized the CHAS dataset. The race/ethnicity with the highest share of extremely low-income households in Artesia is Hispanic (19.7% compared to 17.7% of the total population). Asian or other, non-Hispanic follow closely behind at 18.6% of the community experiencing extremely low income.

Table H-56. C-10:

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	1,090	150	13.8%
Black, non-Hispanic	89	10	11.2%
Asian and other, non-Hispanic	1,902	354	18.6%
Hispanic	1,600	315	19.7%
TOTAL	**4,681**	**829**	**17.7%**
Renter-occupied	2,260	520	23.0%
Owner-occupied	2,400	310	12.9%
TOTAL	**4,660**	**830**	**17.8%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Artesia. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in Artesia is Hispanic (19.7% compared to 17.7% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

Source: SCAG Artesia Report, Citing HUD CHAS

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. A household that spends 30 percent of its income on housing is considered to have a "cost burden" and 50 percent is considered to have a "severe cost burden." Overpayment is an issue in Artesia for both owner and renter households. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs.

According to the most recent HUD CHAS data 2015-2019, across Artesia's 2,305 renter households, 1,325 (57.5%) spend 30 percent or more of gross income on housing cost. Additionally, 640 renter households in Artesia (27.8%) spend 50 percent or more of gross income on housing cost. Cost burden for owners and renters based on HUD CHAS data 2015-2019 is shown in Table C-11 and Table C-12.

As summarized in Table C-13, The City's percentage of renter + owner-occupied households cost burdened by spending 30% or more of gross income on housing costs is somewhat lower than Los Angeles County (41.7% vs. 44.1% in Los Angeles County). Severely cost burdened households (spending greater than 50% of gross household income on housing costs), the cost burden is also somewhat lower in Artesia than the average for Los Angeles County (19.6% vs. 22.4% in Los Angeles County). The lower housing cost burden for Artesia households compared to the greater Los Angeles region may be due to the higher median household income in Artesia ($97,712 vs. $87,760 in Los Angeles County). (US Census Bureau – QuickFacts 2024)

Table H-57. C-11:

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	405	375	435
Household Income >30% to <=50% HAMFI	545	225	620
Household Income >50% to <=80% HAMFI	305	40	700
Household Income >80% to <=100% HAMFI	70	0	240
Household Income >100% HAMFI	0	0	310
Total	1,325	640	2,305

Sources: HUD CHAS data 2015-2019

Table H-58. C-12:

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	165	150	260
Household Income >30% to <=50% HAMFI	90	70	290
Household Income >50% to <=80% HAMFI	175	0	455
Household Income >80% to <=100% HAMFI	125	35	325
Household Income >100% HAMFI	40	10	825
Total	595	265	2,155

Sources: HUD CHAS data 2015-2019

Table H-59. C-13:

Cost Burden – Regional Comparison (Renters & Owners Combined)	Cost Burden >30%	Cost Burden >50%
City of Artesia	41.7%	19.6%
Los Angeles County	44.1%	22.4%

Sources: US Census Bureau, QuickFacts 2024,4%

Figure C-16 through Figure C-19 compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has increased—in the 2010-2014 data owners north of Artesia Boulevard were in the 20-40% overpayment category, now that area has joined the rest of the City in 40-60% category of overpayment. Overpayment by renters has also increased overall, wherein the entire city is at or above the 40-60% overpayment percentage, the renters north of Artesia Boulevard and south of 183rd Street are in the 60-80% overpayment category.

Figure H-31. C-16: Overpaying Owners (ACS, 2010-2014) – Tract

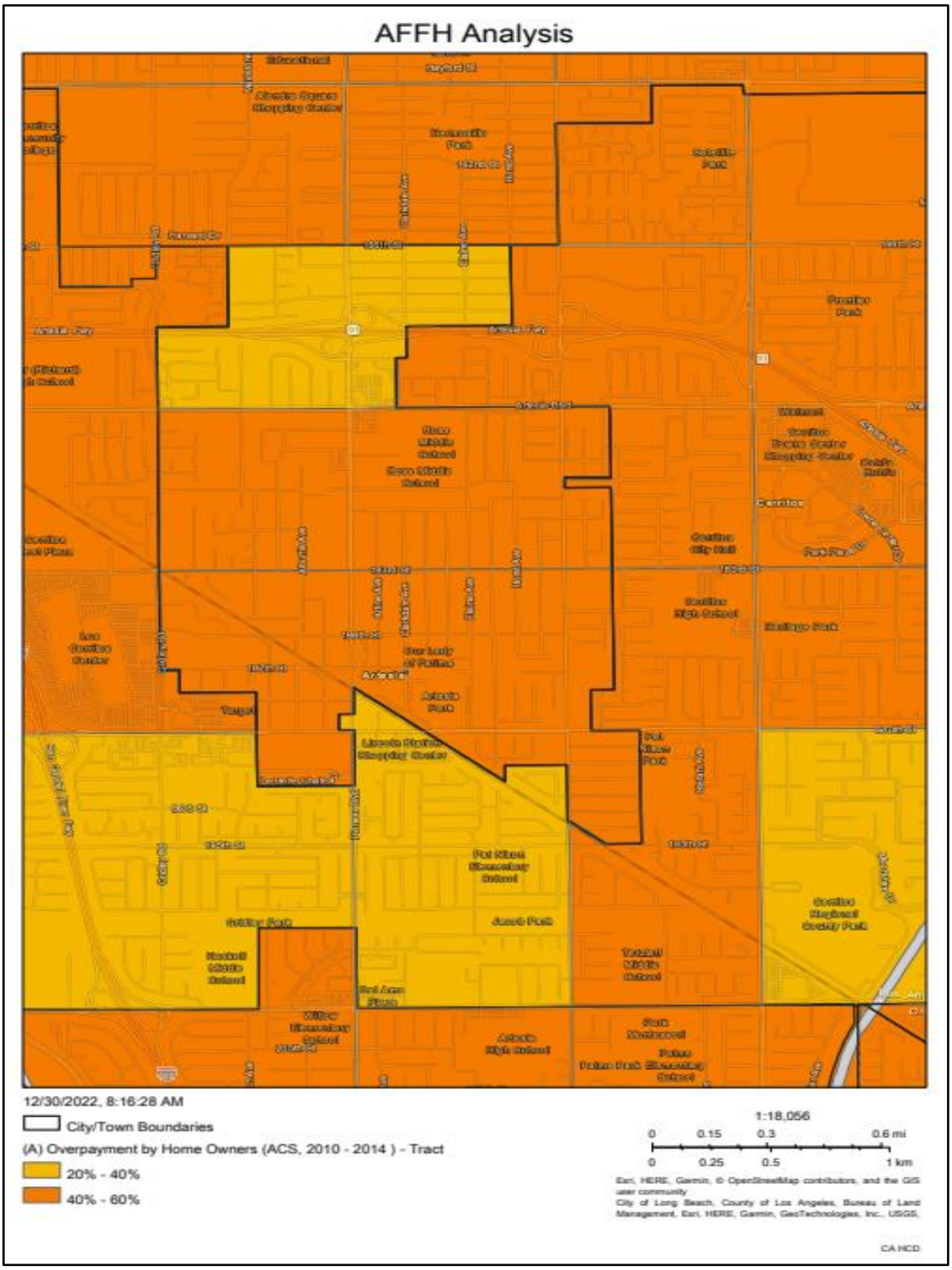
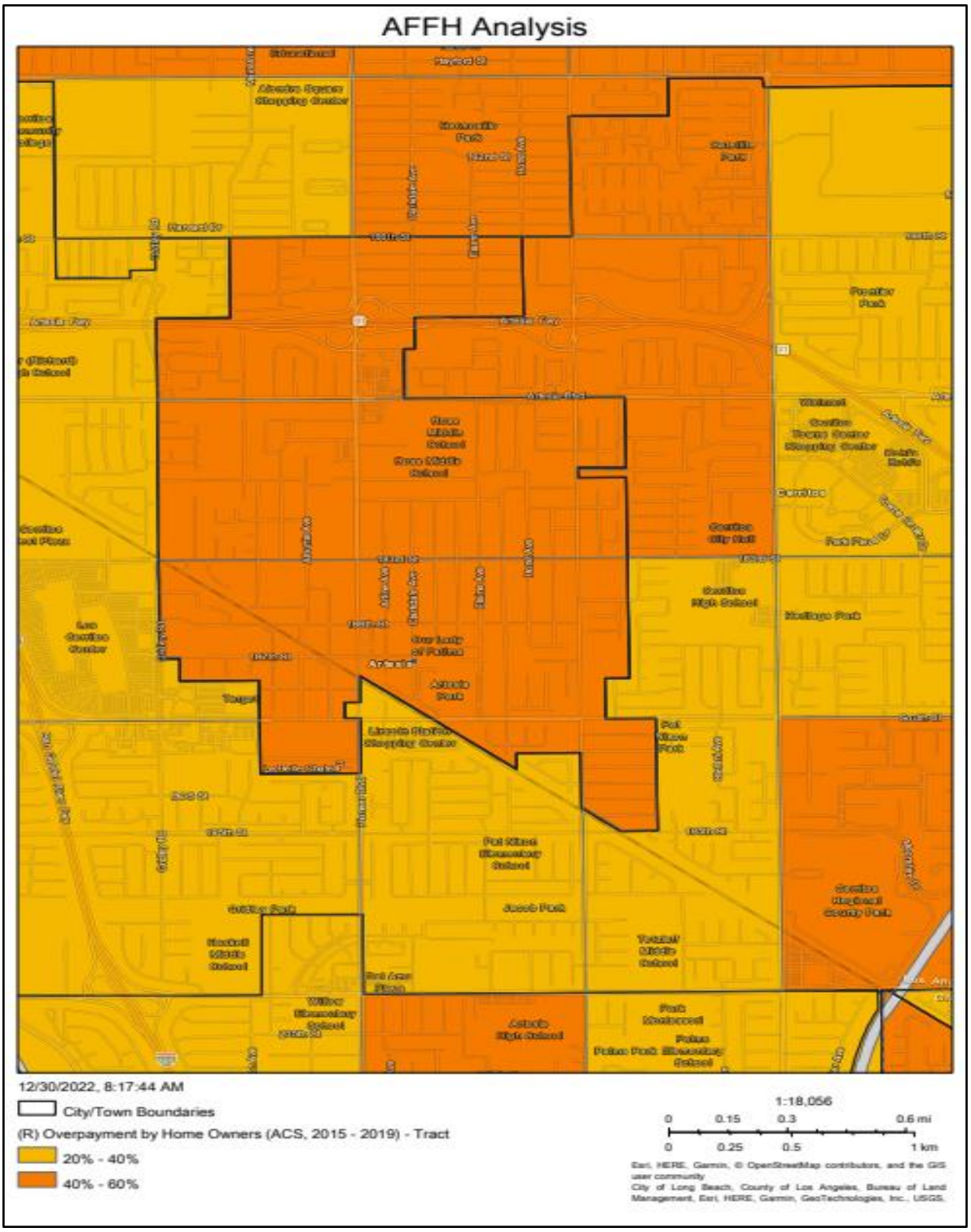
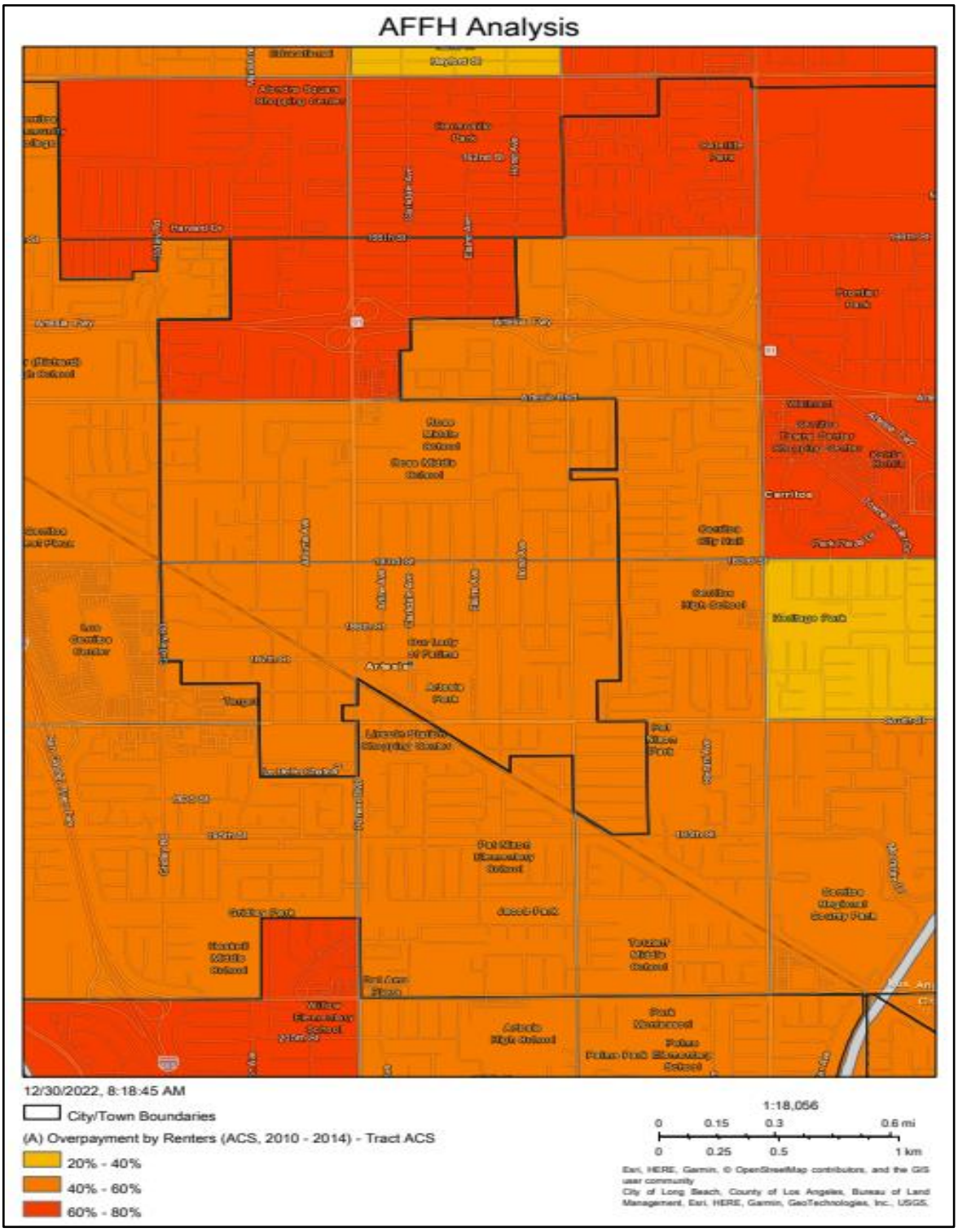


Figure H-32. C-17: Overpaying Owners (ACS, 2015-2019) – Tract



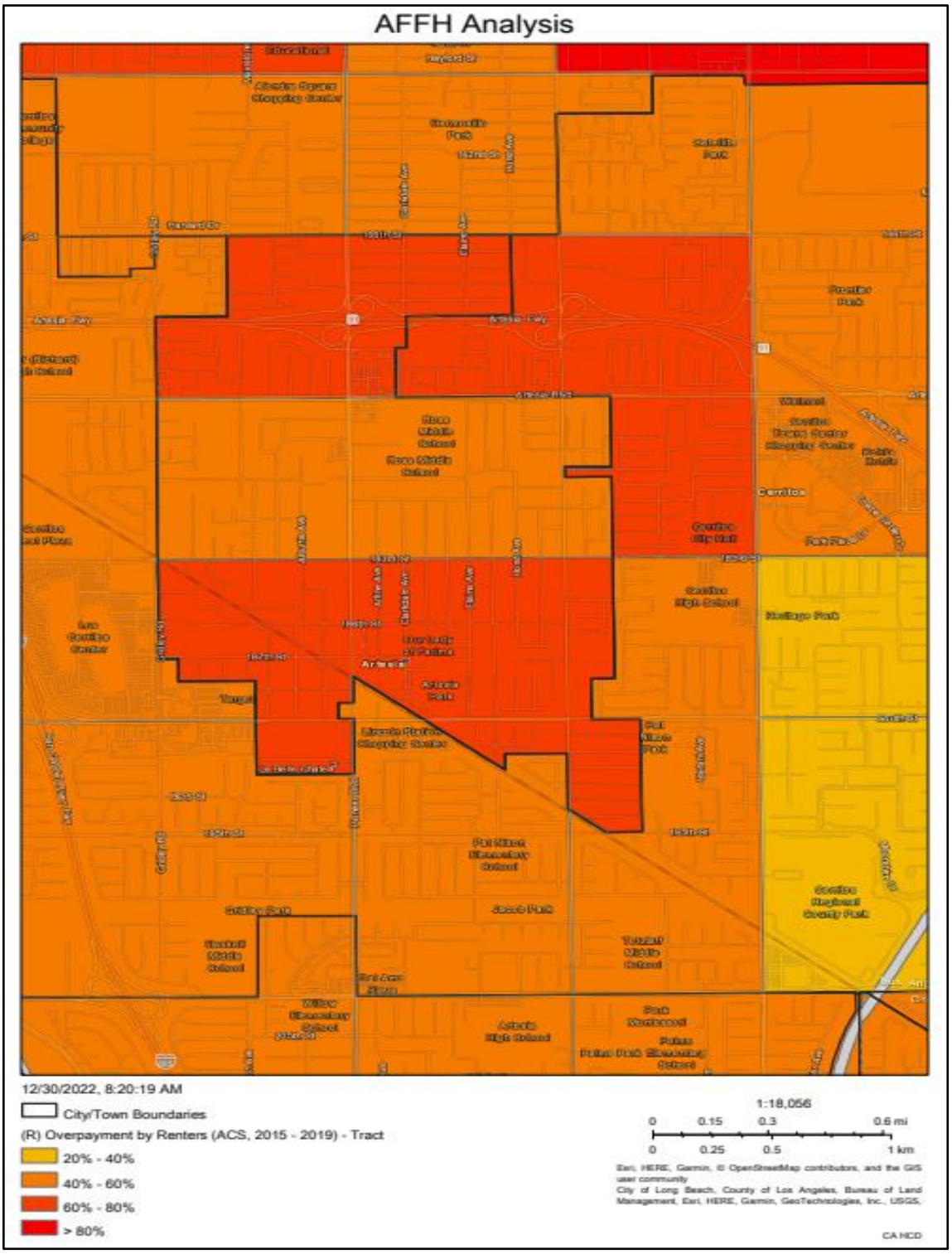
Sources: HDC AFFH DATA Viewer, Overpaying Owners (ACS, 2015-2019) – Tract

Figure H-33. C-18: Overpaying Renters (ACS, 2010-2014) – Tract



Sources: HDC AFFH DATA Viewer, Overpaying Renters (ACS, 2010-2014) – Tract

Figure H-34. C-19: Overpaying Renters (ACS, 2015-2019) – Tract



Sources: HDC AFFH DATA Viewer, Overpaying Renters (ACS, 2015-2019) – Tract

Overcrowding

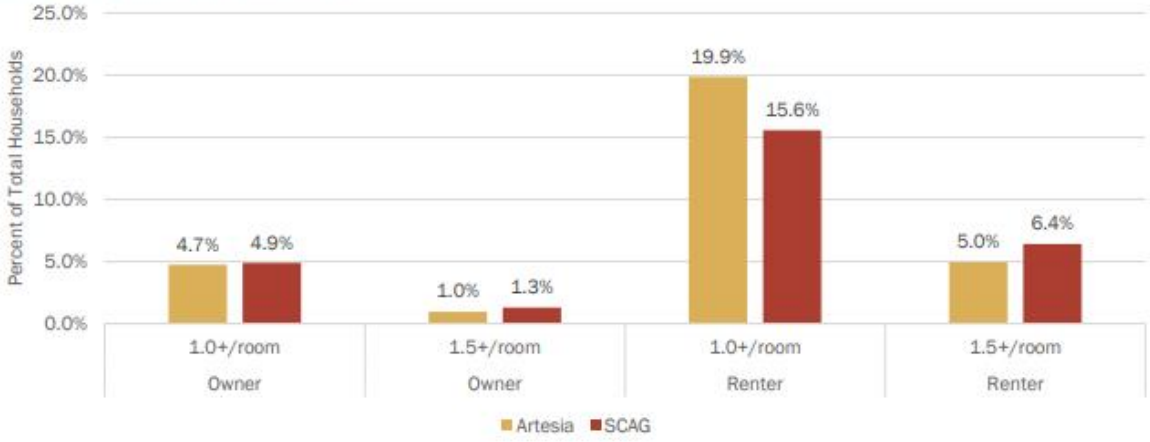
When households' income and the cost of housing are out of alignment, some households are unable to buy or rent housing that provides sufficient personal space per individual. For both the State and at the federal level, a housing unit is considered to be overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls).

Table C-13 shows that approximately 4.7 percent of owner-occupied households and 19.9 percent of renter-occupied households in Artesia are overcrowded, having more than 1 person per room. Overcrowding is more prevalent in the City of Artesia than in the southern California region as a whole, and this is especially true for renters wherein overcrowding in Artesia is at 19.9% and overcrowding in Southern California in general is at 15.6%. One percent of owner-occupied homes and 5% of rented spaces were severely overcrowded, having more than 1.5 persons per room.

Table H-60. ***C-13: Overcrowded Households***

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

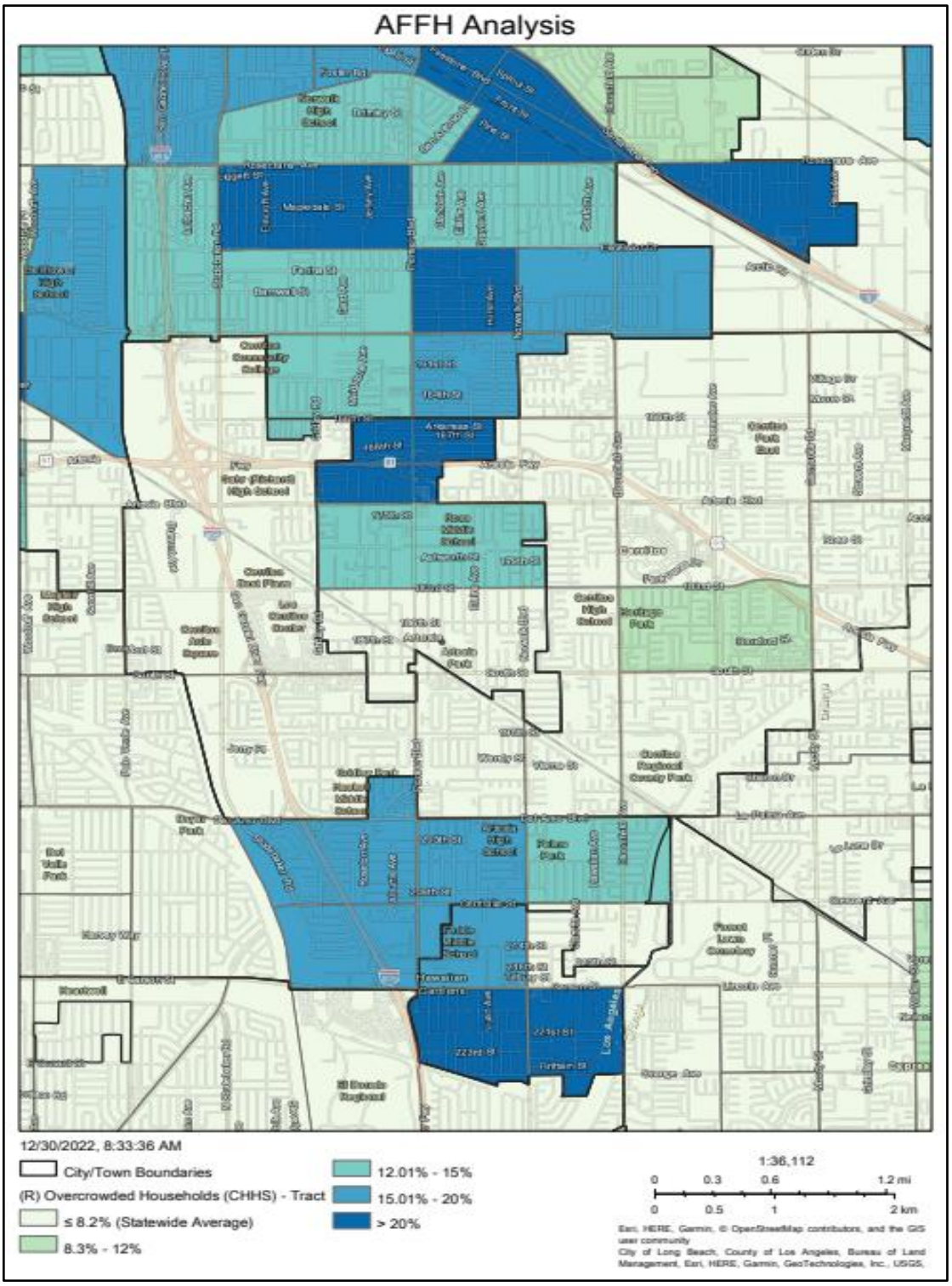
In Artesia, 103 owner-occupied and 481 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 21 owner-occupied households and 120 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

Source: SCAG Community Report, ACS 2014-2018

Figure C-20 shows the concentration of overcrowded households in Artesia by census tract. The housing south of Artesia Boulevard and north of 183rd Street have between 12.01-15% of households with overcrowding, and the housing north of Artesia Boulevard have over 20% overcrowded households. The community of Cerritos bordering the City of Artesia to the west, east, and south has primarily overcrowding at the statewide average of 8.2%, while ethe community to the north, City of Norwalk, has areas in the 12.01-15% and 15.01-20% range bordering the City of Artesia.

A factor that increases the overcrowding burden is that 24.7% of the households within the community are "large households" --i.e. five or more people: 11.5% of households had 5 persons, 6.4% had 6 persons, 6.8% had 7 or more persons residing in the same home (SCAG). The cost of housing and median income for the area creates limited access to adequately sized, affordable housing units.

Figure H-35. C-20: Concentration of Overcrowded Households (CHHS) - Tract



Sources: HDC AFFH DATA Viewer, Concentration of Overcrowded Households (CHHS) - Tract

Substandard Housing Conditions

Substandard housing is housing that poses a risk to the health, safety, and/or physical well-being of residents. These issues can increase the risk of disease, crime, poor mental health, and other social impacts. HUD CHAS data (2014-2018) provide an estimate of households with at least one of four housing problems that contribute to substandard housing (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30 percent). The U.S. Department of Housing and Community Development (HUD) defines "substandard housing" to mean housing, which is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit, and should, but does not have a kitchen. The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building. Housing is considered suitable for rehabilitation when it is economically feasible to renovate the building and bring it up to standard condition meeting all codes, including City codes.

Housing problems for Artesia were calculated using HUD's 2020 CHAS data based on the 2015-2019 ACS. As shown in Table C-14, 25 percent of the City's extremely low-income households have at least one of four housing problems identified by HUD:

1. Incomplete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator);

2. Incomplete plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower);

3. More than one person per room (i.e., overcrowding); and

4. Cost burden greater than 30 percent of gross income, including utilities.

Table C-15 summarizes Artesia households by tenure and presence of housing problems; about 32 percent of owners and 56 percent of renters have one or more housing problems. The City had a slightly lower proportion of households with a housing problem compared to the county, where 39.9 percent of owner-occupied households and 66.8 percent of renter-occupied households experience a housing problem. In both the City and County, renter-occupied households tend to experience housing problems at a higher rate. In Artesia (Figure C-20), 1.02% of residential units lack complete kitchen facilities (hot and cold piped water, a sink with piped water, a range or stove, and a refrigerator), 0.63% of units lack plumbing facilities (hot and cold piped water, a sink with piped water, and a bathtub or shower) according to SCAG. In the SCAG region 1.29% lack complete kitchen facilities and 0.39 lack plumbing facilities.

Housing age is frequently used as an indicator of housing condition. In general, residential buildings over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing,

plumbing, and electrical system repairs. In Artesia, approximately 86 percent of the housing stock was built before 1980. Comparably, the City's housing stock is younger than Los Angeles County's housing stock. 39.55 percent of the City's housing stock was constructed before 1960 compared to 46 percent of the county's housing stock that was constructed before 1960. Table D-15 summarizes the total number of housing units built by year.

Due to the fact that nearly 40 percent of the housing available in the City of Artesia is older than 1960 it is important for the community to be aware of the potential impacts of lead paint. Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table C-16 provides snapshot comparison of housing in Artesia that lacks telephone services, plumbing facilities and complete kitchen facilities with SCAG region, overall. The larger percentage gap in housing which lacks telephone services (3.85% in Artesia vs. 1.95% for the SCAG region), may be due to greater reliance on cell phone service by Artesia households.

When issues with building safety do arises, the City Code Enforcement Division enforces ordinances pertaining to property maintenance, building conditions, and other housing and neighborhood issues. The Division conducts its work on a complaint or request basis as they relate to potential or actual violations of local zoning; housing, fire, and building codes; and standards for landscaping to maintain safe and decent housing.

Figure C-16 through Figure C-19 compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS. The proportion of overpaying homeowners has increased—in the 2010-2014 data owners north of Artesia Boulevard were in the 20-40% overpayment category, now that area has joined the rest of the City in 40-60% category of overpayment. Overpayment by renters has also increased overall, wherein the entire city is at or above the 40-60% overpayment percentage, the renters north of Artesia Boulevard and south of 183rd Street are in the 60-80% overpayment category.

Table H-61. C-14: Percentage of Households with Housing Problems

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available, no other problems	Total
Household Income <= 30% HAMFI	565	125	695
Household Income >30% to <=50% HAMFI	665	245	910
Household Income >50% to <=80% HAMFI	600	555	1,155
Household Income >80% to <=100% HAMFI	280	280	565
Household Income >100% HAMFI	110	1,025	1,135
Total	2,225	2,235	4,460

Source: 2015-2019 ACS Consolidated Planning/CHAS Data | HUD USER

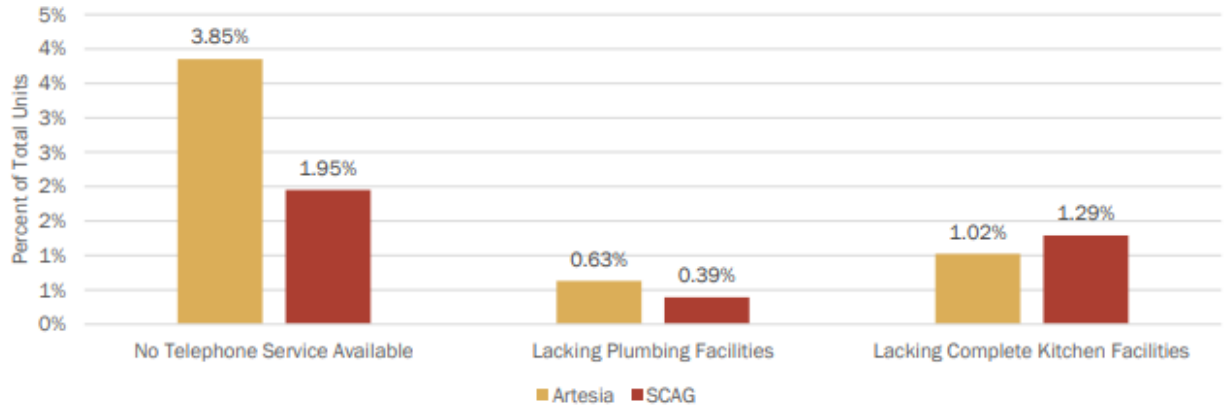
Table H-62. C-15: Housing Problems by Tenure

Housing Problems Overview [1]	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	685	1,540	2,225
Household has none of 4 Housing Problems OR cost burden not available, no other problems	1,470	765	2,235
Total	2,155	2,305	4,460
Severe Housing Problems Overview [2]	**Owner**	**Renter**	**Total**

2015-2019 ACS Consolidated Planning/CHAS Data | HUD USER

Table H-63. C-16: Substandard Housing – Regional Comparison

Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Artesia, 177 units lack telephone service, 29 units lack plumbing facilities, and 47 units lack complete kitchen facilities.

Source: SCAG Artesia Pre-Certified Local Housing Data

Table H-64. C-17: Housing Units by Age – Artesia

Year Built	Total number of housing Units	
	Number	Percent
1939 or earlier	150	3.4%
1940-1959	1,614	36.2%
1960-1979	2,076	46.5%
1980-1999	371	8.3%
2000-2009	199	4.5%
2010-2013	12	0.3%
2014 or later	38	0.9%
Total	4,460	

Source: ACS 2019 5-Year Estimate, American Community Survey (2015-2019)

Homelessness

According to the 2023 Greater Los Angeles Homeless Point in Time (PIT) Count Report from the Los Angeles Homeless Services Authority (LAHSA), a population of approximately 71,320 homeless persons were located in Los Angeles County on a single-night survey conducted in February 2023. The County was split into eight areas for the count, with the City of Artesia being located in Service Planning Area 7 (SPA 7). Within SPA 7 there are 22 cities and 5 unincorporated areas. The study found that a total of 6,511 persons experienced homelessness in this specific planning area, with 78 percent of those (5,070) being unsheltered. The homeless count also illustrated that the region's homeless population grew from 66,436 people in 2020 to 71,320 people in 2023 (2023 Greater Los Angeles Homeless Count – Los Angeles Continuum of Care Data Summary). The PIT Count identified 31.4% of homeless persons as Severely Mentally Ill and 34% as Chronic Substance Abusers.

According to the 2023 Greater Los Angeles Homeless Count Report from the Los Angeles Homeless Services Authority (LAHSA) in the Independent Cities reports for the Specific Planning Area 7: Artesia has 9 unhoused people (Figure C-21).

Figure H-36. C-21: There were 9 people without homes in Artesia, during the 2023 point in time count.

2023 Homeless Count:
Raw Data and Estimated Totals
Artesia

Raw Data Gathered During the Homeless Count

Actual Persons Counted:		Improvised Dwellings Counted:	
Sheltered*:	0	Cars:	2
Unsheltered:	9	Vans:	2
Total Actual Persons:	**9**	RVs:	1
		Tents:	2
		Makeshift Shelters:	3
		Total Dwellings:	**10**

Estimated Number of People in Dwellings (derived using multipliers from SPA-wide surveys)

Please note: multipliers are designed for accuracy at the SPA level. Use of multipliers in areas smaller than the full SPA can be helpful for planning purposes, but the result should not be regarded as definitive.

SPA 7 Dwelling Type Multipliers:

Dwelling Type	Avg. Occupancy	± Error	# Counted	Raw Count x Multiplier
Cars	1.47	0.60	2	2.94
Vans	1.60	0.76	2	3.20
RVs	1.89	0.81	1	1.89
Tents	1.45	0.19	2	2.90
Makeshift Shelters	1.73	0.48	3	5.19
Rough estimate of people in dwellings using multipliers:				16.12
Rough estimate (rounded):				**16**

Estimated Total Persons

Actual Sheltered Persons*:	**0**
Actual Unsheltered Persons:	**9**
Roughly Estimated Persons in Dwellings:	**16**
Roughly Estimated Artesia Total:	*25*

*Please note: Sheltered counts do not include clients sheltered with vouchers or in programs with confidential addresses, such as shelters for clients fleeing domestic violence. Voucher-based program data is not available at the census tract level. Data for confidential sites is included only in summaries at the SPA-level or larger to protect their confidentiality.

Source: LAHSA 2023 Point in Time Count

Displacement

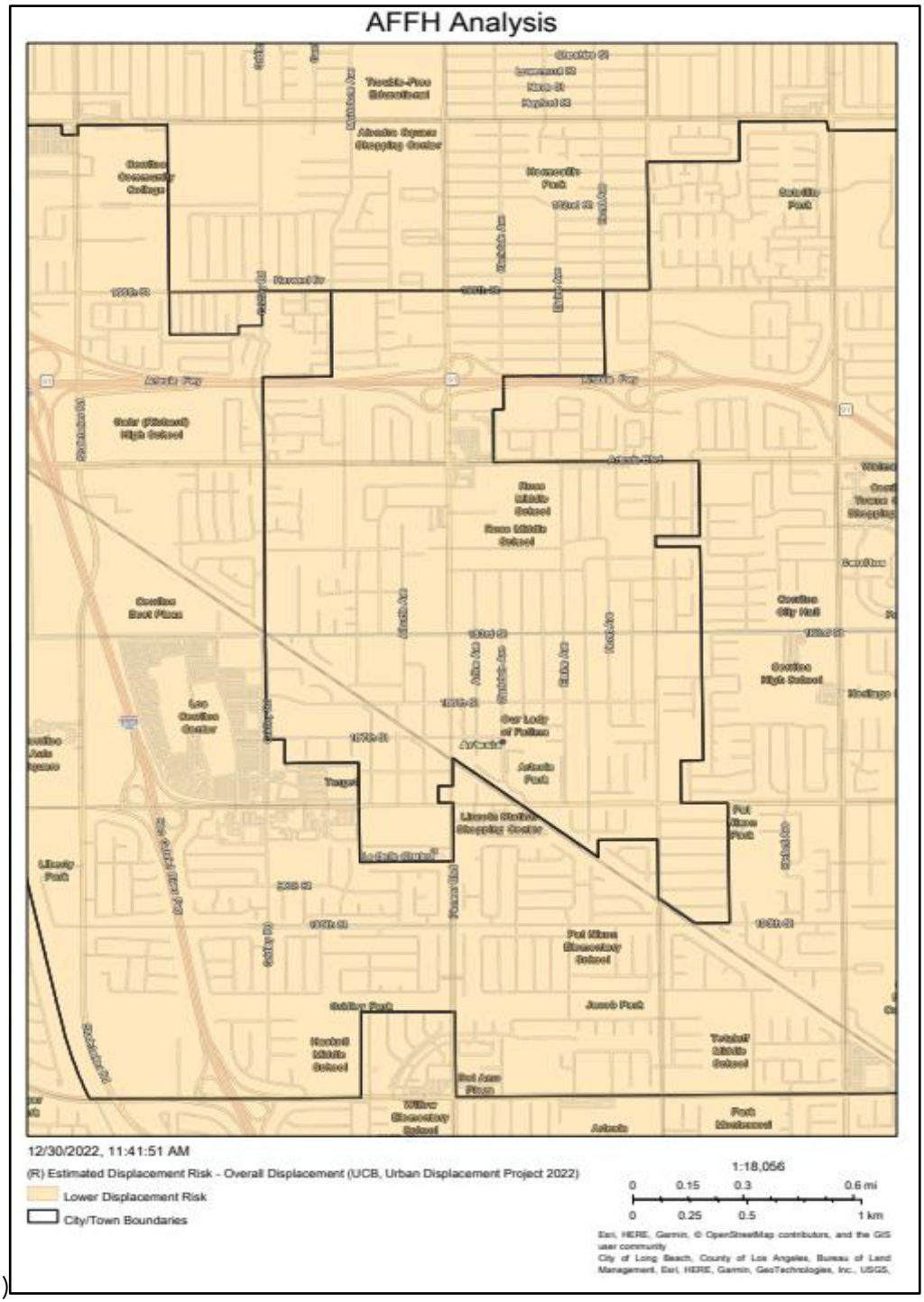
According to the California Department of Housing and Community Development, communities vulnerable to housing displacement are: "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost."

The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
  - Share of renters is above 40 percent,
  - Share of people of color is above 50 percent,
  - hare of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
  - The tract or areas in close proximity have been experiencing displacement pressures (percent change in rent is above county median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts is above median for all tracts in county (rent gap).

The Urban Displacement Project (UDP) is a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Their research aims to understand and describe the nature of gentrification, displacement, and exclusion, and to generate knowledge on how policy interventions and investment can support more equitable development. In order to address these issues, UDP assembles data and maps factors for displacement risk by Census Tracts. The California Department of Housing and Development (HCD) has utilized this data to create a mapping layer, "Estimated Overall Displacement Risk," in their data viewer for Affirmatively Furthering Fair Housing. This data layer illustrates that the City of Artesia is at "Lower Displacement Risk," versus "at risk of displacement, 1 income group displacement, 2 income group displacement." According to UDP by way of the HCD AFFH Viewer, the City of Artesia does not face significant risk of displacing current communities, Figure C-21.

Figure H-37. C-21: Estimated Overall Displacement Risk (UCB, Urban Displacement Project 2022)



Sources: HDC AFFH DATA Viewer, Estimated Overall Displacement Risk (UCB, Urban Displacement Project 2022)

Gaps in Resources

The following gaps in resources are most significant within the extremely low-income population, which represents 17.8% of the City's households.

Cost Burden: The housing cost burden is most significant for renter households, with 57.5% of renters spending over 30% of gross income on housing. Approximately 23% of renter households are in the Extremely Low-Income category. The housing cost burden is somewhat higher in the neighborhoods located north of Artesia Blvd.

Overcrowding: Similar to cost burden, overcrowding is most prevalent in neighborhoods north of Artesia Blvd. and is higher overall than Los Angeles County (19.9% vs. 15.6.%).

Substandard Housing Conditions: The City has a slightly lower proportion of households reporting one or more housing problems than Los Angeles County. However, renter households reporting housing problems are significantly higher than owner-occupied households (56% vs. 32%).

Homelessness: The 2023 Homeless Count in coordination with Los Angeles County identified 9 unsheltered persons in the City. Although this is not a large number, the City's coordination with state and regional agencies, and the Actions identified below will continue to address the housing needs of homeless persons.

Displacement: The City has a lower overall displacement risk according to findings of the 2022 Urban Displacement Project.

Proposed Policies, Programs and Actions to Address Disproportionate Housing Needs

Policies and Actions Addressing Cost Burden:

- Policy HE 1.2 Increase the extremely-low, very-low, low- and moderate-income housing stock.
    - Action 1.2e Rezonings to accommodate the RHNA.
- Policy HE 4.3 Provide rental assistance to low-income households.
    - Action 4.3a Section 8 Housing Choice Vouchers

Policies and Actions Addressing Overcrowding:

- Action 1.4c Variety of Housing Types
- Action 4.1b Update to Definition of Family

Policies and Actions Addressing Substandard Housing:

- Policy HE 2.1 Maintain and improve existing housing stock, such as protecting manufactured housing.

- Policy HE 2.2 Continue to enforce the City's Municipal Code to preserve existing housing stock.
    - Action 2.2a Code Enforcement actions, including pre-sale inspections.

  Policies and Actions Addressing Homelessness:

- Action 1.4d Emergency shelters and low-barrier navigation center.
- Action 4.2a Coordination with Homeless Service Provider

  Policies and Actions Addressing Displacement:

- Action 2.19 Mobile Home Park rezoning
- Action 2.1b No Net Loss

C.2.6 Outreach

As discussed in Appendix E: Public Participation, outreach efforts during development of the Housing Element Update, including Affirmatively Furthering Fair Housing Assessment, included the following:

• Creation of a dedicated Housing Element webpage on the City's website.

• The meetings and proposed Housing Element were published in local newspapers.

• Copies of the draft Housing Element were made available for review at City Hall.

• Notices were sent directly to housing interested groups and organizations that serve special needs populations.

• A community workshop where participants were able to share their ideas and concepts to address the City's housing needs.

• A document was created with frequently asked questions and answers, such as what is the housing element, what is affordable housing, and more.

The outreach efforts were used to influence policies and programs to affirmatively further fair housing opportunities throughout the community. The City of Artesia is committed to promoting fair and equal access to housing for all of the members of the community.

Outreach commitments during implementation of Housing Element policies and actions will include the following:

- Action 1.3a Mixed Use Overlay

Explanatory material will be prepared and presented on applications and in review processes to streamline permit processing.

- Action 1.4e Reasonable Accommodation (Housing for Special Needs Groups)

Establish procedures for review and approval of reasonable accommodation requests, including informational flyers and postings on the City website.

- Action 1.2d Accessory Dwelling Units

Create handouts and online materials to support ADU construction.

- Action 1.2e Housing for Lower-Income Households

Commits City to outreach to developers annually.

- Action 1.5b Sustainable Development Webpage

City will include educational materials about water-wise landscaping, local weatherization and energy conservation.

- Action 2.1c Support Homeownership Resources

City will create a webpage and include information on homeownership in the City newsletter.

- Action 2.2a Code Enforcement

Important phone numbers will be included in "The Artesian" on the City's website.

- Action 3.1a Land Inventory

An online searchable inventory of "surplus" lands will be prepared to publicize their availability for housing affordable to lower income households.

- Action 4.1a Affirmatively Furthering Fair Housing

A fair housing webpage will be added to the City's website to increase access to resources and support.

- Action 4.3a Section 8 Housing Choice Vouchers

The City will create a newsletter to assist in publicizing the Voucher program and eligibility requirements.

- Action 5.1a Information Manuals and Handouts

Manuals and handouts will include publications on the City's development review process to provide support to future applicant.

Appendix D: Contributing Factors and Meaningful Actions to Further Fair Housing

Assembly Bill 686 initiated a new requirement as of the 6th Housing Element Cycle. Cities now must implement "meaningful actions" in order to Affirmatively Further Fair Housing to accommodate all classes and abilities.

Affirmatively Furthering Fair Housing means taking meaningful actions to combat discrimination and patterns of segregation to foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. AB 686 specifically requires that jurisdictions take no action that is materially inconsistent with their obligation to affirmatively further fair housing. Not only does this apply to other policies, programs, and actions in the Housing Element, and the other General Plan elements, it broadly applies to all of the jurisdiction's activities relating to housing and community development.

In order to take meaningful actions, the City must determine the top contributing factors to restricting fair access to housing. Once contributing factors are identified, then the meaningful actions to address fair housing issues can be defined and worked towards.

Affirmatively furthering fair housing includes taking proactive and meaningful actions that have a significant impact in integrating living patterns and socio-economic concentrations—well beyond combating discrimination or mitigating disparities. Meaningful actions must be taken in concert with each other and address all of the following:

- Significant discrepancies in housing needs and in access to opportunities
- Replacing segregated living patterns with truly integrated and balanced living patterns
- Transforming racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity
- Fostering and maintaining compliance with civil rights and fair housing laws, affirmatively further fair housing

In the Memo published by HCD, AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) published April 23, 2020:

- "iv. Note: Meaningful actions include actions that will promote fair housing opportunities for low- and moderate- income tenants and tenants of affordable housing, including subsidized housing."

ELI households may require specific housing solutions such as:

- Deeper income targeting for subsidies.
- Housing with supportive services.
- Single-room occupancy and/or shared housing.

- Rent subsidies (housing vouchers).

The City of Artesia faces a variety of housing access issues, similar to the region. For example, a majority of the City:

- 25-50% of the population is in the Low to Moderate Income population, meaning that the majority of the community could not afford to buy a home within the area.
- The majority of the City has 10-20% of people with a disability, which often restricts income, housing type availability and more.
- 20-40% of the families within a majority of the city are single parent households, which often restricts access to housing based on cost.

Several contributing factors to fair housing have been shared and analyzed. Through multiple Program Actions the City is taking proactive affirmative steps to generate more fair access to housing. One of the primary ways in which this improved effort is being implemented is through the establishment of the Mixed-Use Overlay. This Overlay increases buildable densities for a variety of housing types across the majority of the City, primarily along commercial multi-model corridors. Furthermore, the revised Artesia Density Bonus ordinance will allow for further increased densities in exchange for affordable deed restricted units as the City's primary effort to advance increased housing access opportunities.

The table below covers the Policies and Actions contained within this Housing Element Update that constitute Meaningful Actions to be taken to address the fair housing needs of disadvantaged persons and groups, as identified in the Affirmatively Further Fair Housing analyses of various disadvantaged populations.

Fair Housing Issues	Identified Contributing Factors within City of Artesia and Region	Priority	Programs and Actions to Affirmatively Further Housing
Significant discrepancies in housing needs and in access to opportunities	The primary contributing factors that cause discrepancies in housing needs and access to opportunities are related to household income in conjunction with the high cost of housing (rental and for-sale). This is significant because Artesia has a lower overall household income than the LA County region. This factor is more	High	1. Action HE 1.1a Track Meaningful Actions 2. Action HE 1.2d Accessory Dwelling Units 3. Action HE 1.2e Housing for Lower-Income Households, including Code Amendments 4. Action HE 1.3a Mixed Use Overlay zoning amendment 5. Action HE 1.4a Expedited Processing for Special Needs Housing

	pronounced in the northern part of the City (north of Artesia Blvd.), including a lower economic outlook. The poverty level of the City's disabled population is also higher than for the City at large. Access to opportunities is also affected by the higher cost burden for renters, and by limited access to high quality transportation services throughout the City.		6. Action HE 1.4c Variety of Housing Types, including housing for special needs groups 7.Action HE 2.1b No Net Loss and Replacement of Affordable Housing Units 8. Action HE 3.1b Transit Oriented Development (TOD) 9. Action HE 4.3a Rental Assistance – Section 8 Housing Choice Vouchers 10. Action HE 5.2c Removal of Constraints to Housing Entitlement and Construction.
Fostering and maintaining compliance with civil rights and fair housing laws, affirmatively further fair housing	The City of Artesia does not currently have the budgetary or staff resources available to conduct extensive fair housing outreach or enforcement. The City's primary resource is the Housing Rights Center, to which the City provides referrals on contact information to residents. Factors that may affect compliance include Fair Housing enforcement and outreach capacity. • Insufficient online fair housing material •Lack of knowledge of fair housing laws •Limited local government capacity •Linguistic isolation •Potential Fear among undocumented residents	Medium	Action 1.4a Expedited Processing for Special Needs Housing Action HE 1.4b Technical Assistance for Special Needs Housing Development Action HE 1.4c Variety of Housing Types Action HE 1.4d Emergency Shelters and Low Barrier Navigation Centers Action HE 1.4e Reasonable Accommodation including designating an in-house ADA Coordinator Action HE 2.2a Priority Code Enforcement Action HE 4.1a Affirmatively Furthering Fair Housing - Adopt equal housing ordinance Action HE 5.1a Informational Manuals and Handouts
Cost of Land	The City of Artesia, as with Southern California as a	High	Action HE 1.2a Maximize External Funding Resources

	whole, has followed a low-density development pattern despite population growth, this has been a factor in causing land prices to grow exponentially. The high cost of land warrants higher densities to cover the cost of land preparation and development.		Action HE 1.2b Compliance with State Density Bonus Law Action HE 1.2d Accessory Dwelling Units Action HE 1.2e Housing for Lower-Income Households Action HE 1.3a Mixed Use Overlay Action HE 3.1a Land Inventory Action HE 3.1b Transit Oriented Development (TOD)
Affirmatively Furthering Fair Housing	The analysis illustrated that there are multiple vulnerable populations in the City of Artesia, particularly the very low and extremely low-income households, and the City's disabled population. The fundamental similarity between all groups was significant disparities with access to affordable housing.	High	Action HE 1.1a Track Meaningful Actions Action HE 1.2e Housing for Lower-Income Households Action HE 1.3a Mixed Use Overlay Action HE 1.4a Expedited Processing for Special Needs Housing Action HE 1.4c Variety of Housing Types Action HE 4.1a Affirmatively Furthering Fair Housing Action HE 5.1b Annual Housing Report Action HE 5.2c Remove Constraints (including zoning code amendments)

As per the California Government Code (per Section 65583 (c) (10) (A) (i-iii)), there are recommended strategies/actions in the Housing Element Section regarding the implementation. The following table addresses the proposed programs and actions that the City of Artesia will pursue for the 2021-2029 Planning Period:

State Suggested Affirmatively Furthering Fair Housing Strategies	Artesia Programs and Actions
Enhancing mobility strategies and promoting inclusion for protected classes	• Artesia offers bus services, there are regional buses, and there is planned construction of the Santa Ana line of the Metro train service. To compliment these enhanced environment

	for mobility a TOD process shall be put into place (Action 3.1b Transit Oriented Development (TOD). • Additional development along primary roadways is incentivized to offer housing to protected classes such as very low- and low-income groups, via the MUO (Action 1.3a Mixed Use Overlay).
Encouraging development of new affordable housing in high resource areas	• The proposed Mixed-Use Overlay (MUO) covers the primary roadways within the City and most of the City is within a High Resource area. The Moderate Resource tracts north of Artesia Boulevard also have development opportunities, which are served by existing bus route options. The Overlay will increase buildable areas with a variety of housing types (Action 1.3a Mixed Use Overlay).
Place-based strategies to encourage community revitalization, including preservation of existing affordable housing	• Code enforcement is to be administered with housing preservation in mind (Action 2.2a Priority Code Enforcement). • No net loss expectations of the State are to be implemented, and noncompliant structures are to be repaired instead of removed when possible (Action HE 2.1b No Net Loss and Replacement of Affordable Housing Units). • Deed restricted affordable units in MUO will support housing access (Action 1.3a Mixed Use Overlay). • Participation in regional, county, and City efforts to coordinate funding to preserve current housing stock is in process with Gateway Cities Council of Governments (Action 1.2c Participation in Gateway Cities Council of Governments).
Protecting existing residents from displacement	• New development regulations that favor affordable housing are intended to support locals (Action 1.3a Mixed Use Overlay). • No net loss provisions will assist in the support of current residents (Action 2.1b No Net Loss

	and Replacement of Affordable Housing Units). • MUO Deed restrictions will support affordable housing (Action 1.3a Mixed Use Overlay). • Participation in regional, county, and City efforts to coordinate development (Action 1.2c Participation in Gateway Cities Council of Governments). • Create a mobile home zoning district to protect existing units (Action 2.1a Amend Zoning Ordinance to include a Mobile Home Park Zoning District). • Preserve single family homes by focusing population increase potential along major roadways (Action 1.3a Mixed Use Overlay).
Strategies to improve enforcement of fair housing laws, community outreach and engagement capacity, and fair housing resources	• Create a webpage on the City site (Action 4.1a Affirmatively Furthering Fair Housing).•Pro-active Code Enforcement actions (Action HE 2.2a) • Adopt an equal housing ordinance (Action HE 4.1a). •
Strategies to stem the tide of displacement, including robust tenant protections	• Through the implementation of the no net loss requirement and support of affordable development with the MUO with deed restricted affordable units the City is trying to address these issues (Action 1.3a Mixed Use Overlay, Action 2.1b No Net Loss and Replacement of Affordable Housing Units). •
Strategies to preserve mobile home parks	• Program to implement a new zoning district to protect the land use type shall be implemented (Action 2.1a Amend Zoning Ordinance to include a Mobile Home Park Zoning District).
Strategies to promote a range of community-based housing options for people with disabilities	• The city is increasing flexibility to allow a variety of housing types to support housing with fewer barriers (Action 1.3a Mixed Use Overlay, Action 1.4c Variety of Housing Types).

	• Additional ADUs may offer opportunities for affordable housing or familial support, City shall track them and support the efforts to build more (Action 1.2d Accessory Dwelling Units).
Adoption of inclusionary housing policies and/or other policies to facilitate the development of deed-restricted affordable housing that is integrated with market-rate housing	• The MUO will offer density bonuses and additional incentives for the inclusion of affordable housing that is deed restricted (Action1.3a Mixed Use Overlay).
Remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Gov. Code 65583(c)(3), including: Ensuring affordable housing complies with federal and state requirements to build units accessible to people with disabilities. Developing a program to subsidize the cost of reasonable modifications to make housing accessible for people with disabilities.	• Reasonable accommodation information will be shared online (Actions1.4e and 1.4e Reasonable Accommodation Procedure and Expedited Processing, including designating an in-house ADA coordinator). • New affordable units constructed within the City that are deed restricted must comply with federal and state requirements to build units accessible to people with developmental disabilities (Action 1.3a Mixed Use Overlay). • The City will adopt an equal housing ordinance (Action HE 4.1a) •

Appendix E: Public Participation Summary

Public participation is an important component of the Housing Element update. *Government Code* §65583(c)(8) states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played an important role in the formulation and refinement of the City's housing goals and policies and in the development of a Land Use Plan that determines the extent and density of future residential development in the community.

City residents and other interested parties were given many opportunities to identify housing issues of concern, recommend strategies, review the draft element, and provide recommendations to decision-makers. A Housing Element web page was established (General Plan Update) to provide interested persons with information including Frequently Asked Questions and public meeting announcements.

The City held a total of four public meetings as part of the outreach process, one meeting with the Planning Commission and two meetings with the City Council. Notably, the Planning Commission meeting was conducted virtually to enable citizen participation, particularly for those without the ability to drive to the Council Chambers. An information booth was present at the City's 8th Annual Diversity Festival to encourage participation from low- and moderate-income families that attend free city events. Additionally, the City hosted an informational booth at the Mariachi Festival to further engage the community and raise awareness about the Housing Element as part of its broader outreach strategy.

The following public meetings and hearings were held during the Housing Element update process:

- September 30, 2021: Planning Commission Public Workshop
- October 11, 2021: City Council Public Workshop
- January 20, 2022: Planning Commission Public Hearing
- March 14, 2022: City Council Public Hearing

Meeting notices were posted on the City's website, and notification was published in the local newspaper in advance of the meetings. Copies of the draft Housing Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to housing interest groups and organizations that serve the City's lower-income and special needs populations (Table E-1). The draft Housing Element was made available to the public prior to submittal to the California Department of Housing and Community Development (HCD).

Summary of Public Comments

Public comments during the Housing Element update process focused on the need for more affordable housing and the limited resources available to assist affordable and special needs

housing production. The program actions listed in the Housing Plan are intended to address these needs to the greatest extent feasible.

Future Public Outreach Efforts

The City of Artesia recognizes the need to expand and diversify its public outreach strategies. Future outreach efforts will include deeper engagement with low-income and special needs communities through partnerships with community organizations that are knowledgeable of the housing and service needs of lower income residents to meet unmet housing needs. In person events in accessible neighborhood locations in conjunction with virtual meetings will also be made available to the public to encourage participation. Multi-lingual outreach materials, social media campaigns, and direct engagement through surveys will be implemented to ensure that a broader section of the community is reached. Translation services were available at public meetings upon request. The City of Artesia continues to evaluate and expand its language access initiatives by budgeting for translation and interpretation services to ensure that all members of the community have the ability to participate in the planning process.

The City has adopted an ongoing public outreach program designed to collect information from the public for the next Housing Element update. This plan will include targeted outreach to groups representing low-income, moderate-income, and special needs populations. Future public outreach will include periodic "popup events" at community gathering fairs, and other public venues to request continuous feedback on affordable housing, new housing options, and development initiatives. This initiative is designed to not only inform the public, but also to actively communicate with citizens to foster a dialogue that ensures that Artesia's policies and programs are responsive to the community's needs.

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NOTICE OF AVAILABILITY

CITY OF ARTESIA 2021-2029 HOUSING ELEMENT UPDATE

The City of Artesia has published a draft 2021-2029 Housing Element update and invites comments from all interested parties.

The Housing Element is a component of the City's General Plan and includes analysis of the community's housing needs, opportunities and constraints, as well as policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community. All cities in the Southern California Association of Governments (SCAG) region are required by State law to prepare an updated Housing Element for the 2021-2029 planning period.

The draft Housing Element and other materials are posted on the City's Housing Element website at:

https://www.cityofartesia.us/445/Housing-Element-Update-2021-2029

The City encourages all interest persons to submit comments on the draft Housing Element, including housing needs and fair housing.

If you would like to be notified of future City meetings regarding the Housing Element, please contact Okina Dor, Community Development Director at odor@cityofartesia.us

Table H-65. E-1 Housing Element Stakeholder List

Organization	Website	Contact
Legal Aid Foundation of Los Angeles	www.lafla.org	
Catholic Charities of Los Angeles	https://catholiccharitiesla.org/	info@CatholicCharitiesLA.org
Los Angeles Homeless Services Authority	https://www.lahsa.org/	jeanetterowe@lahsa.org
LA County Department of Military and Veterans	mva.lacounty.gov	outreach@mva.lacounty.gov
LA County Department of Children & Family Services	https://dcfs.lacounty.gov/	pinquiries@dcfs.lacounty.gov
Shelter Partnership	https://www.shelterpartnership.org/	office@shelterpartnership.org
Abundant Housing LA	www.abundanthousingla.org	anthony@abundanthousingla.org
City Ventures Residences	www.cityventures.com	Briggs@cityventures.com
Los Angeles County Development Authority	https://wwwa.lacda.org/	700 West Main Street Alhambra, CA 91801
LINC Housing Corporation	https://www.linchousing.org/	linc@linchousing.org
SCANPH (Southern California Association of Non Profit Housing)	https://www.scanph.org/	agreenlee@scanph.org
CHHS (California Health and Human Services)	https://www.chhs.ca.gov/	chhsmail@chhs.ca.gov
Narra Tree Inc. (Licensed Assisted Living Fac.)	https://carelistings.com/assisted-living-homes/cerritos-ca/narra-tree-inc---jeffrey-home/5acd0191a71d8c15cf682551	Phone: (562) 865-4394 (Jeffrey Home)
Artesia Christian Home	https://www.achome.org/	Phone: (562) 865-5218
Windsor / Artesia Palms Care Center of Artesia	https://artesiapalmscc.com/contact-us/	Email Portal available on website
Founder's House of Hope	https://www.founders-house.app/	Email Portal available on website
American Family Housing	https://afhusa.org/	housing@afhusa.org
Jovenes, Inc.	https://jovenesinc.org/	jovenesinc@jovenesinc.org
PATH	https://epath.org/	pathlosangeles@epath.org

The Whole Child	https://thewholechild.org/	twcinfo@thewholechild.org
Kingdom Causes Bellflower	https://www.kcbellflower.org/	Phone: (562) 804-2189
Whittier First Day	https://www.whittierfirstday.org/	info@whittierfirstday.org
New Hope Bellflower Shelter	https://bellflower.ca.gov/	Phone: (714) 836-7188, ext. 144
Salvation Army Bell Shelter	https://westernusa.salvationarmy.org/usw_thq/	Phone: 1-800-728-7825

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Frequently Asked Questions
2021 Housing Element Update

1. What is a Housing Element?

State law[1] requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several "elements" that address various topics. The Artesia General Plan[2] is organized under the following themes:

- **Community Development and Design** (Land Use, Housing, Circulation & Mobility, Community Facilities & Infrastructure)
- **Community Resources and Wellness** (Air Quality & Climate Change, Open Space & Conservation, Community Safety, Noise)
- **Community Culture and Economy** (Cultural & Historic Resources, Economic Development)
- **Sustainability**

The General Plan was adopted in 2010 and has a "time horizon" of 2030. However, State law requires that the Housing Element be updated every 8 years. Housing Element planning periods are sometimes referred to as "cycles". The City's current Housing Element covers the planning period extending from 2013 to 2021, which is referred to as the "5th Housing Element cycle" in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. Every city in the Southern California Association of Governments ("SCAG") region[3] is required to prepare a Housing Element update for the 6th planning cycle, which spans the 2021-2029 period, regardless of when the other elements of the General Plan were adopted.

State law[4] establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

> *The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.*

[1] California Government Code Sec. 65300 *et seq.*
[2] http://ca-artesia.civicplus.com/DocumentCenter/View/226
[3] The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial counties.
[4] California Government Code Sec. 65580 *et seq.*

2. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for people at all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs**. Every community is dependent on a variety of low- and moderate-income workers in jobs such as child and elder care, medical support, business and personal services, retail trade, construction and maintenance. While governmental programs provide funding assistance for affordable housing, city plans and regulations determine the type and location of new housing that can be built. Therefore, a sufficient supply of affordable housing is dependent on both housing subsidies and city development regulations.

  Under State law[5] all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers and builders, not cities. However, cities are required to adopt policies, plans, development regulations and standards to encourage a variety of housing types that are affordable for persons at all income levels, including multi-family rental housing and accessory dwelling units ("ADUs"). The Regional Housing Needs Assessment ("RHNA") is the method by which each jurisdiction's share of new housing needs is determined (see #4 below).

- **Housing for Persons with Special Needs**. Under State law[6] cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:

  ✓ Reasonable accommodation for persons with disabilities
  ✓ Transitional housing
  ✓ Supportive housing
  ✓ Residential care facilities
  ✓ Emergency shelters and "navigation centers"
  ✓ Large (5+) families

3. What is "affordable" housing?

By definition, housing is usually considered "affordable" when total housing cost, including utilities, is no more than 30% of a household's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

[5] California Government Code Sec. 65583
[6] California Government Code Sec. 65583(a)(5)

Table 1. Household Income Categories

Income Category	% of county median income
Extremely low	Up to 30%
Very low	31-50%
Low	51-80%
Moderate	81-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

Affordable housing costs for all jurisdictions in Los Angeles County that correspond to these income categories are shown in the following table. Affordability figures are adjusted each year and are based on family size. Table 2 provides figures for a 4-person family in 2021.

Table 2. Income Categories and Affordable Housing Costs – Los Angeles County

Income Category	Maximum Income	Maximum Affordable Rent	Maximum Affordable Price (est.)
Extremely low	$35,450	$886	*
Very low	$59,100	$1,478	*
Low	$94,600	$2,365	*
Moderate	$96,000	$2,400	$375,000
Above moderate	>$96,000	>$2,400	Over $375,000

Assumptions:
-Based on a family of 4 and 2021 State income limits
-30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
-10% down payment, 3.75% interest, 1.25% taxes & insurance, $300 HOA dues
* For-sale affordable housing is typically at the moderate-income level
Source: Cal. HCD; JHD Planning LLC

4. What is the RHNA why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. The Regional Housing Needs Assessment ("RHNA") is the process established in State law[7] by which each city's housing needs are assigned.

Prior to each Housing Element planning cycle the region's total housing need is determined by HCD based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the region is then distributed to cities and counties by SCAG based upon criteria established in State law.[8]

In 2019 HCD determined that the total new housing need for the entire SCAG region in the 6th Housing Element cycle is 1,341,827 units. SCAG then prepared a RHNA plan that fully allocates the total RHNA to jurisdictions in the SCAG region.[9] SCAG adopted the final RHNA plan in March 2021.

[7] California Government Code Sec. 65584 et seq.
[8] California Government Code Sec. 65584(d)
[9] http://www.scag.ca.gov/programs/pages/housing.aspx

Table 3 shows the RHNA allocations for Artesia, Los Angeles County, and the entire SCAG region.

Table 3. 6th Cycle RHNA – Artesia, Los Angeles County and SCAG Region

	Artesia	Los Angeles County	SCAG Region
RHNA allocation 2021-2029 (housing units)	1,069	812,060	1,341,827

Source: SCAG, 3/4/2021

The RHNA distributes each jurisdiction's total housing need by the income categories shown in Tables 1 and 2 above (the extremely-low and very-low categories are combined for RHNA purposes). Artesia's 6th cycle RHNA allocation by income category is shown in Table 4.

Table 4. 6th RHNA by Income Category – Artesia

Very Low	Low	Moderate	Above Moderate	Total
312	168	128	461	1,069

Source: SCAG, 3/4/2021

5. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would require in order to have enough housing at all price levels to fully meet the needs of its existing population plus its assigned share of projected growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement that determines housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but some provisions of State law establish specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review and approval of housing development applications that meet specific standards.[10] Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations.

6. What must cities do to comply with the RHNA?

Each Housing Element update must analyze the city's capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties (or "sites") where additional housing could be built consistent with current regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the city has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing

[10] California Government Code Sec. 65913.4 (SB 35 of 2017)

Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development. Such amendments typically include increasing the allowable residential density or allowing housing to be built in areas that are currently restricted to only non-residential land uses.

7. Artesia is fully developed. Why is the RHNA allocation so high?

SCAG's total RHNA allocation for the 6th cycle is 1,341,827 units compared to 412,137 units in the 5th cycle. There are two main reasons why the region-wide 6th RHNA allocation is so much higher than the 5th cycle.

First, the 5th RHNA allocation was established in 2012 while the severe economic effects of the "Great Recession" were still adversely affecting growth and the foreclosure crisis led to high vacancy rates. As a result, the 5th RHNA was uncharacteristically low. For comparison, SCAG's 4th cycle (2006-2013) RHNA allocation was approximately 700,000 units.

Second, for the 6th cycle the State made a major modification to the process for determining RHNA allocations due to the "housing crisis." In prior RHNA cycles, total housing need was based only on projected population growth. However, for the 6th RHNA cycle the State added *existing need* to the total RHNA calculation. Existing need includes households that are currently overcrowded (defined as more than one person per room) or are overpaying for housing (defined as more than 30% of gross income). The total 6th cycle RHNA allocation for the SCAG region is comprised of the sum of existing need and projected need, as follows:

Existing need:	577,422 units
Projected need:	764,405 units
Total need:	1,341,827 units

As seen from this breakdown, if existing need were not included (as in prior RHNA cycles) the total need for the SCAG region would be similar to the 4th cycle RHNA.

With regard to jurisdictional RHNA allocations, the methodology adopted by SCAG for the 6th cycle places greater emphasis on the proximity of jobs and transportation rather than vacant developable land. As a result, the urbanized areas of Los Angeles and Orange counties are assigned a higher proportion of the region's housing need as compared to prior cycles even though they generally have much less vacant land than inland areas.

8. How can Artesia accommodate its RHNA allocation and remain in compliance with State housing law?

The RHNA is a planning target and cities are not required to achieve their RHNA allocations but must demonstrate that their land use plans and regulations allow housing development commensurate with the RHNA. Because there is very little vacant land in Artesia that is suitable for housing development, the most significant opportunities for new housing are in areas zoned for non-residential or mixed use. Under State law, areas that are zoned to allow residential development at a density of at

least 20 units/acre in small cities are considered appropriate to facilitate production of affordable housing. As part of the Housing Element update, the City will evaluate the potential for new housing development and determine whether any changes to land use plans and zoning are necessary in order to accommodate the amount of new housing assigned to the City in the RHNA.

9. Housing development is very expensive in the urban areas of Southern California. How can cities achieve their assigned affordable housing needs?

Housing development is very expensive in Southern California, and housing that is affordable to low- and moderate-income families typically requires large subsidies. While State housing law is based on the premise that every city has an obligation to use its governmental powers to encourage housing development at all income levels, it is recognized that available financial resources are not sufficient to produce all of the affordable housing needed. Therefore, if a city has adopted appropriate plans and regulations to encourage housing development commensurate with its RHNA allocation, it will not be penalized if actual production does not achieve assigned needs.

10. What is "certification" of the Housing Element and why is it important?

The State Legislature has delegated to the California Department of Housing and Community Development ("HCD") the authority to review Housing Elements and issue findings regarding the elements' compliance with the law.[11] When HCD issues a letter finding that the Housing Element is in substantial compliance with State law it is referred to as "certification" of the Housing Element. Artesia's current Housing Element has been determined by HCD to be in full compliance with State law. The City is now preparing a Housing Element update for the 2021-2029 period.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City's land use plans and zoning regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a planning or zoning matter and the Housing Element were found by the court to be out of compliance, the court could order changes to City land use plans or regulations and assume control over some City land use decisions. HCD certification establishes a "rebuttable presumption of validity"[12] that the Housing Element is in compliance with State law, which would support the City's legal defense. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.[13]
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

. . .

[11] California Government Code Sec. 65585
[12] California Government Code Sec. 65589.3.
[13] AB 101 of 2019

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NOTICE OF AVAILABILITY

CITY OF ARTESIA 2021-2029 HOUSING ELEMENT UPDATE

The City of Artesia has published a draft 2021-2029 Housing Element update and invites comments from all interested parties.

The Housing Element is a component of the City's General Plan and includes analysis of the community's housing needs, opportunities and constraints, as well as policies and programs to facilitate the construction, rehabilitation, and preservation of housing for all economic segments of the community. All cities in the Southern California Association of Governments (SCAG) region are required by State law to prepare an updated Housing Element for the 2021-2029 planning period.

The draft Housing Element and other materials are posted on the City's Housing Element website at:

https://www.cityofartesia.us/445/Housing-Element-Update-2021-2029

The City encourages all interest persons to submit comments on the draft Housing Element, including housing needs and fair housing.

If you would like to be notified of future City meetings regarding the Housing Element, please contact Sal Lopez, Interim Community Development Director at interimcddirector@cityofartesia.us

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 10E.**

TO: Mayor and Members of the City Council

SUBJECT: Case No. 2023-01: Zoning Code Amendment, Zoning Text Amendment and Zone Map Amendment Pertaining To Mixed Use Overlay

FROM: Sal Lopez, Interim Community Development Director

REVIEWED AND APPROVED BY:
Abel Avalos, City Manager
HongDao Nguyen, City Attorney
Melissa Burke, Deputy City Manager

RECOMMENDATION:
Staff is recommending that the City Council:

1. Adopt Resolution No. 25-3048, Approving a Proposed Zoning Code Amendment Establishing a Mixed-Use Overlay (Mu-O) Zone (Case No. 2023-01), Amend the City of Artesia Zoning Map, and Certify a Supplemental Environmental Impact Report for the Proposed Zoning Code Amendment;
2. Introduce and Waive the First Reading of Ordinance 25-970, adding article 46 (mixed-use overlay zone (MU-O)) of chapter 2 (zoning) of title 9 (planning and zoning) of the Artesia Municipal code
3. Direct Staff to File Notice of Determination

PLANNING COMMISSION MEETING
At the May 20, 2025 Planning Commission Meeting, after receiving public testimony and deliberating, the Planning Commission adopted Resolution 2025-06P recommending the City Council approve the proposed Zoning Code Amendment establishing a Mixed Use Overlay (MU-O) Zone, amend the City of Artesia Zoning Map, and certify a Supplemental Environmental Impact Report for the proposed Zoning Code Amendment (Case No. 2023-01).

BACKGROUND:

PROJECT SUMMARY:

ADDRESS: An approximately 232-acre portion of the City generally extending along Pioneer Boulev from South Street to E. 166th St., and along Artesia Boulevard from Gridley Road Clarkdale Avenue.

ZONING: Existing: Multiple

Proposed: Mixed Use Overlay (MU-O) Zone

ADJACENT DEVELOPMENT:	NORTH:	Residences and commercial uses
	SOUTH:	Single family residences and commercial shopping centers
	EAST:	Schools, a church, apartments, and single-family residences
	WEST:	Los Cerritos Center Mall, single-family residences, commercial businesses

EXISTING ISSUES: Multiple

ASSESSOR INFORMATION NO. Multiple

SIZE: 232 acres

ANALYSIS:

The proposed Mixed-Use Overlay (MU-O) Zone is intended to implement key elements of the City of Artesia's 2030 General Plan, including the 6th Cycle Housing Element, Community Planning Principle LU 1, and Policy Action LU 1.4.1. The MU-O would encourage high-quality, mixed-use infill development, combining residential, retail, and commercial uses while facilitating the production of affordable multi-family housing for very-low and low-income households. The MU-O supports increased housing densities and diverse land use options in alignment with California housing law (Government Code § 65580 et seq.) and the Regional Housing Needs Allocation (RHNA) assigned by the Southern California Association of Governments (SCAG).

The proposed Mixed-Use Overlay Zone would also establish a Community Benefit Program that would enable the accomplishment of greater residential density by permitting one additional story above the maximum number of stories within the MU-O, provided that minimum percentages of affordable residential units (dwelling units, or dus) were included. The ordinance is not intended to alter development rights or standards applicable to the underlying zoning or Specific Plans. The City's Zoning Code (Artesia Municipal Code (AMC) § § 9-2.101 – 9-2.4508) does not assign zone-specific residential densities.

Zone Change/Zoning Code Amendment/Zoning Map Amendment

<u>Mixed Use Overlay Zone</u>

Purpose and Content

The MU-O for the City of Artesia is primarily intended to implement, in part, the City of Artesia 6th Cycle Housing Element of the Artesia General Plan, to encourage and to incentivize new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-income classifications. This ordinance would also establish a Community Benefit Program that would increase residential density by permitting one additional story above the maximum number of stories within the MU-O. The ordinance is not intended to alter development rights or standards applicable to the underlying zoning or Specific Plans.

Implementing the MU-O would allow the City of Artesia to accomplish its housing needs per the current Regional Housing Needs Assessment (RHNA) as allocated by the Southern California Association of Governments (SCAG) and the State of California. This would affirmatively further housing for all income levels and incentivize affordable housing for lower-income and special-needs households. The RHNA for each city and county includes assigned values for housing units affordable to households of very low, low, moderate, and above-moderate incomes. Artesia's share of the RHNA is 1,069 units, including 312 very-low income, 168 low-income, 128 moderate income, and 461 above-moderate income units (SCAG, SCAG 6th Cycle Final RHNA Allocation Plan, available at https://scag.ca.gov/rhna (accessed April 1, 2025).

The proposed Mixed-Use Overlay Zone encompasses, but does not change the underlying zoning, including Specific Plans and their respective visions/goals.

Location and Setting

The parcels are generally located along Pioneer Boulevard from South Street to E. 166th St., and along Artesia Boulevard from Gridley Road to Clarkdale Avenue. The City proposes to amend the Zoning Code and Map to assign a "Mixed-Use Overlay" (MU-O) zone over 569 parcels (approximately 232 acres). The overlay would be organized in three overlay areas which would allow mixed residential-commercial uses, stand-alone multifamily residential uses under specific conditions, retail establishments, restaurants, and service and professional uses. Objective development standards set forth common zoning requirements such as setbacks, building height, shared areas, etc. Residential developments that incorporate specified percentages of affordable units would be exempt from the City's discretionary design review procedures.

Existing Zoning Designations

Ag-SF	Agriculture-SF Residential
CG	Commercial General
CPD	Commercial Planned Development
CT	Commercial Transition
CD	Condominium
HMI	Heavy Manufacturing/Industrial
HD	Historic District
LMI	Light Manufacturing/Industrial
MDR	Medium-Density Residential
MC/SFR	Mixed Commercial/Single Family Residential
MFR	Multiple-Family Residential
OS	Open Space
SP	Service & Professional
SFR	Single Family Residential
AL-SP	Artesia Live Specific Plan
P-SP	Pioneer Specific Plan
SS SP	South Street Specific Plan
AB-SP	Artesia Blvd Specific Plan
ABC-SP	Artesia Blvd Corridor Specific Plan

Document Organization

The Mixed-Use Overlay (MU-O) Ordinance is organized to provide a framework for development and guide the design of the mixed-use project. The following provides a description of the MU-O's components:

- Section 9-2.4601: Intent and Purpose – Explains the overall background, purpose, and goals of the Mixed-Use Overlay.
- Section 9-2.4602: Applicability - Articulates the application of the MU-O Zone on properties and details development requirements and standards.
- Section 9-2.4603: Definitions – The definitions section of the MU-O Zone ordinance clarifies key terms related to housing and development.
- Section 9-2.4604: Principal Uses Permitted – Describes the principal permitted uses in the MU-O Zone including multi-family residential developments, mixed-use developments, supportive housing, employee housing, transitional housing, single-room occupancy etc.
- Section 9-2.4605: Conditionally Permitted Uses – Explains the Conditionally Permitted uses in the MU-O Zone in compliance with the development standards in Section 9-2.4607.

- Section 9-2.4606: Temporary Uses – Explains how properties may be utilized for temporary uses as set forth in Section 9-2.4002.
- Section 9-2.4607: Development Requirements and Standards – The development requirements and standards for projects include several key provisions including participation in the Community Benefit Program, affordability, mixed-use development, etc.
- Section 9-2.4608: Design Review – Details the applicability and exemptions of proposed developments.
- Section 9-2.4609: Community Benefit Program – Describes the purpose of the program and Community Benefits (Artesia Density Bonus and the Affordable Housing in Lieu Fee)

California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq) requires State and local agencies to evaluate the environmental consequences of projects subject to their discretionary approval. Environmental Impact Reports (EIRs), including Supplements to Program EIRs, provide critical information to decision-makers and the public regarding potential environmental impacts, mitigation measures, and project alternatives. The City of Artesia previously certified a Program EIR for the 2030 General Plan (State Clearinghouse No. 2008011004) in 2010. The proposed Mixed-Use Overlay (MU-O) Zone implements General Plan Policy Action LU 1.4.1, which commits the City to establishing an overlay zone to allow for mixed-use development. The City has prepared a Supplemental Environmental Impact Report (SEIR) to the General Plan Program EIR (GPPEIR) to analyze the environmental impacts associated with the MU-O Zone, including revisions to permitted uses, development standards, and design guidelines. The SEIR has been prepared in compliance with CEQA, the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's adopted CEQA procedures. The SEIR follows Section 15162 and 15163 of the CEQA Guidelines. As the CEQA Lead Agency, the City of Artesia determined that while the proposed zoning code amendments represent a minor change to the overall General Plan, a Supplement was warranted to address potential new or more severe impacts. An accompanying Initial Study and Environmental Checklist were prepared to support this analysis and identify any necessary additional mitigation measures, as set forth in the SEIR.

Zone Change and Zoning Code Amendment (Mixed-Use Overlay)

Section 9-2.501 shall be applied to include the "Mixed-Use Overlay Zone" as an approved and established implementation to the General Plan Community Development and Design Element & Land Use Sub Element Community Planning – Principal LU 1 and to be designated on the Artesia Zoning Map.

Zoning Map Amendment

The adoption of the MU-O Zone shall be accompanied by an amendment to the Zoning Map of the City of Artesia to change the zoning classification of the area covered by the MU-O Zone. The MU-O Zone shall be designated on the Zoning Map with the designation "MU-O" followed by a reference number that corresponds to the parcels.

There are 569 parcels, totaling approximately 232 acres that will be assigned the MU-O designation, in three areas identified as Overlay Zone areas 1, 2, and 3 as illustrated on Map A of the MU-O ordinance.

The City's Zoning Code (Artesia Municipal Code (AMC) § § 9-2.101 – 9-2.4508) does not assign zone-specific residential densities.

Staff believes that the proposed zoning amendments to the 2030 General Plan Land Use Element Policy Action LU 1.4.1 may have significant effects on the environment even with mitigation measures that have been incorporated to result in less than significant impacts, but that these significant effects are acceptable because the ordinance will address the current severe housing shortage as set forth in California Housing Law.

Findings Required.

Cities may amend zoning ordinances to change properties from one zone to another in the manner provided for in Government Code Sections 65854-65857. Government Code Section 65855 states that the Planning Commission must make a written recommendation to the City Council on the applicant's proposed amendment to the City's Zoning Map. The recommendation must include the reasons for the recommendation and the relationship of the proposed zone reclassification to the General Plan 2030.

Findings.

Based on the evidence and all other applicable information presented, Planning Staff recommends that the Planning Commission find and recommend to the City Council that the proposed amendment to the City's Zoning Code and Zoning Map (collectively the "proposed Zoning Amendments") to amend the existing Zoning Code and Zoning Map of the 569 parcels generally located along Pioneer Boulevard, Artesia Boulevard, and South Street corridors. Specific parcels are identified by Assessor's Information Number (AIN) in SEIR Appendix 2, to implement the Mixed-Use Overlay for the following reasons:

A. The proposed Zoning Amendments are consistent with the General Plan 2030 goal of a well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision (Community Goal LU 1) by creating a mixed land use pattern that will foster a strong community identity, enhance the City Center core, provide new employment, housing, shopping, and entertainment opportunities, and strengthen the City's tax base;
B. The proposed Mixed-Use Overlay Zone will not adversely affect or be detrimental to adjacent properties as the development standards in the MU-O ordinance as well as those in the City of Artesia General Plan will apply to ensure the protection and enhancement of adjacent residential neighborhoods. The Supplement to the General Plan Program EIR prepared for the project identifies environmental impacts that can and cannot be mitigated. The Findings Report attached sets forth specific findings that describe impacts that cannot be mitigated to less than significant levels, but are justified because the Mixed Use Overlay Zone addresses the City's requirements to affirmatively further affordable housing; and
C. The proposed Zoning Amendment is consistent with the following provisions of the General Plan 2030 Community Policy Program:

    1. Community Policy LU 1.1 and Policy Action LU 1.1.1, which encourage the identification of appropriate locations for residential and non-residential development to accommodate growth through the year 2030 by evaluating amendments to the General Plan Land Use Map to consider the effect that such amendments will have on the City's ability to achieve its goals of a well planned community;
    2. Community Policy LU 1.2 and Policy Action LU 1.2.1, which encourage a wide variety of commercial services in appropriate locations by analyzing the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported;
    3. Community Policy LU 1.3 and Policy Action LU 1.3.1, which encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas by enhancing access, safety and the streetscape experience for pedestrians, bicyclists, and transit riders; and focus improvements in areas with the highest need;
    4. Community Policy LU 1.4 and Policy Action LU 1.4.1 and 1.4.2, which ensures mixed use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces, and attractive landscaping; and
    5. Community Policy LU 3.1, which encourages a mix of retail shops and services along the commercial corridors that better meet the needs of the area's present and future customers, by repurposing underperforming commercial properties in order to effectively transition them to a more viable land use.

LEGAL NOTICE REQUIREMENTS

Notice of the public hearing was published on April 30, 2025 in the Los Cerritos Community News. The Notice of Availability of a Supplemental Environmental Impact Report was published in the Los Cerritos Community News and at the Los Angeles County Clerk Office on April 18, 2025 for a thirty (30) day public review and comment period for the project's Recirculated Draft, Supplemental Environmental Impact Report (SCH# 2010041003, beginning April 18, 2025 and ending on May 23 2025 at 4:30 p.m. The Supplemental EIR and Supporting Documents were uploaded to the State Clearinghouse CEQA Submit Database on April 17, 2025, returned for corrections, published on April 23, and circulated to State Agencies from April 23, 2025, to May 23, 2025.

ENVIRONMENTAL ASSESSMENT

The Planning staff makes the following environmental findings and determinations in connection with this project:

A. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, City staff prepared a Supplemental Environmental Impact Report (EIR) to the 2030 General Plan EIR for the proposed Mixed-Use Overlay Zone (MU-O). The proposed overlay zone would be applied over an area generally extending along Pioneer Boulevard from South Street to E. 166th St., and along Artesia Boulevard from Gridley Road to Clarkdale Avenue.

B. The Zoning Code Amendment will establish the MU-O. The proposed overlay zone and the amendment to the Artesia Zoning Map would add the MU-O to the existing underlying zones. These actions together constitute the "Project" evaluated pursuant to CEQA.

   Based upon the findings contained in the Supplemental Environmental Impact Report (SEIR), City staff determined that adopting the MU-O could cause significant and unavoidable impacts to the environment in the areas of air quality, greenhouse gas emissions (GHG), utilities and service systems, and population and housing. There could be additional impacts associated with aesthetics, cultural resources, geology and soils, hazards and hazardous materials, land use and planning, noise and vibration, transportation, tribal cultural resources, but these impacts could be mitigated through application of mitigation measures from the General Plan EIR and new measures in the SEIR.

   Planning Staff has reviewed the SEIR and any comments received to date during the April 18, 2025 - May 23, 2025 public comment period regarding the SEIR and, based on the whole record before it, finds: (i) that the SEIR was prepared in compliance with CEQA; and (ii) that the project will have a significant effect on the environment; but (iii) there are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft SEIR for project-specific significant and unavoidable impacts to air quality, GHG, utilities and service systems, and population and housing. Based on these findings, Planning Staff hereby recommends that the Planning Commission recommend that the City Council amend the Artesia Municipal Code, Title 9 Planning and Zoning 2.501, Established: to establish a Mixed-Use Overlay (MU-O) Zone.

C. The custodian of records for the Initial Study, SEIR and all other materials which constitute the record of proceedings is the Planning Department of the City of Artesia. Those documents are available for public review in the Planning Department of the City of Artesia, located at 18747 Clarkdale Avenue, California 90701, telephone (562) 865-6262.

RECOMMENDED COUNCIL ACTION:

Staff is recommending that the City Council:

1. Adopt Resolution No. 25-3048, Approving a Proposed Zoning Code Amendment Establishing a Mixed-Use Overlay (Mu-O) Zone (Case No. 2023-01), Amend the City of Artesia Zoning Map, and Certify a Supplemental Environmental Impact Report for the Proposed Zoning Code Amendment;
2. Introduce and Waive the First Reading of Ordinance 25-970, adding article 46 (mixed-use overlay zone (MU-O)) of chapter 2 (zoning) of title 9 (planning and zoning) of the Artesia Municipal code
3. Direct Staff to File Notice of Determination

Attachments

Resolution No. 25-3048.pdf
Ordinance No. 25-970.pdf
Artesia Mixed Use Overlay SEIR Checklist.pdf
Artesia Mixed Use Overlay SEIR NOD.pdf
MUO SEIR MMRP.pdf

RESOLUTION NO. 25-3048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING A PROPOSED ZONING CODE AMENDMENT ESTABLISHING A MIXED-USE OVERLAY (MU-O) ZONE (CASE NO. 2023-01), AMEND THE CITY OF ARTESIA ZONING MAP, AND CERTIFY A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED ZONING CODE AMENDMENT

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. The City of Artesia is proposing to establish a Mixed-Use Overlay (MU-O) Zone to accommodate new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-income classifications. This proposal would require a zone change, a zoning code amendment, and a zoning map amendment, necessitating the preparation of a Supplemental Environmental Impact Report (SEIR) in accordance with the California Environmental Quality Act and Guidelines (CEQA) (Ca. Pub. Res. Code Div. 13, Sections 21000-21189.91; Ca. Code of Regs., Ti. 14, Div. 6, Ch. 3).

SECTION 2. The City of Artesia 2030 General Plan Land Use Element Policy Action LU 1.4.1 directs the City to amend the Zoning Code to implement mixed-use zoning districts that provide development standards for mixed-use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses; building heights; and parking standards.

SECTION 3. The City of Artesia Zoning Map shows the distribution of zoning districts within the City. This Map is amended from time to time as changes to zoning districts are approved.

SECTION 4. The City of Artesia must accommodate its share of the Regional Housing Needs Allocation, or RHNA, as determined by the Southern California Association of Governments (SCAG), and as directed by California housing law (Ca. Gov. Code § 65580 et seq.). The RHNA for each city and county includes assigned values for housing units affordable to households of very low, low, moderate, and above-moderate incomes. Artesia's share of the RHNA is 1,069 units, including 312 very-low income, 168 low-income, 128 moderate income, and 461 above-moderate income units.

SECTION 5. Increased residential densities and greater building heights are required to accommodate the RHNA for affordable housing on specific sites within the City. Increased densities are also required to render properties identified in the City of Artesia's 6th Cycle Housing Element capable of supporting minimum numbers of housing units.

SECTION 6. AMC Section 9-2.1601 provides that the provisions of the City's Zoning Code may be amended pursuant to the provisions of Title 7 of the California Government Code (Sections 65000 to 66499.58) to modify any regulation imposed by the City's Zoning Code. Further, AMC Section 9-2.1602 provides that Zoning Code amendments may be initiated by the City Council, the Planning Commission, City staff or any property owner.

SECTION 7. Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment modifies any regulation listed in Section 65850 theretofore imposed (e.g., the use of lots), must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive. Government Code Section 65854 provides that the Planning Commission must hold a noticed public hearing on a proposed amendment to a zoning ordinance and accompanying zoning map. Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body. The recommendation must include (1) the reasons for the recommendation and (2) the relationship of the proposed amendment to applicable general and specific plans.

SECTION 8. On May 20, 2025, the Planning Commission conducted a duly noticed public hearing to consider the proposed overlay zone, the zoning map amendment, and a Supplemental Environmental Impact Report (Case No. 2023-01), as set forth in Section 1 of the draft MU-O Ordinance attached hereto as Exhibit A, and following receipt of all public testimony closed the hearing on that date.

SECTION 9. The Planning Commission of the City of Artesia hereby recommends that the City Council of the City of Artesia make the following environmental findings and determinations in connection with the approval of the proposed Zoning Code Amendment:

A. The City previously prepared and certified a programmatic Environmental Impact Report (the "2010 GPPEIR") pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City's Local CEQA Guidelines for the City of Artesia General Plan 2030. This Zoning Code Amendment ("Project") has also been environmentally reviewed pursuant to the provisions of CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines. In accordance with CEQA, a Supplemental Environmental Impact Report ("SEIR") was prepared to analyze the potential environmental impacts of the proposed Project.
B. On January 19, 2023, the City updated and uploaded to the California State Clearinghouse CEQA submit web portal the following documents: a Notice of Availability (NOA) of the SEIR, a Notice of Completion of the SEIR, a Summary Form, the Draft SEIR, the Draft Mixed-Use Overlay Ordinance, Map A (the Map Amendment), Appendices 1-5 for distribution to responsible, trustee, and other interested agencies and persons in accordance with CEQA Guidelines Section 15082(a).
C. The SEIR was circulated from January 20, 2023, to March 6, 2023. Comments were received from the City of Cerritos and Artesia staff prepared written responses.
D. The SEIR and Ordinance were not considered by the City Planning Commission and the City Council, and no action was taken to certify the SEIR or to enact the

Ordinance and the Map Amendment.

E. In 2024, City staff was directed to revise the Ordinance to accommodate the requirements of the 6th Cycle Housing Element and the City's RHNA. Accordingly, staff revised the Ordinance and the Map Amendment and updated the SEIR for recirculation.

F. On April 17, 2025, the City uploaded to the California State Clearinghouse CEQASubmit web portal the following documents: a Notice of Availability (NOA) of the Recirculated SEIR, a Notice of Completion of the Recirculated SEIR, a Summary Form, the Recirculated Draft SEIR, the revised Draft Mixed-Use Overlay Ordinance, the Map Amendment, Appendices 1-5, and a Request for a Shortened Review Period for distribution to responsible, trustee, and other interested agencies and persons in accordance with CEQA Guidelines Section 15082(a).

G. On April 17, 2025, the City prepared and posted to the City's website the following documents: the NOA, the Draft SEIR, the Draft Mixed-Use Overlay Ordinance, the Map Amendment, and Appendices 1-5.

H. On April 18, 2025, the Los Cerritos Community News published the NOA and the Notice of Public Hearing before the Artesia Planning Commission, beginning the local review period.

I. On April 23, 2025, the State Clearinghouse approved the request for shortened review and published the documents uploaded to CEQASubmit. The State review period extends from April 23, 2025, through May 23, 2025.

J. The Recirculated Draft SEIR was circulated for local public review and comment for a period of 35 days, between April 18, 2025, and May 23, 2025, and for state review from April 23, 2025 through May 23, 2025. Thereafter, a Final SEIR, consisting of the Draft SEIR, the technical appendices, comments on the Draft SEIR, and the responses to those comments, was prepared. A copy of the Final SEIR is on file with the Planning Department of the City of Artesia and is incorporated into this Ordinance by this reference as though set forth in full.

K. Section 15091 of the State CEQA Guidelines requires that the City, before approving a Project, make one or more of the following written finding(s) for each significant effect identified in the Final SEIR accompanied by a brief explanation of the rationale for each finding:

   (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; or,

   (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,

   (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

L. Section 15093 of the State CEQA Guidelines requires that if the Project will cause significant unavoidable adverse impacts, the City must adopt a Statement of Overriding Considerations prior to approving the Project. A Statement of Overriding

Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts.

M. On May 20, 2025, the Planning Commission considered the Project in connection with the Final SEIR at a duly noticed public hearing. Following consideration of the entire record of information received at the public hearing, the Planning Commission adopted Resolution No. 2025-06P, recommending that the City Council certify the Final SEIR for the Project, make the findings required by CEQA, and adopt a Statement of Overriding Considerations for the Project.

N. On June 9, 2025, the City Council considered the Final SEIR for the Project and the Project at a duly noticed public hearing as prescribed by law, at which time interested persons had an opportunity to, and did testify either in support of or opposition to this matter. Prior to taking action, the City Council has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, and all oral and written testimony presented to it during meetings and hearings. The City Council therefore finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final SEIR.

O. The City Council further finds that the additional information provided in the staff reports, in the response to comments, and in the evidence presented in written and oral testimony presented at the public meeting held on May 20, 2025, does not constitute new information requiring recirculation of the SEIR under CEQA. None of the information presented to the City Council after circulation of the Draft SEIR has deprived the public of a meaningful opportunity to comment upon a substantial environmental impact of the Project or a feasible mitigation measure or feasible alternative that the City Council has declined to implement. The City Council also considered the certified 2010 FEIR, as revised by the Final SEIR.

P. The City Council finds that the comments regarding the Draft SEIR and the responses to those comments have been received by the City; that the City Council received public testimony regarding the adequacy of the SEIR; and that the City Council, as the final decision-making body for the lead agency, has reviewed and considered in its independent judgment, all such documents and testimony prior to acting on the proposed Project. Pursuant to CEQA Guidelines Section 15090, the City Council hereby certifies that the Final SEIR has been completed in compliance with CEQA with respect to the proposed Project.

Q. Based upon the Final SEIR and the record before the City, the City Council finds that environmental impacts identified in the Final SEIR that are found to be potentially significant unless mitigated are described in Section 4 of Exhibit B of this Ordinance, which is hereby incorporated into this Ordinance by this reference as though set forth in full. Explanations for why they were found to be less than significant are contained in Exhibit B and are more fully described in the Final SEIR.

R. Based upon the Final SEIR and the record before the City, the City Council finds that environmental impacts identified in the SEIR as potentially significant have been adequately analyzed in an earlier document pursuant to applicable legal standards. These impacts are further described in the Final SEIR. All feasible mitigation measures have been adopted. The changes or alterations required in, or incorporated into, the Project, and a brief explanation of the rationale for this finding with regard to the identified impacts, are contained in the Final SEIR.

S. The City Council hereby adopts all findings set forth in Exhibit B of this Ordinance.
T. For the impacts identified in the Final SEIR as "significant and unavoidable," the City Council hereby re-adopts the Statement of Overriding Considerations adopted for the 2010 FEIR, which is incorporated into this Ordinance by this reference as though set forth in full. The City Council finds that each of the overriding benefits, by itself, would justify proceeding with the proposed Project despite any significant and unavoidable impacts identified in the Final SEIR or alleged to be significant in the record of proceedings.
U. For the impacts identified in the Final SEIR as "significant and unavoidable" that were not previously identified as such in the 2010 FEIR, the City Council hereby adopts a Statement of Overriding Considerations. The City Council finds that each of the overriding benefits, by itself, would justify proceeding with the proposed Project despite any significant and unavoidable impacts identified in the Final SEIR or alleged to be significant in the record of proceedings.
V. The Interim Planning Manager is the custodian of records for the Project, and all materials that constitute the record of proceedings upon which the City Council's decision was based are available for public review in the Planning Department of the City of Artesia located at 18747 Clarkdale Avenue, California 90701, telephone (562) 865-6262.
W. The City Council hereby directs the Interim Planning Manager to file a Notice of Determination in accordance with CEQA and the CEQA Guidelines.

SECTION 10. The Planning Commission hereby recommends that the City Council finds that the proposed Zoning Code Amendment is consistent with the goals and policies of the City's General Plan 2030. The proposed Zoning Code Amendment amends portions of Title 9 ("Planning and Zoning") of the Artesia Municipal Code to establish a Mixed-Use Overlay Zone. The proposed Zoning Code Amendment has been designed to be consistent with State Housing Law, the City's 6th Cycle Housing Element, and the City's General Plan 2030. The proposed Zoning Code Amendment implements General Plan Community Development and Design Element, Land Use Sub-Element, Community Planning Principle LU 1 and Policy Vicinity Action LU 1.4.1. The proposed Zoning Code Amendment will not adversely affect or be detrimental to adjacent properties as the standards of the Mixed Use Overlay Ordinance ensure the protection and enhancement of adjacent and future development. The proposed Zoning Code Amendment implements the following goals and policies contained in the City's General Plan 2030 Community Policy Program:

A. Community Policy LU 1.1 and Policy Action LU 1.1.1, which encourage the identification of appropriate locations for residential and non-residential development to accommodate growth through the year 2030 by evaluating amendments to the General Plan Land Use Map to consider the effect that such amendments will have on the City's ability to achieve its goals of a well planned community; and
B. Community Policy LU 1.2 and Policy Action LU 1.2.1, which encourage a wide variety of commercial services in appropriate locations by analyzing the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported; and

C. Community Policy LU 1.3 and Policy Action LU 1.3.1, which encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas by enhancing access, safety and the streetscape experience for pedestrians, bicyclists, and transit riders; and focus improvements in areas with the highest need; and
D. Community Policy LU 1.4 and Policy Action LU 1.4.1 and 1.4.2, which ensures mixed use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces, and attractive landscaping; and
E. Community Policy LU 3.1, which encourages a mix of retail shops and services along the commercial corridors that better meet the needs of the area's present and future customers, by repurposing underperforming commercial properties in order to effectively transition them to a more viable land use.

SECTION 11. The Planning Commission hereby recommends that the City Council finds that the proposed Zoning Map Amendment is necessary to identify parcels that are encompassed by the Mixed-Use Overlay Zone.

SECTION 12. Based on the findings specified above and all other evidence in the record, the Planning Commission hereby recommends that the City Council adopt the proposed Zoning Code Amendment by adoption of proposed Ordinance No. 25-970, attached hereto as Exhibit A.

SECTION 13. The Interim Planning Manager shall certify to the adoption of this Resolution and shall forward a copy of it to the City Council.

PASSED, APPROVED, and ADOPTED this 9th day of June, 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

EXHIBIT A

ORDINANCE NO. 25-970

ORDINANCE NO. 25-970

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA ADDING ARTICLE 46 (MIXED-USE OVERLAY ZONE (MU-O)) OF CHAPTER 2 (ZONING) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. The City of Artesia is proposing to establish a Mixed-Use Overlay (MU-O) Zone to accommodate new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-income classifications. This proposal would require a zone change, a zoning code amendment, and a zoning map amendment, necessitating the preparation of a Supplement to the General Plan Program Environmental Impact Report (GPPEIR), SCH No. 2010041003, in accordance with the California Environmental Quality Act and Guidelines (CEQA) (Ca. Pub. Res. Code Div. 13, Sections 21000-21189.91; Ca. Code of Regs., Ti. 14, Div. 6, Ch. 3).

B. The City of Artesia 2030 General Plan Land Use Element Policy Action LU 1.4.1 directs the City to amend the Zoning Code to implement mixed-use zoning districts that provide development standards for mixed-use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses; building heights; and parking standards.

C. The City of Artesia Zoning Map shows the distribution of zoning districts within the City. This Map is amended from time to time as changes to zoning districts are approved.

D. The City of Artesia must accommodate its share of the Regional Housing Needs Allocation, or RHNA, as determined by the Southern California Association of Governments (SCAG), and as directed by California housing law (Ca. Gov. Code § 65580 et seq.). The RHNA for each city and county includes assigned values for housing units affordable to households of very low, low, moderate, and above-moderate incomes. Artesia's share of the RHNA is 1,069 units, including 312 very-low income, 168 low-income, 128 moderate income, and 461 above-moderate income units.

E. Increased residential densities and greater building heights are required to accommodate the RHNA for affordable housing on specific sites within the City. Increased densities are also required to render properties identified in

the City of Artesia's 6th Cycle Housing Element capable of supporting minimum numbers of housing units.

F. AMC Section 9-2.1601 provides that the provisions of the City's Zoning Code may be amended pursuant to the provisions of Title 7 of the California Government Code (Sections 65000 to 66499.58) to modify any regulation imposed by the City's Zoning Code. Further, AMC Section 9-2.1602 provides that Zoning Code amendments may be initiated by the City Council, the Planning Commission, City staff or any property owner.

G. California Government Code Section 65853 provides that an amendment to a zoning ordinance, which amendment modifies any regulation listed in Section 65850 theretofore imposed (e.g., the use of lots), must be adopted in the manner set forth in Government Code Sections 65854 to 65857, inclusive.

H. California Government Code Section 65854 provides that the Planning Commission must hold a noticed public hearing on a proposed amendment to a zoning ordinance and accompanying zoning map. Notice of the hearing shall be given pursuant to Section 65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, notice shall also be given pursuant to Section 65091.

I. California Government Code Section 65855 provides that after the hearing, the Planning Commission must render its decision in the form of a written recommendation to the legislative body. The recommendation must include (1) the reasons for the recommendation and (2) the relationship of the proposed amendment to applicable general and specific plans.

J. On May 20, 2025, the Planning Commission conducted a duly noticed public hearing to consider the proposed overlay zone, the zoning map amendment, and a Supplemental Environmental Impact Report, as set forth in Section 1 of the draft MU-O Ordinance attached thereto as Exhibit A, and following receipt of all public testimony closed the hearing on that date and adopted Resolution No. 2025-10P.

K. The City Council conducted a properly noticed public hearing on June 9, 2025, at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of staff, and other public testimony.

L. All legal preconditions to the adoption of this Ordinance have occurred.

SECTION 2. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 3. CEQA. The City previously prepared and certified a programmatic Environmental Impact Report (the "2010 GPPEIR") pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the City's Local CEQA Guidelines for the City of Artesia General Plan 2030. This Zoning Code Amendment ("Project") has also been environmentally reviewed pursuant to the provisions of CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines. In accordance with CEQA, a Supplemental Environmental Impact Report ("SEIR") was prepared to analyze the potential environmental impacts of the proposed Project.

A. On January 19, 2023, the City updated and uploaded to the California State Clearinghouse CEQASubmit web portal the following documents: a Notice of Availability (NOA) of the SEIR, a Notice of Completion of the SEIR, a Summary Form, the Draft SEIR, the Draft Mixed-Use Overlay Ordinance, Map A (the Map Amendment), Appendices 1-5 for distribution to responsible, trustee, and other interested agencies and persons in accordance with CEQA Guidelines Section 15082(a).

B. The SEIR was circulated from January 20, 2023, to March 6, 2023. Comments were received from the City of Cerritos and Artesia staff prepared written responses.

C. The SEIR and Ordinance were not considered by the City Planning Commission and the City Council, and no action was taken to certify the SEIR or to enact the Ordinance and the Map Amendment.

D. In 2024, City staff was directed to revise the Ordinance to accommodate the requirements of the 6th Cycle Housing Element and the City's RHNA. Accordingly, staff revised the Ordinance and the Map Amendment and updated the SEIR for recirculation.

E. On April 17, 2025, the City uploaded to the California State Clearinghouse CEQASubmit web portal the following documents: a Notice of Availability (NOA) of the Recirculated SEIR, a Notice of Completion of the Recirculated SEIR, a Summary Form, the Recirculated Draft SEIR, the revised Draft Mixed-Use Overlay Ordinance, the Map Amendment, Appendices 1-5, and a Request for a Shortened Review Period for distribution to responsible, trustee, and other interested agencies and persons in accordance with CEQA Guidelines Section 15082(a).

F. On April 17, 2025, the City prepared and posted to the City's website the following documents: the NOA, the Draft SEIR, the Draft Mixed-Use Overlay Ordinance, the Map Amendment, and Appendices 1-5.

G. On April 18, 2025, the Los Cerritos Community News published the NOA and the Notice of Public Hearing before the Artesia Planning Commission, beginning the local review period.

H. On April 23, 2025, the State Clearinghouse approved the request for shortened review and published the documents uploaded to CEQASubmit. The State review period extends from April 23, 2025, through May 23, 2025.

I. The Recirculated Draft SEIR was circulated for local public review and comment for a period of 35 days, between April 18, 2025, and May 23, 2025, and for state review from April 23, 2025, through May 23, 2025. Thereafter, a Final SEIR, consisting of the Draft SEIR, the technical appendices, comments on the Draft SEIR, and the responses to those comments, was prepared. A copy of the Final SEIR is on file with the Planning Department of the City of Artesia and is incorporated into this Ordinance by this reference as though set forth in full.

J. Section 15091 of the State CEQA Guidelines requires that the City, before approving a Project, make one or more of the following written finding(s) for each significant effect identified in the Final SEIR accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR; or,
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency; or,
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

K. Section 15093 of the State CEQA Guidelines requires that if the Project will cause significant unavoidable adverse impacts, the City must adopt a Statement of Overriding Considerations prior to approving the Project. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh unavoidable adverse environmental impacts.

L. On May 20, 2025, the Planning Commission considered the Project in connection with the Final SEIR at a duly noticed public hearing. Following consideration of the entire record of information received at the public hearing, the Planning Commission adopted Resolution No. 2025-XXP, recommending that the City Council certify the Final SEIR for the Project, make the findings required by CEQA, and adopt a Statement of Overriding Considerations for the Project.

M. On June 9, 2025, the City Council considered the Final SEIR for the Project and the Project at a duly noticed public hearing as prescribed by law, at

which time interested persons had an opportunity to, and did testify either in support of or opposition to this matter. Prior to taking action, the City Council has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, and all oral and written testimony presented to it during meetings and hearings. The City Council therefore finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on the Final SEIR.

N. The City Council further finds that the additional information provided in the staff reports, in the response to comments, and in the evidence presented in written and oral testimony presented at the public meeting held on May 20, 2025, does not constitute new information requiring recirculation of the SEIR under CEQA. None of the information presented to the City Council after circulation of the Draft SEIR has deprived the public of a meaningful opportunity to comment upon a substantial environmental impact of the Project or a feasible mitigation measure or feasible alternative that the City Council has declined to implement. The City Council also considered the certified 2010 GPPEIR, as revised by the Final SEIR.

O. The City Council finds that the comments regarding the Draft SEIR and the responses to those comments have been received by the City; that the City Council received public testimony regarding the adequacy of the SEIR; and that the City Council, as the final decision-making body for the lead agency, has reviewed and considered in its independent judgment, all such documents and testimony prior to acting on the proposed Project. Pursuant to CEQA Guidelines Section 15090, the City Council hereby certifies that the Final SEIR has been completed in compliance with CEQA with respect to the proposed Project.

P. Based upon the Final SEIR and the record before the City, the City Council finds that environmental impacts identified in the Final SEIR that are found to be potentially significant unless mitigated are described in Section 4 of Exhibit B of this Ordinance, which is hereby incorporated into this Ordinance by this reference as though set forth in full. Explanations for why they were found to be less than significant are contained in Exhibit B and are more fully described in the Final SEIR.

Q. Based upon the Final SEIR and the record before the City, the City Council finds that environmental impacts identified in the SEIR as potentially significant have been adequately analyzed in an earlier document pursuant to applicable legal standards. These impacts are further described in the Final SEIR. All feasible mitigation measures have been adopted. The changes or alterations required in, or incorporated into, the Project, and a brief explanation of the rationale for this finding with regard to the identified impacts, are contained in the Final SEIR.

R. The City Council hereby adopts all findings set forth in Exhibit B of this Ordinance.

S. For the impacts identified in the Final SEIR as “significant and unavoidable,” the City Council hereby re-adopts the Statement of Overriding Considerations adopted for the 2010 FEIR, which is incorporated into this Ordinance by this reference as though set forth in full. The City Council finds that each of the overriding benefits, by itself, would justify proceeding with the proposed Project despite any significant and unavoidable impacts identified in the Final SEIR or alleged to be significant in the record of proceedings.

T. For the impacts identified in the Final SEIR as “significant and unavoidable” that were not previously identified as such in the 2010 GPPEIR, the City Council hereby adopts a Statement of Overriding Considerations. The City Council finds that each of the overriding benefits, by itself, would justify proceeding with the proposed Project despite any significant and unavoidable impacts identified in the Final SEIR or alleged to be significant in the record of proceedings.

U. The Interim Planning Manager is the custodian of records for the Project, and all materials that constitute the record of proceedings upon which the City Council’s decision was based are available for public review in the Planning Department of the City of Artesia located at 18747 Clarkdale Avenue, California 90701, telephone (562) 865-6262.

V. Based upon the findings above, the City Council hereby certifies the Final SEIR and adopts the Mitigation Monitoring and Reporting Program.

W. The City Council hereby directs the Interim Planning Manager to file a Notice of Determination in accordance with CEQA and the CEQA Guidelines.

SECTION 4. Findings. Government Code section 65860 requires a city's zoning ordinance to be consistent with the general plan. Based on all evidence in the record, the City Council finds as follows:

A. The proposed Zoning Code Amendment is consistent with the goals and policies of the City’s General Plan 2030. The proposed Zoning Code Amendment amends portions of Title 9 (“Planning and Zoning”) of the Artesia Municipal Code to establish a Mixed-Use Overlay Zone. The proposed Zoning Code Amendment has been designed to be consistent with State Housing Law, the City’s 6th Cycle Housing Element, and the City’s General Plan 2030. The proposed Zoning Code Amendment implements General Plan Community Development and Design Element, Land Use Sub-Element, Community Planning Principle LU 1, and Policy Vicinity Action LU 1.4.1. The proposed Zoning Code Amendment will not

adversely affect or be detrimental to adjacent properties as the standards of the Mixed Use Overlay Ordinance ensure the protection and enhancement of adjacent and future development. The proposed Zoning Code Amendment implements the following goals and policies contained in the City's General Plan 2030 Community Policy Program:

1. Community Policy LU 1.1 and Policy Action LU 1.1.1, which encourage the identification of appropriate locations for residential and non-residential development to accommodate growth through the year 2030 by evaluating amendments to the General Plan Land Use Map to consider the effect that such amendments will have on the City's ability to achieve its goals of a well planned community; and
2. Community Policy LU 1.2 and Policy Action LU 1.2.1, which encourage a wide variety of commercial services in appropriate locations by analyzing the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported; and
3. Community Policy LU 1.3 and Policy Action LU 1.3.1, which encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas by enhancing access, safety and the streetscape experience for pedestrians, bicyclists, and transit riders; and focus improvements in areas with the highest need; and
4. Community Policy LU 1.4 and Policy Action LU 1.4.1 and 1.4.2, which ensures mixed use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces, and attractive landscaping; and
5. Community Policy LU 3.1, which encourages a mix of retail shops and services along the commercial corridors that better meet the needs of the area's present and future customers, by repurposing underperforming commercial properties in order to effectively transition them to a more viable land use.

SECTION 5. Amendment. Chapter 2 (Zoning) of Title 9 (Planning And Zoning) of the Artesia Municipal Code is amended to add Article 46 (Mixed-Use Overlay Zone (Mu-O)) and to read as set forth in Exhibit A of this Ordinance.

SECTION 6. Zoning Map Amendment. The proposed Zoning Map Amendment is necessary to identify parcels that are encompassed by the Mixed-Use Overlay Zone. Article 46 (Mixed-Use Overlay Zone (Mu-O)) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code. The area covered by the Mixed Use Overlay Zone (MU-O) shall be established as the Mixed-Use Overlay Zone, and shall be designated on the Zoning Map by the designation "MU-O."

SECTION 7. Effective Date. This Ordinance shall become effective 30 days after the City Council adopts this Ordinance.

SECTION 8. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable, or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 9. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 10. Record of Proceedings. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Ave, Artesia, CA 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED this 9th day of June, 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

ARTESIA | CA

RECIRCULATED DRAFT

SUPPLEMENT TO THE CITY OF ARTESIA 2030 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

MIXED-USE OVERLAY ZONE (MU-O)

SCH No. 2010041003

April 2025

WILLDAN

Willdan Engineering
13191 Crossroads Pkwy N Suite 405
City of Industry, CA 91746
562.908.6200

www.willdan.com

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RECIRCULATED DRAFT

SUPPLEMENT TO THE CITY OF ARTESIA 2030 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

April 2025

MIXED-USE OVERLAY ZONE (MU-O)

SCH No. 2010041003

LEAD AGENCY:
City of Artesia

18747 Clarkdale Avenue
Artesia, California 90701

Salvador Lopez, Jr.
Interim Community Development Director
(562) 865-6262
https://cityofartesia.us/
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Prepared by:
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City of Artesia

Environmental Checklist Form And Initial Study for a Supplement to the 2030 Artesia General Plan Environmental Impact Report

PROJECT INFORMATION

1. Project Title

Mixed Use Overlay (MU-O) Zone
(Implementation of General Plan Community Development and Design Element Principle LU 1)

2. State Clearinghouse Number

2010041003

3. Lead Agency Name and Address

City of Artesia
18747 Clarkdale Avenue
Artesia, California 90701

https://cityofartesia.us/

4. Contact Person, Phone, Email

Salvador Lopez, Jr.
Interim Community Development Director
(562) 865-6262

https://cityofartesia.us/
InterimCDDirector@cityofartesia.us

5. Project Location

The MU-O zone will be applied to 569 parcels, totaling approximately 232 acres, located in the City of Artesia (Figure 1), in three areas identified as Overlay Zone Areas 1, 2, and 3 (Figure 2). Specific parcels are identified in Appendix 3 by Assessor's Identification Number (AIN), address, and other attributes (Appendix 3 is an Excel™ workbook that contains data from the Los Angeles County Assessor's Portal). The parcels are generally located along the Pioneer Boulevard, Artesia Boulevard, and South Street corridors.

6. Project Sponsor's Name and Address

City of Artesia
18747 Clarkdale Avenue
Artesia, California 90701

Figure 1 – City of Artesia Regional Location

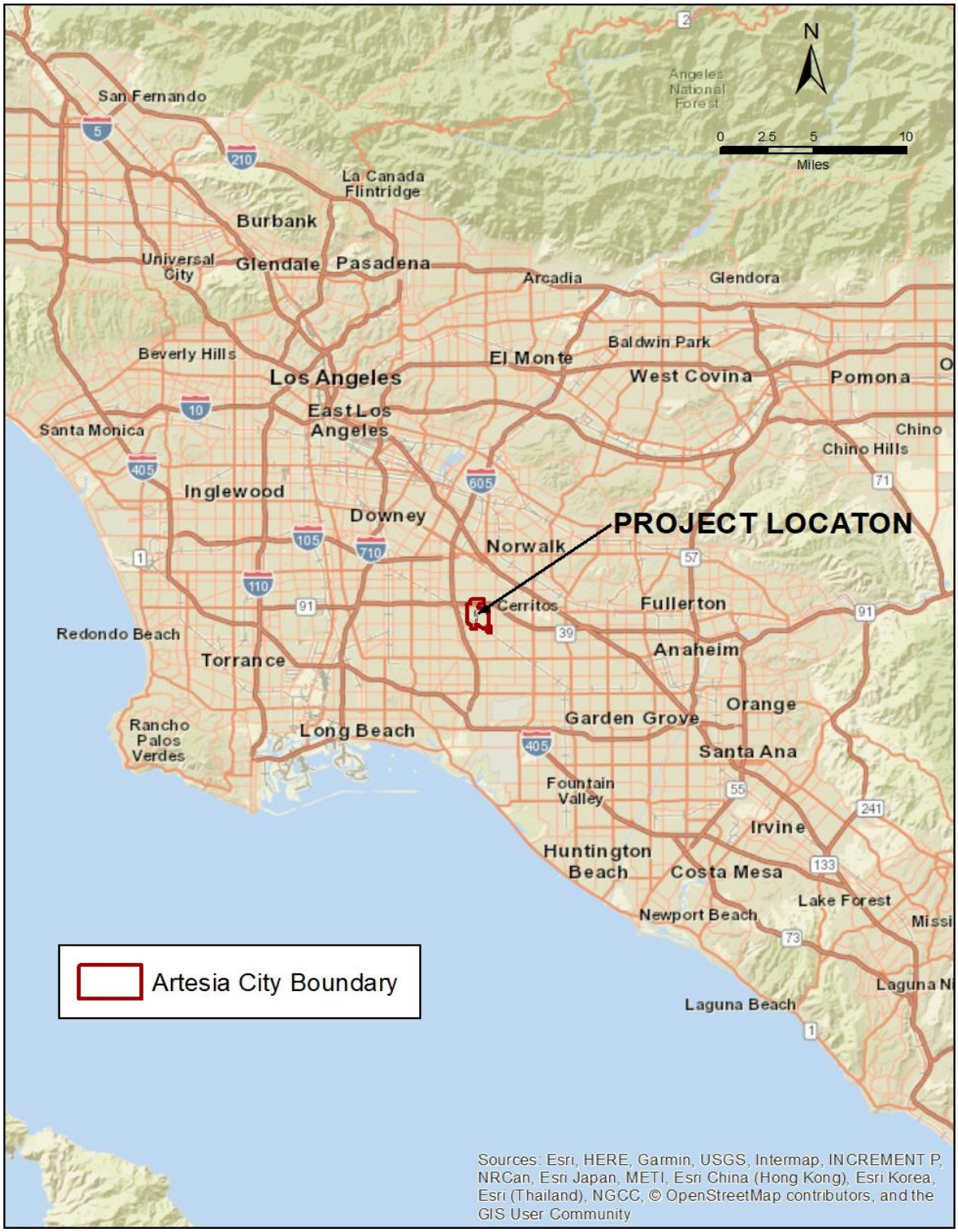
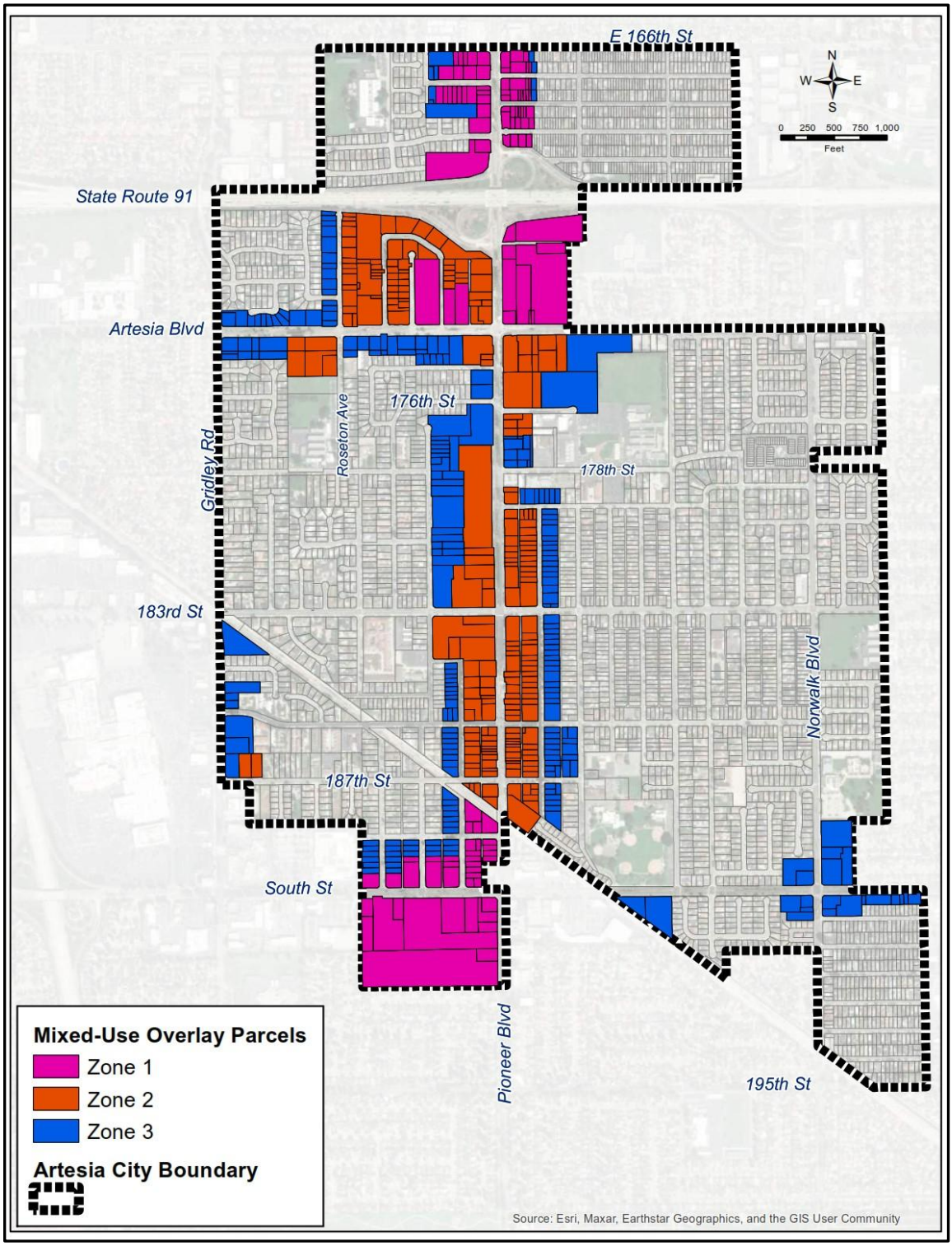


Figure 2 – Mixed Use Overlay Zone Location



7. General Plan Designations

Table PD-1 below lists the existing General Plan designations for the parcels proposed to receive the MU-O zoning designation . See Appendix 3 for parcel-specific General Plan designations.

Table PD - 1 Existing General Plan Designations

General Plan Designations and Abbreviations	
Commercial General (CG)	Norwalk Blvd Commercial (NWBC)
Pioneer Blvd Commercial (PBC)	High Density Residential (HDR)
Gateway Community Commercial (GCC)	Low Density Residential (LDR)
City Center Mixed-Use (CCMU)	Light Manufacturing/Industrial (LMI)
South Street Gateway Commercial (SSGC)	

Table PD - 2 General Plan Land Use Summary

Table LU-3 2030 General Plan Land Use Summary			
		Intensity/Density Standard	
Land Use Designation	Acres	Floor Area Ratio[1]	Dwelling Units Per Acre[2]
Low Density Residential (7 du/ac)	413.93 AC	N/A	7 du/ac
High Density Residential (30 du/ac)	59.67 AC	N/A	30 du/ac
Commercial General	13.25 AC	1.0 FAR	N/A
Light Manufacturing and Industrial	4.47 AC	1.0 FAR	N/A
City Center Mixed Use	59.65 AC	2.0 FAR	30 du/ac
Gateway Community Commercial	77.32 AC	1.0 FAR	N/A
Norwalk Boulevard Commercial	12.50 AC	0.5 FAR	N/A
Pioneer Boulevard Commercial	11.90 AC	1.5 FAR	30 du/ac
South Street Gateway Commercial	43.93 AC	1.5 FAR	N/A
Institutional	61.65 AC	N/A	N/A
Open Space	23.05 AC	N/A	N/A
Right-of-Way	255.36		
TOTAL	1,036.68 AC		

Notes:
[1]Floor Area Ratio (FAR) is an expression of non-residential land use intensity. The FAR is calculated by dividing the total gross floor area of all buildings on a lot by the total area of that lot.
[2]Residential density is described in terms of dwelling units per gross acre (du/ac). A dwelling unit is a building or a portion of a building used for human habitation and may vary considerable in size. Residential acreage is defined as the area developed for residential use, exclusive of local serving streets, alleys, or arterials.

8. Zoning

Table PD-2 below lists the existing zoning designations. See Appendix 3 for parcel-specific zoning.

Table PD - 3 Existing Zoning Designations

Zoning Designations and Abbreviations	
Commercial General (CG)	Single Family Residential (SFR)
Commercial Planned Development (CPD)	Artesia Boulevard Corridor Specific Plan (ABC-SP)
Heavy Manufacturing/Industrial (HMI)	Artesia Live Specific Plan (AL-SP)
Historic District (HD)	Artesia Boulevard Specific Plan (AB-SP)
Light Manufacturing/Industrial (LMI)	Pioneer Specific Plan (P-SP)
Multiple-Family Residential (MFR)	South Street Specific Plan (SS-SP)
Service & Professional (S)	City Center Mixed Use (to be added to Zoning Code in 2025)

The City's Zoning Code (Artesia Municipal Code (AMC) § § 9-2.101 – 9-2.4508) does not assign zone-specific residential densities. Specific Plans, created pursuant to AMC § § 9-2.3451 -2.3457, permit greater densities which take precedence over any duplicative or conflicting provisions of the Zoning Code (AMC § 9-2.3456).

Figure 3 – City of Artesia General Plan Land Use Diagram

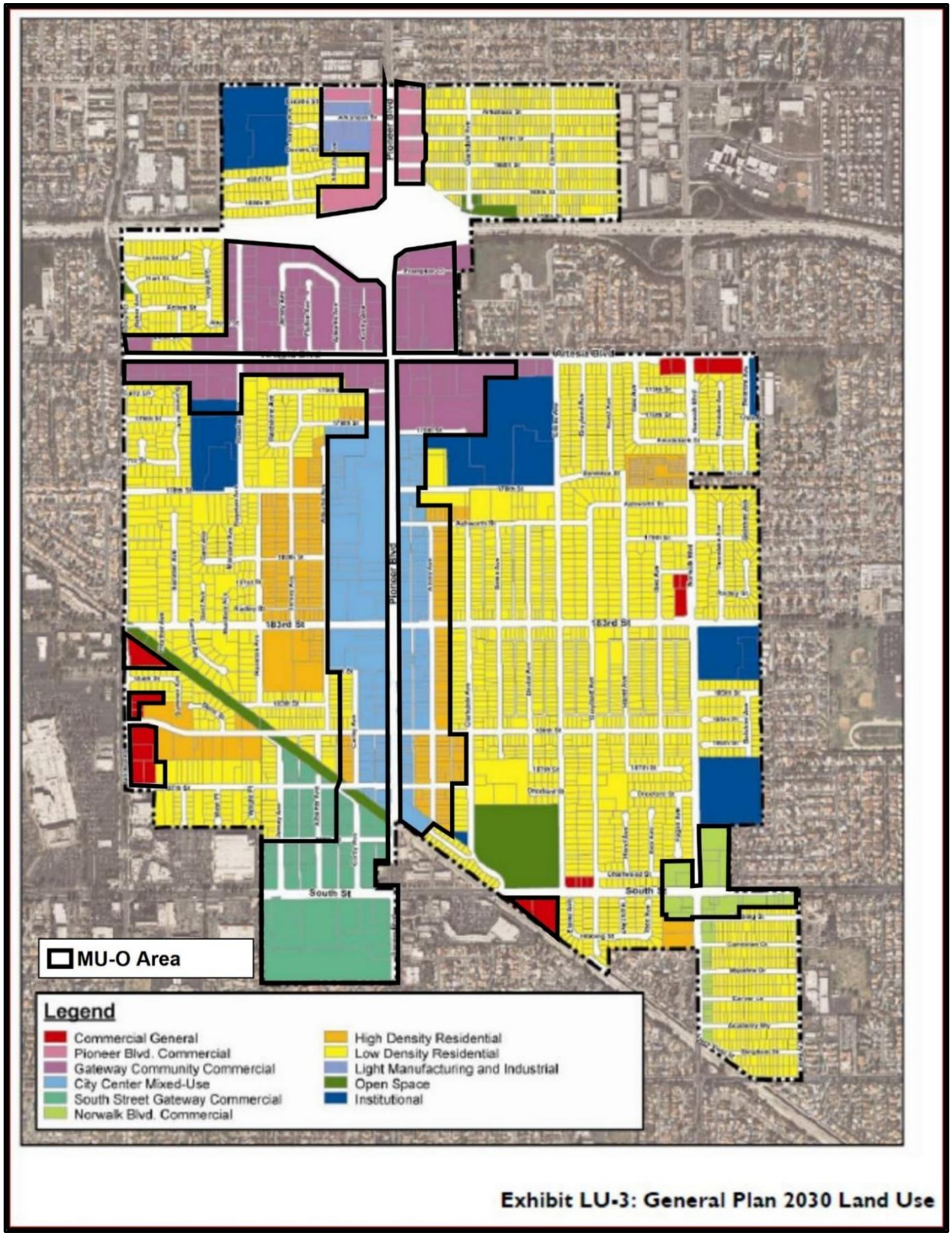


Figure 4 – City of Artesia Zoning Map

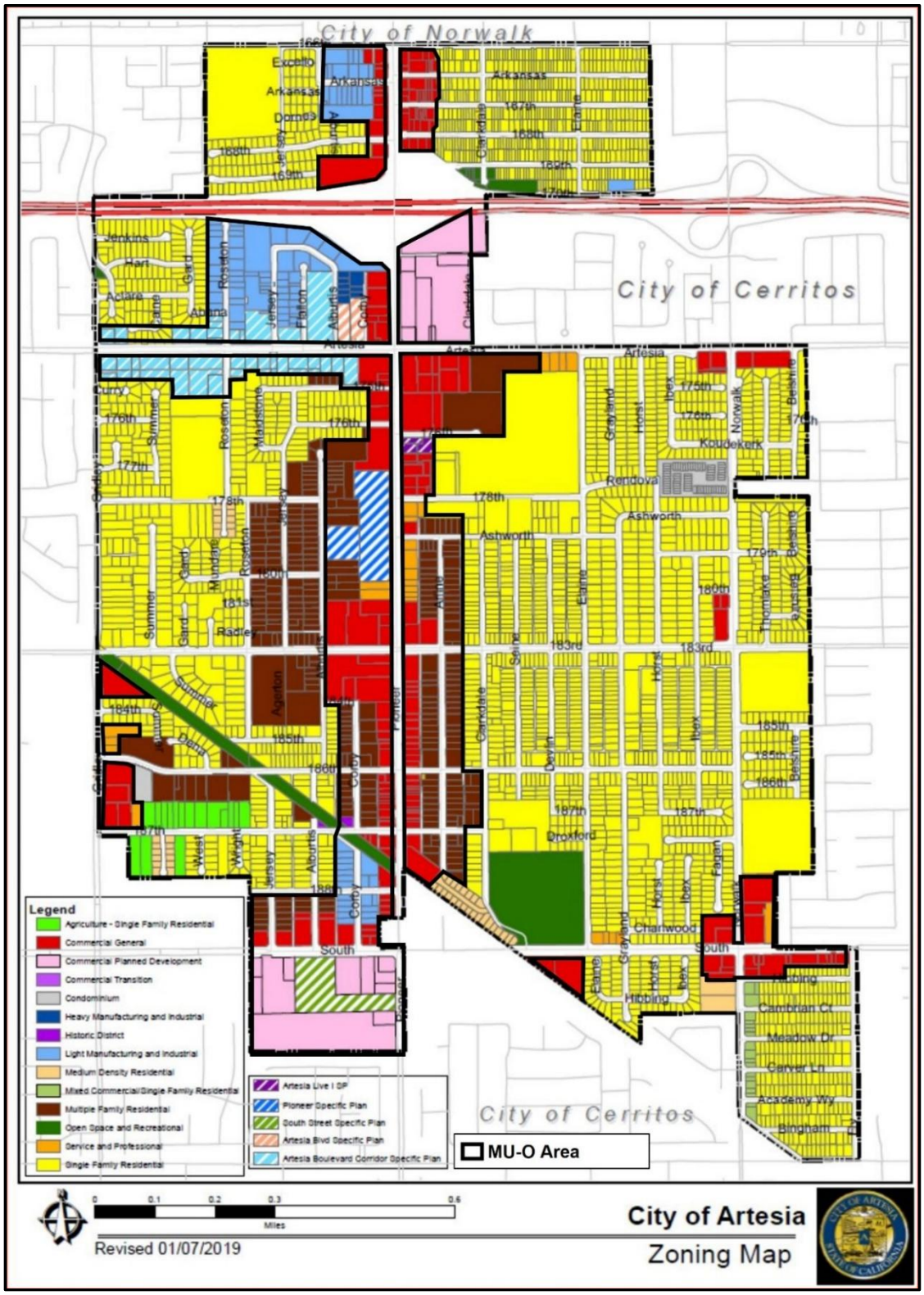
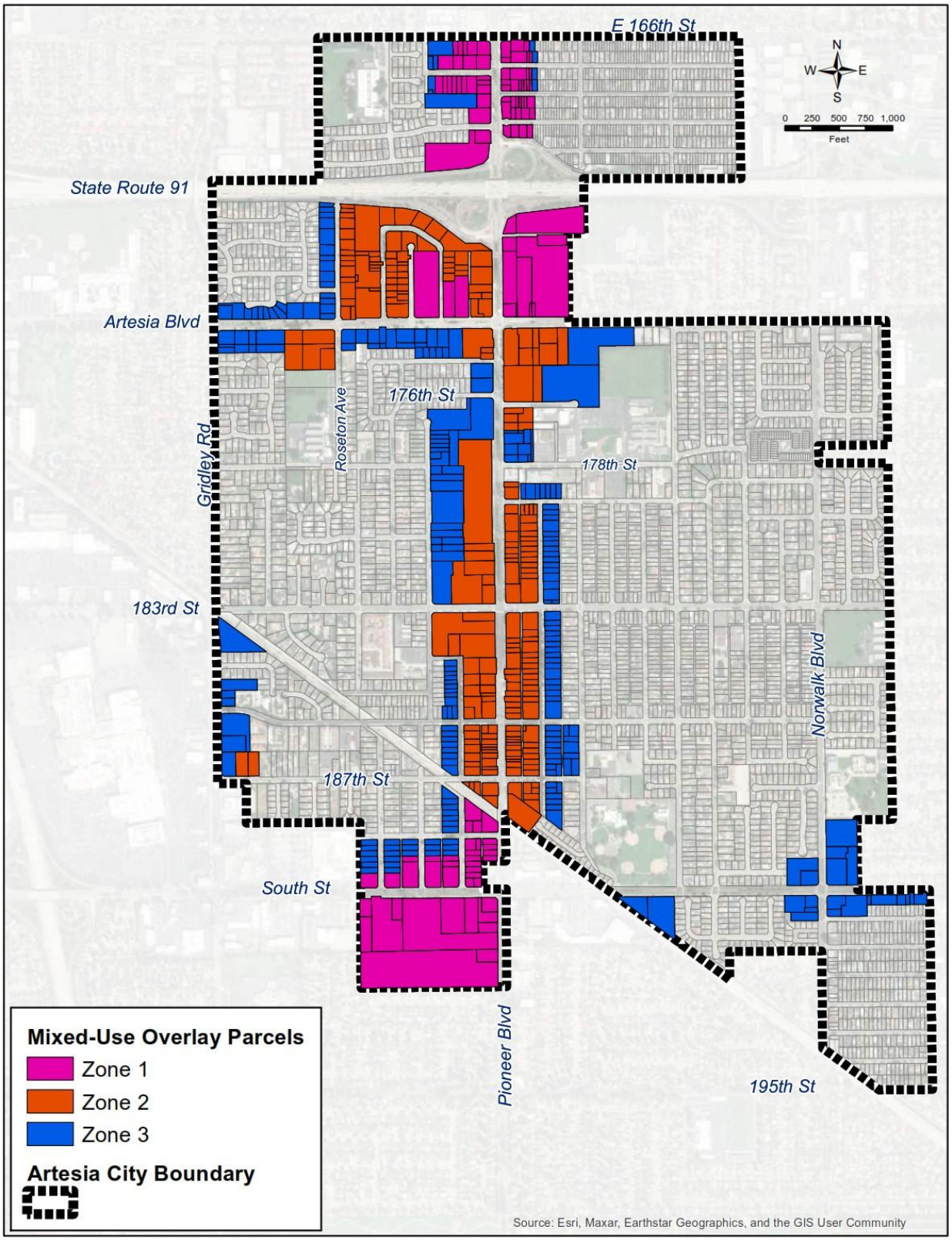


Figure 5 – Mixed-Use Overlay Map A



9. Project Description

The proposed project would establish a new Mixed-Use Overlay (MU-O) zone in the general downtown core of the City of Artesia, California (see Figure 5 above). The MU-O is primarily intended to implement, in part, the City of Artesia 6th Cycle Housing Element of the Artesia General Plan, to encourage and to incentivize new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-income classifications. The ordinance would also establish a Community Benefit Program that would enable accomplishing greater residential density by permitting one additional story above the maximum number of stories within the MU-O, provided that minimum percentages of affordable residential units (dwelling units, or dus) were included. **The ordinance is not intended to alter development rights or standards applicable to the underlying zoning or Specific Plans.**

Specific goals of the MU-O Ordinance include:

- Accomplishing the housing needs of the City per the current Regional Housing Needs Assessment (RHNA) as issued by the Gateway Cities Council of Governments and the State of California;
- Affirmatively furthering fair housing for all income levels;
- Incentivizing affordable housing for lower-income and special-needs households;
- Incentivizing socially and economically inclusive housing;
- Increasing the opportunities for a variety of housing types;
- Facilitating walkable development with multi-modal transportation options;
- Creating new patterns for socially- and economically-inclusive housing that reduce segregated living patterns and work towards truly integrated and balanced living patterns;
- Facilitating increased employment and multi-modal access to jobs in high-resource areas.

The proposed Mixed-Use Overlay Zone (Appendix 1 Draft Mixed-Use Overlay Zone Ordinance) is further intended to implement the City of Artesia Community Development and Design Element, Land Use Sub-Element Community Planning Principle LU 1, and Policy Vicinity Action LU 1.4.1, as set forth in the 2030 City of Artesia General Plan:

Planning Principle LU 1: *The Artesia General Plan 2030 will focus on enhancing areas that will allow the development of mixed-use. This type of development involves a greater utilization of uses that blend residential, commercial, industrial, or civic/institutional. By combining complementary uses, mixed-use developments bring energy and vitality to areas during both daytime and nighttime, and can benefit both residents and the businesses operating within them. In addition, mixed-use allows the advantage of flexibility of design to take full advantage of market shifts and land use trends.*

Policy Action LU 1.4.1: *Amend the Zoning Code to implement mixed-use zoning districts that provide development standards for mixed-use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses; building heights; and parking standards.*

The proposed Mixed-Use Overlay Zone encompasses but does not change the following Specific Plans and respective visions/goals:

Artesia Boulevard Corridor Specific Plan (ABCSP). The ABCSP seeks to establish a healthy and diverse business corridor by emphasizing the area's eclectic character and interesting mix of land uses. This corridor extends west of Pioneer Boulevard to the western City boundary with the City of Cerritos.

See generally City of Artesia, *Artesia Boulevard Corridor Specific Plan (December 13, 2011)*, available at *http://cityofartesia.us/DocumentCenter/View/586/Artesia-Blvd-Corridor-Specific-Plan?bidId=* (accessed April 1, 2025).

Draft Artesia Downtown Specific Plan: The Draft Artesia Downtown Specific Plan (DADSP) area includes the blocks adjoining Pioneer Boulevard, beginning with the area around the future Pioneer Station to the south and ending just beyond 183rd Street to the north; to the east and west, DADSP area is bounded by Arline, Corby, and Alburtis Avenues. The DADSP is intended to facilitate new transit-oriented development around the future Pioneer Boulevard Station along the Los Angeles County Metro Southeast Gateway transit corridor. The DADSP will implement new land use, zoning, and development standards, thereby creating incentives for new investment in the downtown area along Pioneer Boulevard. See City of Artesia, *Artesia Downtown Specific Plan* (February 2025), available at *https://www.cityofartesia.us/522/Artesia-Downtown-Specific-Plan* (accessed April 1, 2025).

Pioneer Specific Plan: The Pioneer Specific Plan (PSP) encompasses eight parcels on the west side of Pioneer Boulevard between 186th and 183rd Streets, which is occupied by a medical complex. The PSP is intended to encourage a pattern of mixed-uses that take maximum advantage of the physical, social, and economic potential of the site without adversely impacting the adjacent viable residential and commercial properties. See City of Artesia, *Pioneer Specific Plan, p. 9 (December 2000)*, available at *https://www.cityofartesia.us/DocumentCenter/View/4750/Pioneer-Specific-Plan* (accessed April 1, 2025).

South Specific Plan: The South Specific Plan (SSP) occupies an L-shaped property consisting of two parcels that front both on South Street and on the west side of Pioneer Boulevard. The SSP is intended to encourage a pattern of commercial retail use, which takes maximum advantage of the physical, social, and economic potential of the site without adversely impacting the adjacent viable residential and commercial properties. See City of Artesia, *South Street Specific Plan*, p. 5 (December 2000), available at *https://www.cityofartesia.us/DocumentCenter/View/4752/South-Street-Specific-Plan-Color* (accessed July 22, 2021).

An "overlay zone" is a regulatory tool that superimposes a new zoning "district" on an underlying zone or zones. Overlay zones are typically used to promote a particular type of development, to protect characteristics unique to a defined area, to add development standards and/or establish design criteria. Overlay zones effectively expand available uses without changing the existing underlying zones. The proposed MU-O zone would promote opportunities for increasing the City's housing supply as well as combining complementary uses.

The City of Artesia is faced with accommodating its share of the Regional Housing Needs Allocation, or RHNA, as determined by the Southern California Association of Governments (SCAG), and as directed by California housing law (Ca. Gov. Code § 65580 *et seq.)*. The RHNA for each city and county includes assigned values for housing units affordable to households of very low, low, moderate, and above-moderate incomes. Artesia's share of the RHNA is 1,069 units, including 312 very-low income, 168 low-income, 128 moderate income, and 461 above-moderate income units (SCAG, SCAG 6th Cycle Final RHNA Allocation Plan, available at *https://scag.ca.gov/rhna* (accessed April 1, 2025).

In its Housing Element, the City describes selected "opportunity sites" that show potential for developing new housing or redeveloping a low-performing use into housing. Artesia is responsible for re-zoning or enacting other mechanisms to remove encumbrances to developing housing on those sites, as well as other sites throughout the city.

Accordingly, the City proposes to amend the Zoning Code and Map to assign a "Mixed-Use Overlay" (MU-O) zone over 559 parcels (approximately 224 acres). The overlay would be organized in three overlay areas, OLs 1-3, illustrated on Figure 2 and listed in Tables 1-6. The proposed overlay zone would allow mixed residential-commercial uses, stand-alone multifamily residential uses under specific conditions, retail establishments, restaurants, and service and professional uses. Objective development standards set forth common zoning requirements such as setbacks, building height, shared areas, etc. Residential developments that incorporate specified percentages of affordable units would be exempt from the City's discretionary design review procedures.

Appendix 1 contains the ordinance text.

In addition to setting conventional maximum residential densities, the MU-O also sets forth a minimum residential density of 70 dwelling units per acre (du/acre), a density which renders certain properties in the Housing Element Sites Inventory capable of achieving the housing numbers called for in the RHNA.

The MU-O proposes the following maximum residential densities and building heights:

a) Overlay Zone 1: 100 du/acre, five (5) stories; six (6) stories with Artesia Density Bonus as described below;

b) Overlay Zone 2: 100 du/acre, four (4) stories; five (5) stories with Artesia Density Bonus;

c) Overlay Zone 3: 70 du/acre, three (3) stories; four (4) stories with Artesia Density Bonus.

Overlay Zone 1 is generally located north of Artesia Boulevard and south of 187th Street; Overlay Zone 2 borders Pioneer Boulevard, and Overlay Zone 3 lies along the north-south local streets parallel to Pioneer Boulevard (see Figure 2 above).

The MU-O additionally establishes a City "density bonus," permitting one additional story for projects that propose 35% or more of low or very-low income housing or 45% or more of moderate-income housing. Projects that propose solely market-rate units are not eligible for additional stories. While not technically increasing permissible density, added stories facilitate construction that accommodates the additional density set forth by the overlay zone.

The MU-O further establishes a "Community Benefit" in-lieu fee program (actual fee to be set by a follow-up fee study and adoption by the City Council) whereby every development project that did not incorporate affordable housing minimums would pay an in-lieu fee to a City Housing Trust Fund to be used to support affordable housing.

Each residential project would be required to include at least ten percent of the units reserved for households earning no more than 80% of the Los Angeles County area median income adjusted for family size appropriate to the unit. Specific terms for affordability and duration of affordability will be established in accordance with California Health and Safety Code Sections 50052.5 and 50053 and California Government Code Section 65915. Although the City's specific Regional Housing Needs Allocation (RHNA) requirements cannot be assigned for any particular parcel given the unknown number of residential projects that could be developed, the MU-O ordinance requirement that residential projects (within the Mixed-Use Overlay zone area) include affordable units would help the City achieve compliance with the RHNA (see also Section XIV, *Population and Housing,* below, for a summary of the City's housing objectives for the 2014-2021 Housing Element planning period; the Housing Element for 2021-2029 is currently being revised as directed by the HCD).

As stated above, there are 569 parcels identified to be designated with the MU-O combining zone, totaling approximately 232 acres. Appendix 2, a Microsoft Excel™ workbook, identifies the individual parcel lot area,

acreage, existing uses, existing and potential residential units, and existing and potential building square footages. Parcels are also identified by location within each Overlay Zone Area 1, 2, or 3. The parcels are generally located along the Pioneer Boulevard, Artesia Boulevard, and South Street corridors.

In the three Overlay Zone Areas, implementation of the MU-O zone has the potential to increase the total residential square footage by 31,078,260 square feet, and by 38,986,070 square feet with the Artesia Density Bonus. Nonresidential building square footage could increase by 7,907,810 square feet. Note that the overlay zone potential building area was based on eighty percent (80%) lot coverage multiplied by the maximum number of stories in a zone. For estimation purposes, stories were assumed to be uniform in height. In theory, the maximum residential densities would allow 20,690 to 24,821 additional new units; however, because building heights would limit the number of units capable of being constructed, the realistic number of units would be substantially lower, e.g., 15,539 to 19,493 units. Development at the minimum 70 du/acre would allow 16,216 units, but as previously noted, maximum building heights would govern the actual numbers of units. See Appendix 2, Sheet 1, *Notes*, for calculation explanations.

There are currently 1,042 total residential units (single-family and multiple-family) located in the three Overlay Zone Areas.

10. Surrounding Land Uses and Setting

The 2030 General Plan describes the City of Artesia as comprising 1,037 acres in urban Los Angeles County, with 4,610 residences and 2.5 million square feet of non-residential uses in 2010. The 2030 General Plan identified eight distinct "areas" or neighborhoods which comprise the City of Artesia. Each of the eight General Plan "areas" include parcels identified to be zoned with the MU-O overlay zone (Figure 2). The eight General Plan "areas" are characterized by identifiable features, and are described as follows (see City of Artesia General Plan Update Program EIR, Chapter 5.1.3, *Existing Environmental Setting*, p. 5.1-9):

Area One is located northwest of the Pioneer Boulevard/Artesia Freeway intersection. This area is principally devoted to single-family use, with a small neighborhood commercial cluster at the 166th Street/Pioneer Boulevard intersection, and commercial and light industrial uses along Pioneer Boulevard to the Freeway.

Area Two is located northeast of the Pioneer Boulevard/Artesia Freeway intersection. The predominant land use in this area is single family residential uses, with a small neighborhood commercial cluster at the intersection of 166th Street and Pioneer Boulevard.

Area Three encompasses the area west of Pioneer Boulevard, between the Artesia Freeway and the LACTC Railroad right-of-way. The various land uses present in this area include:

- Multi-family uses along Roseton Avenue and Alburtis Avenue;
- Professional and office uses along Pioneer Boulevard;
- Central Business District along Pioneer Boulevard from 183rd Street south to the Metro right-of-way;
- Pioneer Boulevard commercial corridor between Artesia Boulevard and the railroad right-of-way;
- Neighborhood commercial clusters at the Artesia Boulevard/Gridley Road intersection;
- Limited industrial uses between the Artesia Freeway and Artesia Boulevard, Pioneer Boulevard, and the westerly Roseton Avenue frontage; and
- Luther Burbank Elementary School.

Area Four is located between the Artesia Freeway and 183rd Street, east of Pioneer Boulevard. It is devoted essentially to single-family uses, with some multi-family clusters between Artesia Boulevard and 176th Street. Neighborhood commercial clusters are located on Artesia Boulevard at Pioneer and Norwalk Boulevards, and on Norwalk Boulevard at 183rd Street. A major commercial, professional, and office facility is located at the Artesia Boulevard/Pioneer Boulevard intersection. Professional office areas are located along the Pioneer and Artesia Boulevards. Multi-family residential uses are located along Arline Avenue and a number of community facility-uses are located nearby.

Area Five is a triangular area formed by the LACTC Railroad right-of-way, South Street, the City corporate boundary, and Gridley Road. It contains a variety of uses that include single-family; large multiple-family clusters on 186th and 187th Streets; commercial uses along South Street; and light industrial uses on Corby Avenue near 188th Street.

Area Six is situated east of Pioneer Boulevard, between 183rd Street and South Street easterly to the City corporate boundary. The majority of uses are single-family residential. Other uses include commercial frontage on Pioneer Boulevard; adjacent multi-family clusters along Arline and Clarkdale Avenues; Artesia Park; William F. Elliott Elementary School; and a number of semi-public facilities.

Area Seven is located south of South Street and west of Pioneer Boulevard and is surrounded to the east, south, and west by the City of Cerritos. This area contains a single large high density residential mobile home park, professional and general commercial uses, with scattered light industrial uses.

Area Eight is located south of South Street and east of Pioneer Boulevard. This area is devoted to single-family uses. Other uses include a neighborhood commercial facility at the intersection of South Street and Norwalk Boulevard, and scattered office and professional uses along South Street.

MU-O parcels are identified in Appendix 2, an Excel™ workbook. This workbook has multiple sheets where parcels are sorted by overlay zone, use, vacancy, etc. Sheets 1b – 1f provide detailed information on the Housing Element opportunity sites (i.e., those parcels that are either vacant or underdeveloped and suitable for RHNA affordable-housing development). There are 48 vacant parcels within the MU-O comprising ten (10) gross acres.

There are approximately 1,042 residential units located throughout Overlay Zone Areas 1, 2, and 3 (Figure 2). Overlay Zone Area 1 has 120 existing residential units, Overlay Zone Area 2 has 242 existing residential units, and Overlay Zone 3 has 680 existing residential units. The units comprise both single and multi-family type housing. These units are predominately located in the following areas in the City: 176th Street (Overlay Zone Area 3); Arline Avenue (Overlay Zone Areas 2 and 3); Caine Drive (Overlay Zone Area 3); Alburtis Avenue (Overlay Zone Area 3); Corby Avenue (Overlay Zone Areas 1, 2, and 3); Jersey Avenue (Overlay Zone Areas 1 and 3); Pioneer Avenue (Overlay Zone Areas 1, 2, and 3); Clarkdale Avenue (Overlay Zone Areas 1 and 3); and 186th Street (Overlay Zone Areas 2 and 3).

The three Overlay Zone Areas include approximately 114 acres of existing commercial uses and approximately 29 acres of existing industrial uses. The existing commercial uses are generally located in the following areas in the City: 186th Street/Gridley Road (Overlay Zone Areas 2 and 3); South Street/Norwalk Boulevard (Overlay Zone Area 3); Pioneer Boulevard Corridor from the railroad north to Artesia Boulevard (Overlay Zone Areas 2 and 3); and Pioneer Boulevard Corridor to the north from Artesia Boulevard to 166th Street (Overlay Zone Areas 1 and 2). The existing industrial uses are generally located in the following areas in the City: Northwest corner area of Artesia Boulevard/Pioneer Boulevard intersection (Overlay Zone Areas 1, 2, and 3); Northwest corner area of the Artesia Freeway/Pioneer Boulevard intersection (Overlay Zone Areas 1 and 3); and South Street north to the railroad (Overlay Zone Areas 1 and 3).

The institutional uses include five churches (Overlay Zone Areas 2 and 3), two congregate care facilities (Overlay Zone Areas 2 and 3), one hospital (Overlay Zone Area 1), two parking lots (Overlay Zone Area 2), and one preschool (Overlay Zone Area 1), encompassing approximately 10 acres. One of the churches is located on 178th Street and the remaining four are located on Arline Avenue; for a combined total of 1.76 acres. One of the congregate care facilities is located on Gridley Road and the other is on Pioneer Boulevard occupying a combined total of 1.63 acres. The hospital is located on a 3.55-acre site on Artesia Boulevard. Both parking lots are located on Corby Avenue with a total of 0.8 acres. The preschool is located on Norwalk Boulevard on a 0.46-acre parcel. The Post Office is located on 183rd Street on a 1.69-acre parcel. The existing recreational use is the "Ice Palace" facility located on approximately 1.27 acres on Artesia Boulevard (Overlay Zone Area 3).

There are 48 vacant parcels in the MU-O area comprising approximately 10 acres

Circulation within and around the three Overlay Zone Areas is provided by several primary boulevards and interior streets, generally laid out in a grid pattern. Pioneer Boulevard is the main north-south roadway serving all three Overlay Areas. It is a four-lane, divided arterial and is classified as a Primary Arterial Highway, with a capacity of 25,000 Average Daily Trips (ADT). The major cross-streets within the Overlay Areas are: 183rd Street, a Secondary Arterial Highway, with a capacity of 20,000 ADT and Artesia Boulevard, a Primary Highway, with a capacity of 30,000 ADT. Collector Streets in the Overlay Areas are 186th Street with a capacity of 5,000 ADT, and 187th Street with a capacity of 5,000 ADT. The Riverside Freeway (SR91) traverses the north portion of the Overlay Areas in an east-west direction. The remainder of the streets in the Overlay Areas are considered "interior local streets" (City of Artesia General Plan Update PEIR, p. 5.4-6).

11. Framework for Environmental Analysis/Approach

This Initial Study has been prepared to analyze the potential effects resulting from adoption and implementation of a MU-O zone. Enacting the MU-O zone would not authorize any particular development. Project developers proposing a mixture of land uses, construction of a commercial project, and/or integration of residential units, must comply with all City policies and codes, including but not limited to General Plan policies, zoning, and planning code requirements, building code requirements, Subdivision Map Act requirements, Design Review requirements, lot line adjustment requirements, and parcel merger requirements.

The General Plan 2030 Final EIR (2010) assumes development pursuant to the 2030 General Plan would total 416,017 square feet of nonresidential development and 338 additional residential units citywide. Full implementation of the MU-O zone, at maximum intensity and density, would substantially exceed the 2030 General Plan assumed development. This SEIR analyzes the maximum potential developable units in Overlay Boundary Areas 1, 2, and 3, contrasted to the 2030 General Plan. As discussed in this SEIR, the project maximum development is estimated to be 333,082 square feet of nonresidential development within the MU-O area, and between 15,539 to 19,493 additional residential units. The maximum developable units may increase at such time as the General Plan is amended, with accompanying CEQA review (including through development-requested General Plan amendments). As stated above, the proposed MU-O ordinance requires that at least 10% of units in each MU-O residential or mixed-use project must be reserved for households earning no more than 80% of the Los Angeles County median income and must be sold at an affordable price as defined by Sections 50052.5 and 50053 of the California Health and Safety Code (see MU-O ordinance, § 9-2.4509(p); see also City of Artesia, *Frequently Asked Questions: Artesia 2021 Housing Element Update*, available at *http://cityofartesia.us/DocumentCenter/View/4613/FAQ-Artesia-2021-Housing-Element_2021-04-07* (accessed April 1, 2025).

12. Purpose and Authority

The California Environmental Quality Act (CEQA) requires that all State and local agencies consider the environmental consequences of projects over which they have discretionary authority. Environmental Impact Reports (EIRs) and subsequent documents to a Program EIR, such as Addendums, Supplements or Subsequent EIRS provide decision-makers and the public with information concerning the environmental effects of a proposed project, possible ways to reduce or avoid the possible environmental damage, and identify alternatives to the project. Program EIRs must disclose significant environmental impacts that cannot be avoided, growth inducing impacts, effects not found to be significant, as well as significant cumulative impacts of all past, present, and reasonably anticipated future projects. CEQA documents that "tier" from programmatic documents must identify impacts that were not previously considered and provide additional mitigation measures if necessary.

This document is a Supplement to the City of Artesia's General Plan Program EIR (State Clearinghouse No. 2010041003). The City of Artesia certified the Program EIR for the General Plan Update and adopted the 2030 General Plan in 2010 (State Clearinghouse No. 2008011004). The purpose of this Supplement is to evaluate the environmental impacts of implementing General Plan Policy Action LU 1.4.1 (which committed the City to establishing an overlay zone), including those impacts that might result from revising the permitted uses, development standards, and design guidelines resulting from combining the overlay zone with the existing underlying district (Artesia Municipal Code Chapter 2, Zoning).

The City of Artesia is the Lead Agency under CEQA and is responsible for preparing the Supplemental EIR (SEIR) for the Mixed Use-Overlay Zone. This supplement to the General Plan Program EIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), California CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Artesia. The principal CEQA Guidelines section governing content of this document is Section 15162 (Subsequent Documents and Negative Declarations).

CEQA Guidelines Section 15162 permits agencies to prepare follow-up, or "subsequent" environmental documents to existing EIRs when, among other factors:

(a) substantial changes are proposed in the project that would require major revisions in that EIR resulting from new significant environmental effects or a substantial increase in the severity of effects previously described;

(b) there are substantial changes in the project's circumstances that would require major revisions;

(c) new information arises that was not known at the time that the document was certified, that shows new significant effects or an increase in their severity;

(d) a project proponent declines to implement mitigation measures that were previously infeasible, but became feasible and would substantially reduce one or more significant effects; or

(e) a project proponent declines to implement newly-discovered mitigation measures that would substantially reduce significant effects.

Alternatively, if there are changes to a project that would not require major revisions to the existing EIR, and only minor additions or changes to that existing EIR would be necessary, CEQA permits use of a Supplement to an existing Program EIR to evaluate the new effects, "tiering" from the Program EIR (CEQA Guidelines Section 15163). (See California Natural Resources Agency, Title 14, California Code of Regulations, Chapter 3, Guidelines for the Implementation of the California Environmental Quality Act, Article 11, Types of EIRs, Sections 15160 – 15170, available at *https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)* (accessed April 1, 2025).

CEQA Guidelines Section 15163 (b-e) (a-e) describes a Supplement's scope as follows:

(a) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

(b) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.

(c) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.

(d) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

The City of Artesia has accordingly prepared this Supplement to the General Plan 2030 Program EIR because the proposed Zoning Code amendment will likely necessitate only minor revisions. The accompanying Initial Study/Environmental Checklist Form evaluates the amendment's environmental impacts and includes additional mitigation measures as required.

13. Incorporation by Reference

This analysis incorporates by reference the 2030 General Plan Update Program EIR (SCH2010041003), the 2030 General Plan Update, the 2030 General Plan Update Findings of Fact and Statement of Overriding Considerations (Resolution No. 10-2241). The General Plan 2030 Program EIR is available for public review at the City of Artesia City Hall, 18747 Clarkdale Avenue, Artesia, California 90701 and online at *http://ca-artesia.civicplus.com/index.aspx?NID=258&ART= 1393&ADMIN=1* (accessed April 1, 2025).

14. Technical Studies/Analyses

- Appendix 1: Draft Mixed-Use Overlay Zone Ordinance
- Appendix 2: MU-O Parcel List (Excel™ Workbook)
- Appendix 3: Urbanisms, Shade/Shadow Analysis for Artesia Overlay District Project, Artesia, California (June 8, 2020)
- Appendix 4: Willdan, Air Quality/GHG Emissions California Emissions Estimator (CalEEMod) Tables (2021)
- Appendix 5: Willdan, VMT Memorandum (2021)

15. Intended Uses of This Supplement to the General Plan 2030 Program EIR

The City of Artesia, as the Lead Agency for this project, will use this Supplement to the General Plan 2030 Program EIR in considering whether to adopt the proposed Mixed Use-Overlay Zone. This document will provide environmental information to other agencies affected by the project, or which are likely to have an interest in the project. Various State and Federal agencies exercise control over certain aspects of the study area. The various public, private, and political agencies and jurisdictions with a particular interest in the proposed project may include, but are not limited to the following:

- California Air Resources Board (CARB)
- California Department of Housing and Community Development
- California Department of Toxic Substances Control
- California Department of Transportation (Caltrans)
- California Emergency Management Agency
- California Energy Commission
- California Environmental Protection Agency (CalEPA)
- California Office of Emergency Services
- California Regional Water Quality Control Board (CRWQB)
- County of Los Angeles Library
- County Sanitation Districts of Los Angeles County
- Golden State Water Company
- Los Angeles County Department of Public Works
- Los Angeles County Fire Department
- Los Angeles County Health Department
- Los Angeles County Metropolitan Transit Authority
- Los Angeles County Sheriff's Department
- South Coast Air Quality Management District (SCAQMD)
- Southern California Association of Governments (SCAG)
- U.S. Environmental Protection Agency
- City of Cerritos
- City of Norwalk

16. Required Approvals

Adoption of the MU-O overlay zone, as well as the related Zoning Ordinance and Zoning Map amendments, is subject to approval of the City of Artesia City Council.

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 discussion on the following pages.

☐	Aesthetics	☐	Agriculture/Forestry Resources	☒	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils	☒	Greenhouse Gas Emissions	☐	Hazards and Hazardous Materials
☐	Hydrology/Water Quality	☒	Land Use/Planning	☐	Mineral Resources
☐	Noise	☒	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☒	Utilities/Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ 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.[1]

☐ 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.

Signature *Date*

[1] Note: The following discussion is formatted according to the CEQA Guidelines Appendix G checklist but serves as the Supplemental Environmental Impact Report.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis). The "No New Impact" answer concludes that the project will not result in impacts in excess of those identified in the City of Artesia's 2030 General Plan Environmental Impact Report.
2. All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. **"Negative Declaration: Less Than Significant With Mitigation Incorporated"** applies where the incorporation of mitigation measures has reduced an effect from **"Potentially Significant Impact"** to a **"Less Than Significant Impact."** The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. *Section 15063(c)(3)(D).* In this case, a brief discussion should identify the following:
   a) **Earlier Analyses Used**. Identify and state where they are available for review.
   b) **Impacts Adequately Addressed**. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) **Mitigation Measures**. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources**: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. *This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.*

9. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less than significant.

10. For subsequent EIRs and Negative Declarations, lead agencies must identify whether new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time when the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

    a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or

    d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

    Cal. Code Regs., tit. 14, § 15162(a)(3)

I. AESTHETICS

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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) 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?	☐	☐	☐	☒
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Impact Discussion:

a) **No New Impact.** The General Plan FEIR (GPPEIR) concluded that General Plan implementation would not affect scenic vistas, because no scenic vistas exist in the City.[2] This condition has not changed since the GPFEIR was certified. Accordingly, the degree of impact would not change from that considered by the GPPEIR.

b) **No New Impact.** The General Plan FEIR (GPFEIR) concluded that General Plan implementation would not affect scenic resources within a state scenic highway, simply because no California-designated scenic highways exist in the City (id.). This condition has not changed since the GPFEIR was certified – no State Scenic Highways have since been designated in the City.[3] Accordingly, enacting the MU-O zone would also have no effect on scenic resources within a scenic highway corridor.

c) **No New Impact/GPPEIR Mitigation Measure applies.** The GPPEIR recognized that "future development . . . would permanently alter the visual character/quality of the development sites and their surroundings. The significance of these potential impacts would vary depending upon the scale and location of the future development and the character of the surrounding area."[4] However, the GPPEIR concluded that adherence to General Plan goals and policies, and to Artesia Municipal Code (AMC) Ch. 2 Art. 20 Design Review Approval where applicable, in addition to development standards and regulations for minimizing visual impacts in the MU-O zone, would avoid or minimize impacts to visual character.

[2] City of Artesia, *City of Artesia General Plan Program Environmental Impact Report* (GPPEIR), p. 5.3-10, available at *http://ca-artesia.civicplus.com/DocumentCenter/View/100* (accessed April 1, 2025).

[3] City of Artesia, Artesia General Plan, Circulation Element, p. CIR-4, available at *http://ca-artesia.civicplus.com/DocumentCenter/View/101 (accessed April 1, 2025).*

[4] GPPEIR, p. 5.3-12.

Additionally, to address construction visual impacts, the GPPEIR incorporated Mitigation Measure AES-1 below.[5]

The proposed MU-O zone would not directly affect the existing visual character of the urban settings within the zone since the project itself does not propose or authorize any particular development proposal. Future development would be subject to development standards and regulations for minimizing visual impacts set forth § 9.24607 of the MU-O code, as well as to numerous General Plan policies and goals addressing visual character, neighborhood compatibility, etc.

Projects without affordable housing components would further be subject to Artesia Municipal Code (AMC) Ch. 2 Art. 20, Design Review Approval(§§ 9-2.2001-2.2009), which is discretionary.

Specifically, Article 20 of the City's Planning and Zoning Code subjects projects requiring building permits from the City to a discretionary design review process. While Article 20 does not contain specific design standards, Section 9-2.2005 requires that projects meet several criteria, including:

- The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this chapter;
- The design of the structures, including the layout, size, shape, mass, height, architectural elements, and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties;
- The design of the project will provide a desirable environment for its occupants, the visiting public, and its neighbors through good aesthetic use of high-quality building materials, design elements, colors, textures, and landscape features; and
- The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.

Projects with various affordable housing components would be exempt from discretionary Design Review, but would be subject to the MU-O objective development standards in § 9-2.4607, which set forth requirements for building height, articulation, massing, setbacks from existing residential development, privacy screening between new residential uses and existing residential uses, etc. Note that recent California legislation[6] limits cities' ability to restrict housing development, particularly affordable housing; however, objective standards are permissible. The MU-O code exempts the following projects from Design Review:

1. Any proposed residential development in the MU-O Zone that is subject to ministerial review by State law;
2. Residential development incorporating four or fewer market-rate residential units;
3. Multifamily residential projects of five or more residential units that include affordable housing;

[5] GPPEIR, p. 2-5.

[6] See generally Gov. Code Article 10.6, Housing Elements, particularly § § 65589(a), (b), (d), (f) available at *https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65589.5&lawCode=GOV* (accessed April 2, 2025).

4. Mixed-use development that includes affordable housing;
5. Residential projects comprising 100% low and/or very low income units or a combination thereof;
6. Single room occupancy residential facilities;
7. Emergency shelters;
8. Employee housing;
9. Transitional housing;
10. Supportive housing;
11. Residential projects designed to accommodate seniors (65+) or people with disabilities.

The MU-O zone development standards are set forth in § 9-2.4607, with design standards listed in § 9-2.4607(i), and requirements for signs, landscaping, air-conditioning units, and lighting in § § 9-2.4507(k-o). These standards are either specific to the MU-O zone or incorporate existing Municipal Code and Specific Plans.

Accordingly, because any new project in the MU-O zone would be required to conform to the General Plan buildout development maximums, to comply with General Plan goals and policies, GPPEIR Mitigation Measure AES-1, the MU-O zone development standards, and unless exempt, the City's Design Review process, development under the MU-O zone is not anticipated to create new significant impacts to the City's visual character.

d) **New Mitigation is Required - Less Than Significant with Mitigation Incorporated**. Enacting the proposed MU-O zone is not anticipated to result *directly* in significant impacts associated with light, glare or shade and shadow effects, since the overlay do not propose or authorize any particular development proposal.

Light and Glare Impacts. The GPPEIR notes that the City of Artesia is 99 percent built-out and fully urbanized, and that new infill development would not likely create light and glare that is substantially different from existing levels.[7] The GPPEIR indicates that compliance with Artesia Municipal Code § 9-2.1252, Exposed Neon Lighting for Signs and Architectural Accents, coupled with individual project Design Review, would adequately mitigate light and glare impacts. Additionally, the MU-O Ordinance, § 9-2.4504 (o) requires that all outdoor parking lot and security lighting, except for ornamental landscape lighting, shall be fully cutoff, directed downwards, and shielded so that illumination from such lighting does not exceed 0.5 foot-candle at the property boundaries. Impacts from new light and glare sources are thus anticipated to be less than significant.

Shade and Shadow Impacts. The GPPEIR considered that shade and shadow impacts would be less than significant, because the Design Review process was considered to be sufficient to avoid impacts to properties adjacent to new development.[8] However, because the MU-O Zone would facilitate greater structural massing and height than the GPPEIR anticipated, and would eliminate Design Review for certain projects, impacts associated with new shade and shadow sources could be significant. Accordingly, a Shade/Shadow Analysis using SketchUp™, a 3-D modeling software program, was

[7] GPPEIR, pp. 5.3-14, 15

[8] Id., p. 5.3-15.

prepared to evaluate the shade and shadow effects of multiple-story buildings in the MU-O area (incorporated by reference in this document as Appendix 3 (Urbansims, *Shade/Shadow Analysis*, December 2023 (Urbansims)). The analysis was based on the total potential buildout in the MU-O zone without regard to the current General Plan buildout, so that the full effects of greater building height and massing could be visualized. Note that the analysis method did not evaluate the changes in shade and shadow that would result from increasing side or rear setbacks in upper stories; generally, these techniques reduce the extent of shadows depending on the structure's orientation to the sun.

The analysis evaluated three scenarios for maximum structure height in each Overlay Zone. Of these alternatives, the Increased Height scenario most closely matches the currently-proposed MU-O maximum heights. This scenario modeled seven (7) stories in Overlay Zone 1, five (5) stories in Overlay Zone 2, and three stories in Overlay Zone 3. Additionally, for modeling purposes, the MU-O area was divided into eight sub-areas (see Figure 5, below).

Shade and shadow effects are dependent upon several factors, including the season of the year, local topography, the height and mass of adjacent structures, the shade-sensitivity of adjacent land uses, and duration of shadow projection. Shadows are visually longest on and around the fall equinox (September 22), and shortest on and around the spring equinox (March 20). Shade and shadows cast by three project-height alternatives onto adjacent shadow-sensitive land uses were analyzed during the summer solstice (June 20) for each hour from 9:00 a.m. to 5:00 p.m., during the winter solstice (December 21) for each hour from 9:00 a.m. to 3:00 p.m., during the spring equinox (March 20) for each hour from 9:00 a.m. to 3:00 p.m., and during the fall equinox (September 22) for each hour from 9:00 a.m. to 5:00 p.m.

The CEQA Guidelines do not set a significance threshold for shade and shadow impacts, and the City of Artesia has not developed one. Like other aesthetic impacts, the significance of the shadows cast by a new development is highly subjective in nature. Previously, as permitted by CEQA Guidelines §15064.7, Artesia used the City of Los Angeles' 2006 shade-shadow thresholds as an objective standard. However, in 2019, Los Angeles updated its CEQA thresholds to conform with the 2018-revised Guidelines Appendix G and no longer publishes a City-specific threshold for shade and shadow impacts. Still, the 2006 thresholds incorporated below provide a gauge to estimate whether a particular shadow effect would be significant.

Overall, in order for the Project to generate a significant shadow impact, it must increase shadows cast upon shadow-sensitive uses, such as single-family residences, plant nurseries, solar panel installations, etc. Shadow impacts can be considered significant if shadow-sensitive uses would be shaded by Project related structures for <u>more than three hours</u> between 9:00 a.m. and 3:00 p.m. between late October and early April (including winter solstice and spring equinox), or for <u>more than four hours</u> between early April and late October (including summer solstice and fall equinox).

Figures 6 through 37 illustrate seasonal maximum shade penetration for potential development under the MU-O. Each area was assessed with respect to shadow-sensitive uses. The analysis concluded that construction of the proposed Project would result in new shadows being cast on shadow-sensitive uses, and that in all sub-areas within the MO-U area, shadows would extend over those uses for durations exceeding the thresholds above.[9]

[9] Urbansims, pp. 33-36.

The sub-areas, and impact significance, are listed in Table 7 below. Discussion of each sub-area's impacts follow Table 7.

Table 1 – Shade and Shadow Impacts

"***PS***" indicates potentially significant impacts
"*NS*" indicates less-than-significant impacts

Sub-area	**Winter Solstice** (3+ hrs.)	**Spring Equinox** (3+ hrs.)	**Summer Solstice** (4+ hrs.)	**Fall Equinox** (4+ hrs.)
Pioneer Blvd. North of 91 Freeway	***PS***	*NS*	*NS*	***PS***
Pioneer Blvd. South of 91 Freeway	*NS*	*NS*	*NS*	*NS*
Pioneer Blvd. North of 183rd Street	***PS***	*NS*	*NS*	*NS*
Pioneer Blvd. South of 183rd Street	*NS*	*NS*	*NS*	*NS*
South Street	***PS***	***PS***	*NS*	***PS***
South Street East	***PS***	*NS*	*NS*	*NS*
Gridley South	***PS***	*NS*	*NS*	*NS*
Gridley Road-Artesia Boulevard	***PS***	*NS*	*NS*	*NS*

Pioneer Blvd North of the 91 Freeway

Shadows could create significant impacts around the Winter Solstice and around the Fall Equinox.

Winter Solstice (Figure 7): Under the Increased Height Alternative, shadows would be cast up to 209 feet to the northwest in the morning, 118 feet to the north at midday, and 243 feet to the northeast in the afternoon. Between the hours of 9:00 a.m. and 12:00 p.m., the Project would cast shadows upon a small portion (south-east corner) of the Cerritos Mobile Lodge on 166th Street for more than 3 hours. Likewise, single-family homes between 11224 -11660 166th Street would experience shadows for more than 3 hours in the morning. In the afternoon, shadows are cast over a residentially zoned property at 11224 166th Street for more than 3 hours (between 12pm and 3pm).

Fall Equinox (Figure 10): Under the Increased Height Alternative, shadows would be cast up to 94 feet to the north-west in the morning, 60 feet to the north at midday, and about 465 feet to the east in the afternoon. Portions of the side yards of existing residentially zoned properties immediately east of the subarea at 11839 168th St and 11836 167th St would be shaded for a period of greater than four hours between the hours of 1:00 p.m. and 5:00 p.m.

Pioneer Blvd. South of the 91 Freeway:

Shadows are not anticipated to create significant impacts (**Error! Reference source not found.**).

Pioneer Blvd. North of 183rd Street

Shadows could create significant impacts around the Winter Solstice.

Winter Solstice (Figure 15): Under the Increased Height Alternative, the longest shadows (Overlay 2) would be cast up to 153 feet to the northwest in the morning, 86 feet to the north at midday, and 178 feet to the northeast in the afternoon. Between the hours of 9:00 a.m. and 3:00 p.m., the Project would cast shadows upon portions of a residential property on Alburtis Ave, 178th St, Arlene Ave, and Ashworth St but, in most cases for less than 3 hours. Two properties (18020 Alburtis and 11829 Ashworth St) would experience shadows for periods greater than 3 hours.

Pioneer Blvd. South of 183rd Street:

Shadows are not anticipated to create significant impacts (Figure 19).

South Street

Shadows could create significant impacts around the Winter Solstice, and the Spring and Fall Equinoxes.

Winter Solstice (Figure 23 Under the Increased Height Alternative, the longest shadows (Overlay 1) would be cast up to 209 feet to the northwest in the morning, 117 feet to the north at midday, and 243 feet to the northeast in the afternoon. Between the hours of 9:00 a.m. and 3:00 p.m., the Project would cast shadows upon portions of a residential property on portions of Roseton Ave, Pioneer Blvd, Solano Pl, Prado Ct, Park Ave, Jersey Ave, Alburtis Ave, and Corby Ave. but mostly for less than 3 hours. On certain properties along Jersey Ave (18818 – 18829), Alburtis (18802 – 18812), Corby (18813-18819) shadows will impact portions of these properties for more than three hours.

Spring Equinox (Figure 25): Under the Increased Height Alternative, the longest shadows would be cast up to 103 feet to the north-west in the morning, 50 feet to the north at midday, and 103 feet to the north-east in the afternoon. Project would cast shadows upon portions of a residential property on Roseton Ave, Jersey Ave, Alburtis Ave, and Corby Ave but mostly for less than 3 hours. Two properties on Jersey Ave (18828-29) and two properties on Alburtis Ave (18811-12) would be shaded for more than three hours.

Fall Equinox (Figure 26) Under the Increased Height Alternative, shadows would be cast up to 94 feet to the north-west in the morning, 59 feet to the north at midday, and about 465 feet to the east in the afternoon. Between the hours of 9:00 a.m. and 5:00 p.m., the Project would cast shadows upon portions of a residential property on portions of Roseton Ave, Pioneer Blvd, Solano Pl, Prado Ct, Park Ave, Jersey Ave, Alburtis Ave, Poseidon Ave, Wyeth Dr, Park Ave, and Corby Ave. but mostly for less than 4 hours. Two properties on Jersey Ave (18828-29)and two properties on Alburtis Ave (18811-12) would be shaded for more than four hours.

South Street East

Shadows could create significant impacts around the Winter Solstice.

Winter Solstice (Figure 27): Under the Increased Height Alternative, shadow would be cast up to 97 feet to the northwest in the morning, 55 feet to the north at midday, and 113 feet to the northeast in the afternoon. Between the hours of 9:00 a.m. and 3:00 p.m., the Project would cast shadows upon portions of a residential property on portions of Ibex Ave. north and south of

South St, Elaine Ave, Belshire Ave, and Fagan Ave north of South St. and the parking lot of the New Life Community Church. but mostly for less than 3 hours. Two homes at the end of the Fagan Ave cul-de-sac (18858 and 18861 Fagan Ave) and the southern-most strip of the New Life Community Church would be shaded for more than 3 hours.

Gridley Road South

Shadows could create significant impacts around the Winter Solstice.

Winter Solstice (Figure 31): Under the Increased Height Alternative, shadow would be cast up to 97 feet to the northwest in the morning and 55 feet to the north at midday for Overlay Zone 3 buildings, and 86 feet to the north at midday and 178 feet to the northeast in the afternoon for Overlay Zone 2 buildings. Between the hours of 9:00 a.m. and 3:00 p.m., the Project would cast shadows upon portions of a residential property on portions of 184th St, Summer Ln, 186th St, and 187th St. but mostly for less than 3 hours. Some homes on the south side of 184th St (11410-11440) and the south-west corner of a condominium complex between 11422-11430 186th St would be shaded for more than 3 hours.

Gridley Road and Artesia Boulevard

Shadows could create significant impacts around the Winter Solstice.

Winter Solstice (Figure 35): Under the Increased Height Alternative, shadow would be cast up to 97 feet to the northwest in the morning and 55 feet to the north at midday for Overlay Zone 3 buildings, and 86 feet to the north at midday and 178 feet to the northeast in the afternoon for Overlay Zone 2 buildings at Roseton Ave/Artesia Blvd. Between the hours of 9:00 a.m. and 3:00 p.m., the Project would cast shadows upon portions of a residential property on portions of Caine Dr and Baber Ave. Three homes at the end of the Baber Ave cul-de-sac (17313, 17314, and 17319) and one home on Caine Dr (17355) will be shaded for more than 3 hours.

The Shade and Shadow analysis concluded that the various impacts described above could be mitigated to less-than-significant levels by reducing the overall permitted structure heights in the MU-O or by determining on a case-by-case basis individual structure height mitigation.[10] Mitigation could be accomplished by stepping back a structure's upper stories, by lowering building height, or adjusting setbacks. Accordingly, Mitigation Measure AES-1 below requires that MU-O Zone text include a provision requiring new construction to reduce shadows on adjacent properties so that any shadow duration is less than three hours during the spring and fall equinoxes, or less than four hours during the winter and summer solstices. This measure is intended to provide some flexibility to applicants in the *manner* of reducing significant shading, but will result in new structures that do not cause significant shade and shadow impacts. With this measure, shade and shadow effects would be less than significant.

GPPEIR Mitigation Measure

GPPEIR AES-1 For future non-residential development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment, and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site. Staging areas shall be screened from view from residential properties. Construction worker parking may

[10] Urbansims, p. 39.

be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the development site. Surrounding streets shall be swept daily and maintained free of dirt and debris.

SEIR Mitigation Measure

SEIR AES-1. The MU-O Ordinance shall incorporate a provision in Section 9-2.4509 (Development Standards) requiring applicants to demonstrate that new development projects shall not cast shadows with durations of more than three hours during the spring and fall equinoxes, or more than four hours during the winter and summer solstices. Evidence of shadow duration may be demonstrated by a project-specific shade and shadow computer analysis, a structural model, or other means acceptable to the Community Development Director or designée. The provision shall further caution applicants that reducing a structure's shadow potential will likely require reducing some or all of a structure's height, regardless of the maximum height permitted in the Overlay Zone area.

Significance After Mitigation: Less Than Significant

Figure 6 – Sub-Areas Modeled for Shade/Shadow Impacts

Source: Urbansims, *Subareas Key Map*, p. 3.

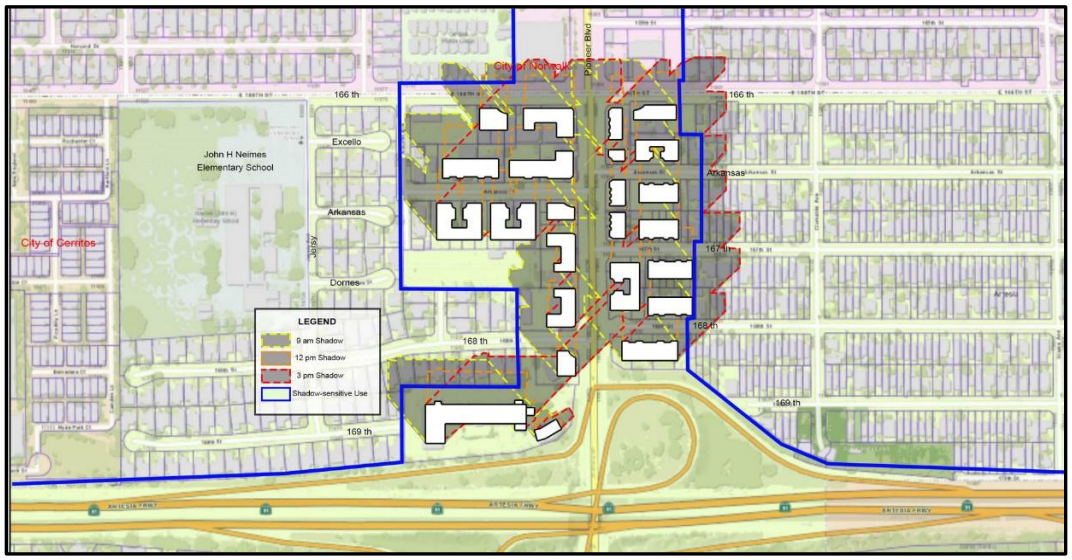


Figure 7 – Winter Solstice Shadows, Pioneer Blvd. N of 91

Figure 8 – Summer Solstice Shadows, Pioneer Blvd. N of 91

Figure 9 – Spring Equinox Shadows, Pioneer Blvd. N of 91

Figure 10 – Fall Equinox Shadows, Pioneer Blvd. N of 91

Pioneer Boulevard South of the 91 Freeway

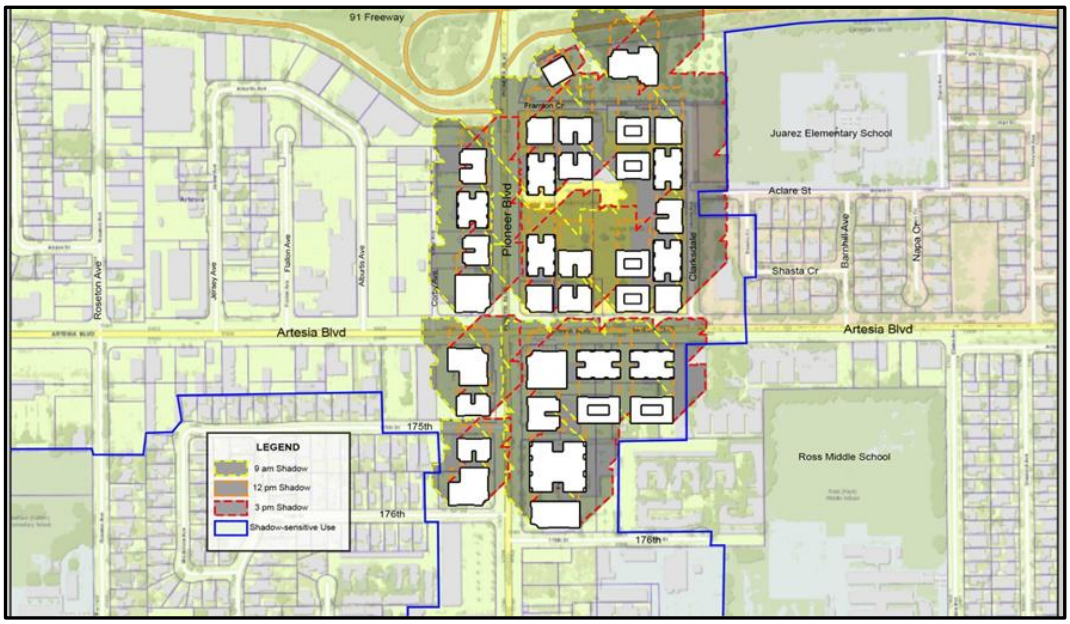


Figure 11 – Winter Solstice Shadows, Pioneer Blvd. S. of 91

Figure 12 – Summer Solstice Shadows, Pioneer Blvd. S. of 91

Figure 13 – Spring Equinox Shadows, Pioneer Blvd. S. of 91

Figure 14– Fall Equinox Shadows, Pioneer Blvd. S. of 91

Pioneer Boulevard North of 183rd Street

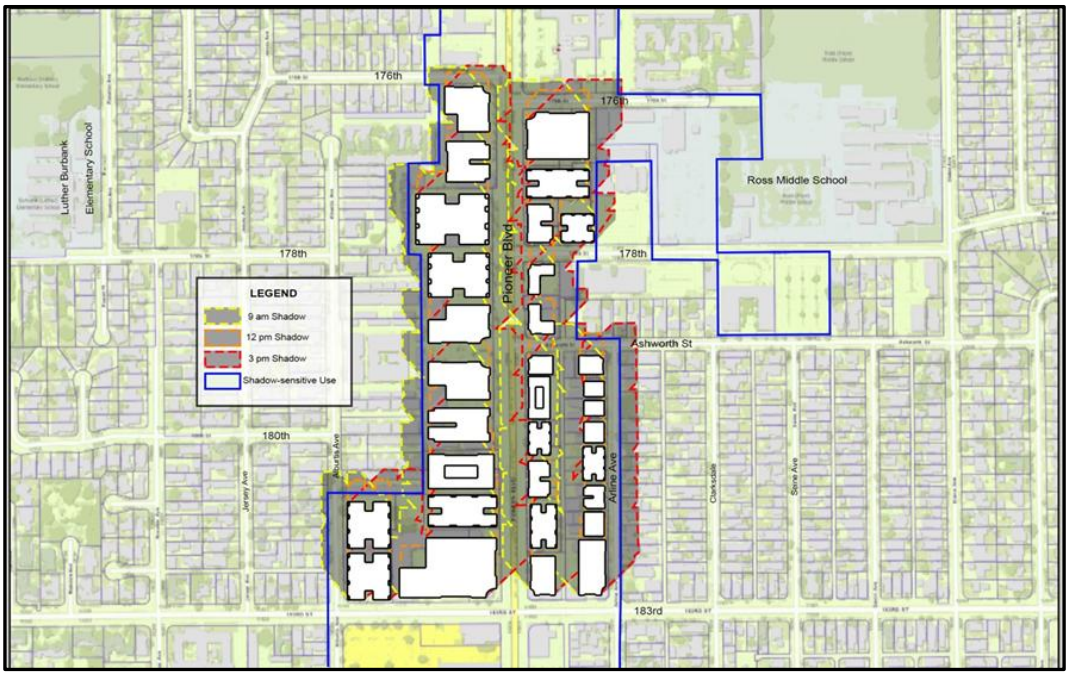


Figure 15 – Winter Solstice Shadows, Pioneer Blvd. N. of 183rd

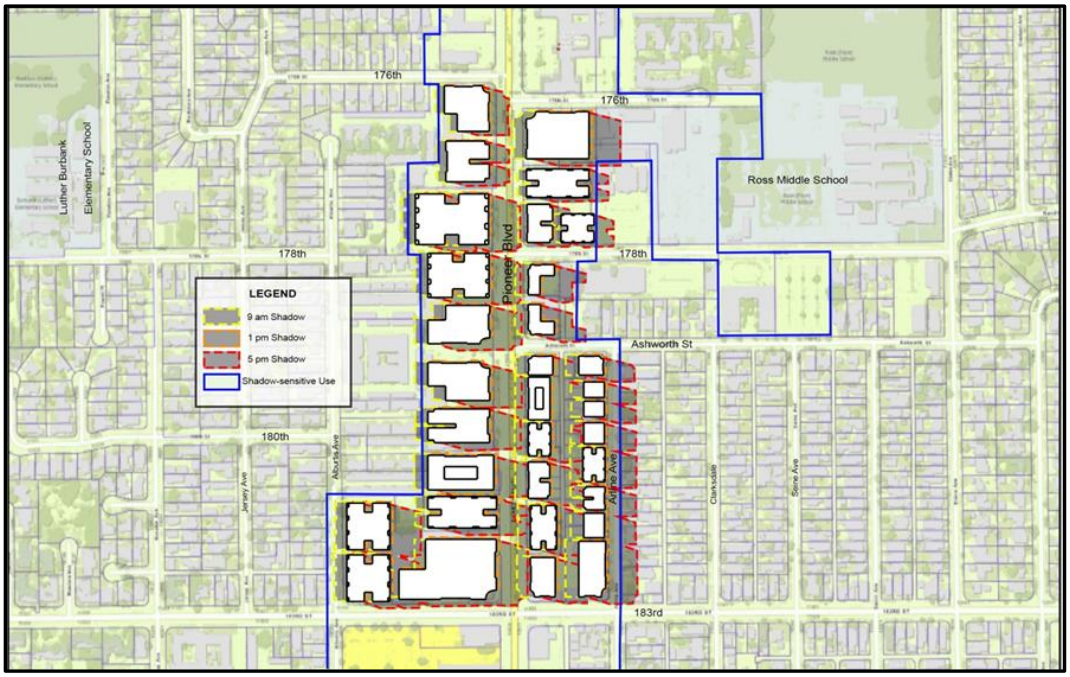


Figure 16 – Summer Solstice Shadows, Pioneer Blvd. N. of 183rd

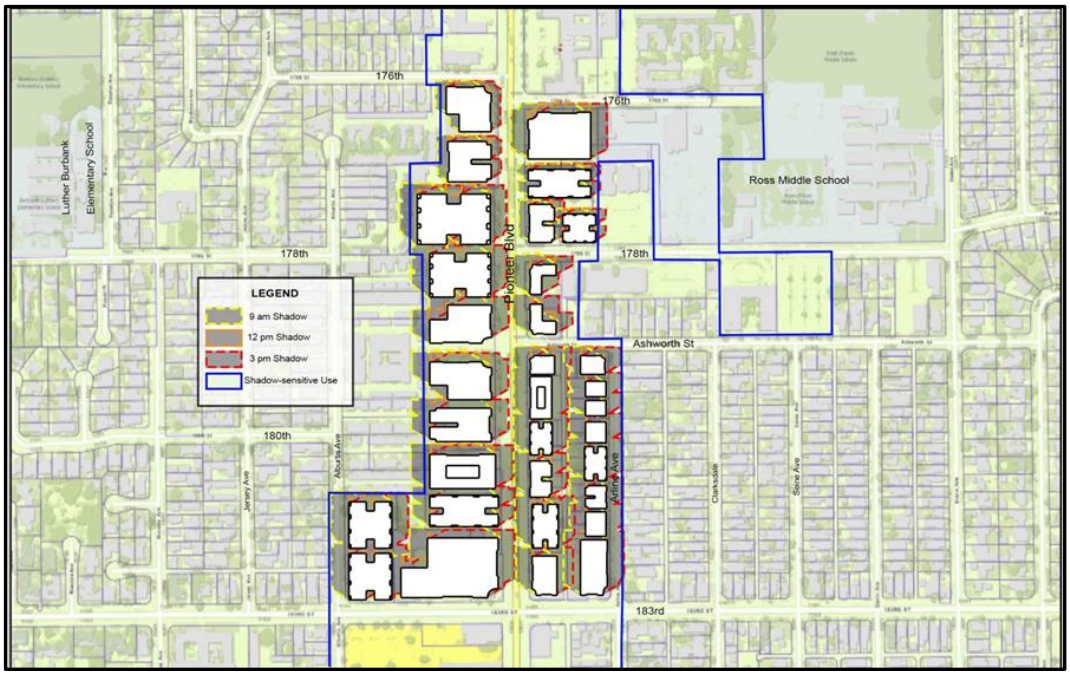


Figure 17 – Spring Equinox Shadows, Pioneer Blvd. N. of 183rd

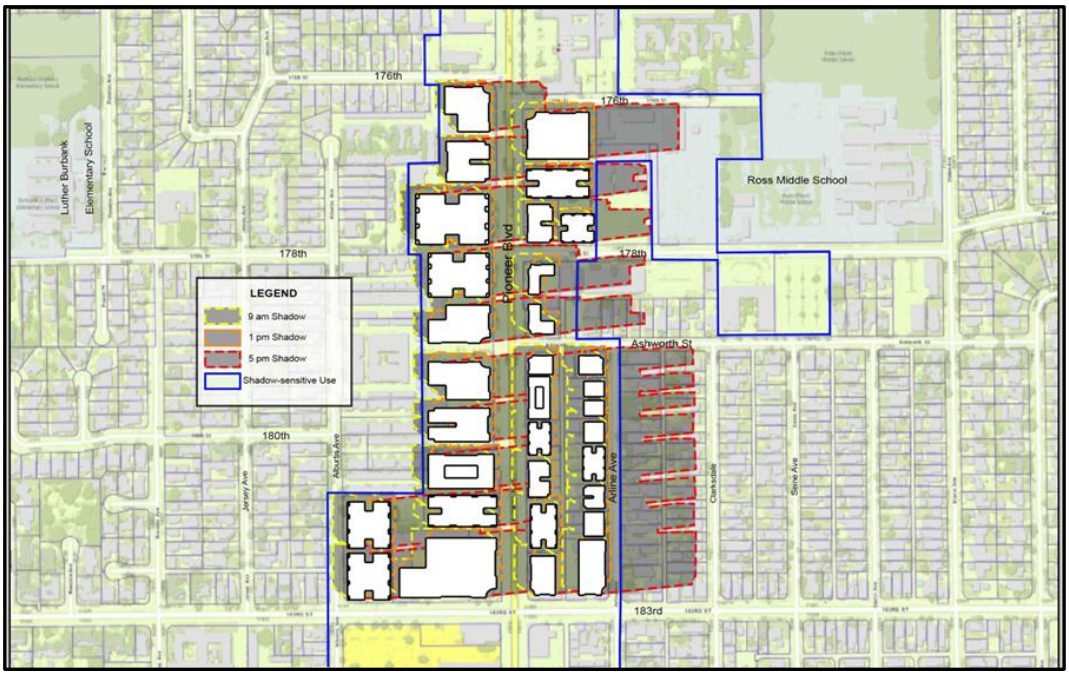


Figure 18 – Fall Equinox Shadows, Pioneer Blvd. N. of 183rd

Pioneer Boulevard South of 183rd Street

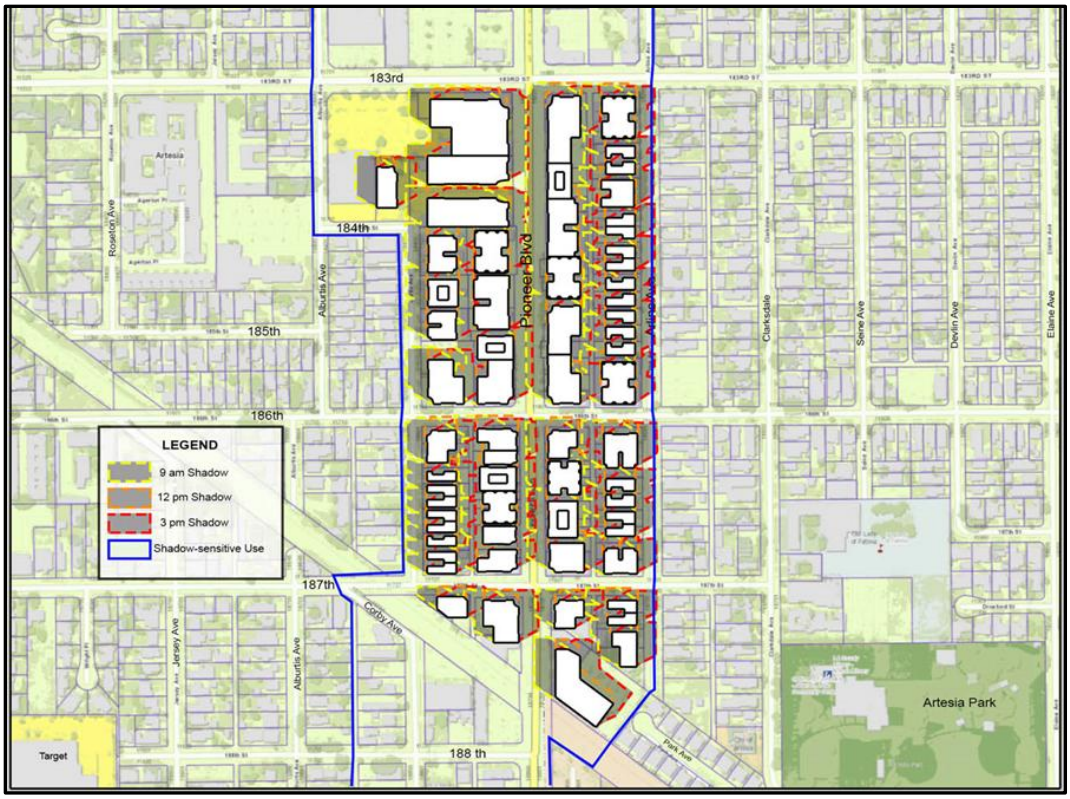


Figure 19 – Winter Solstice Shadows, Pioneer Blvd. S. of 183rd

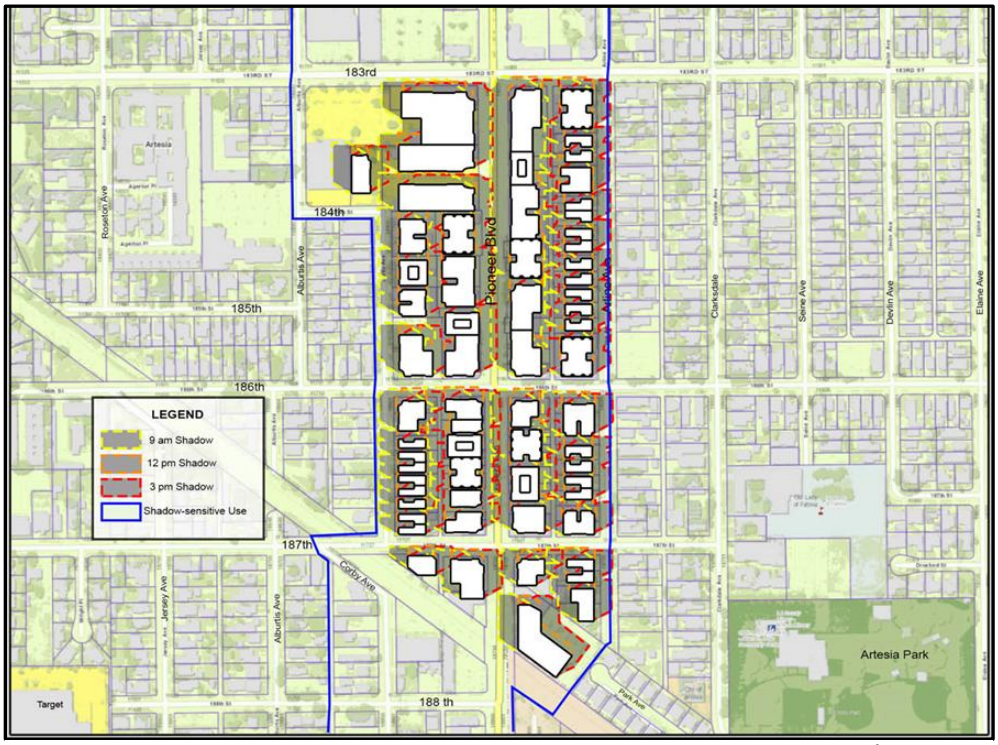


Figure 20 – Summer Solstice Shadows, Pioneer Blvd. S. of 183rd

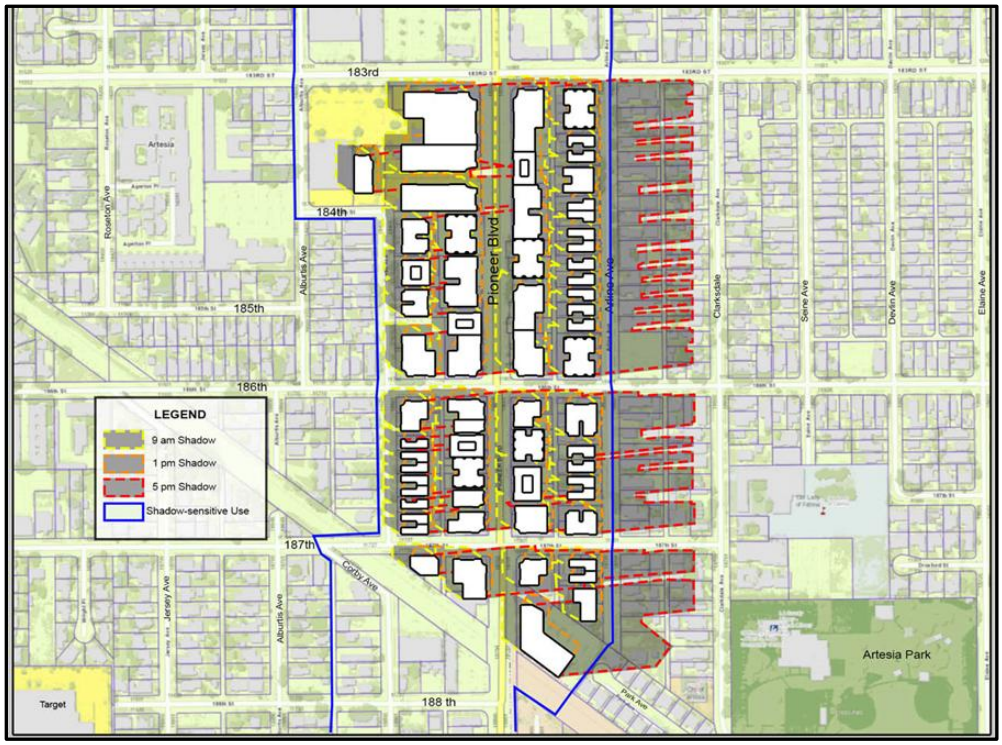


Figure 21 – Spring Equinox Shadows, Pioneer Blvd. S. of 183rd

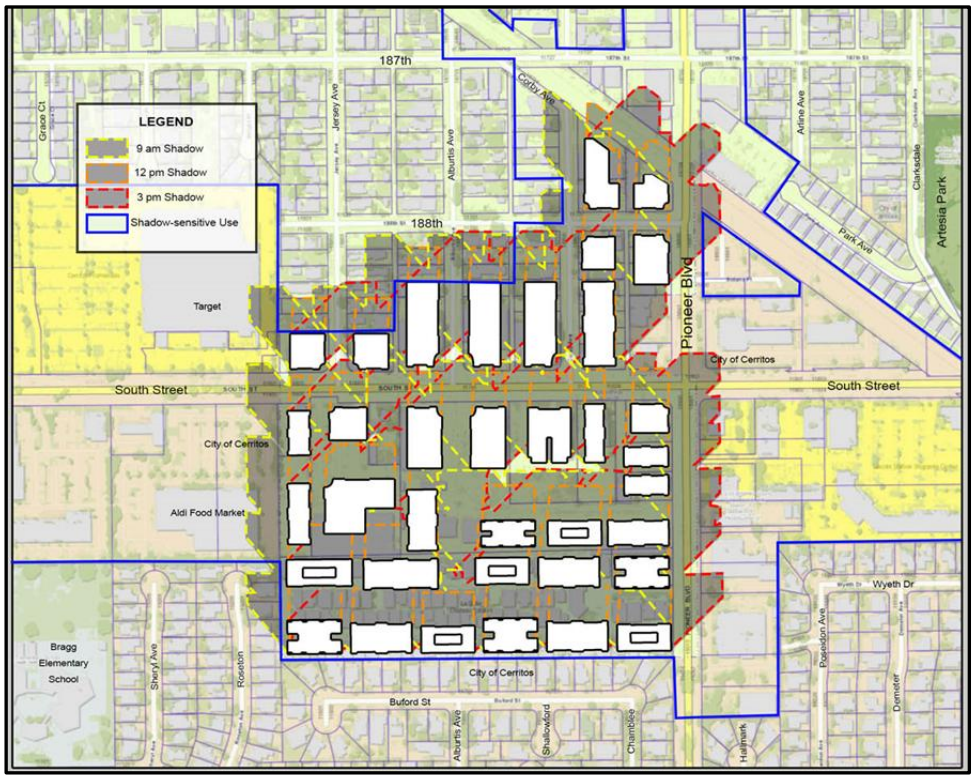


Figure 22 – Fall Equinox Shadows, Pioneer Blvd. S. of 183rd

South Street

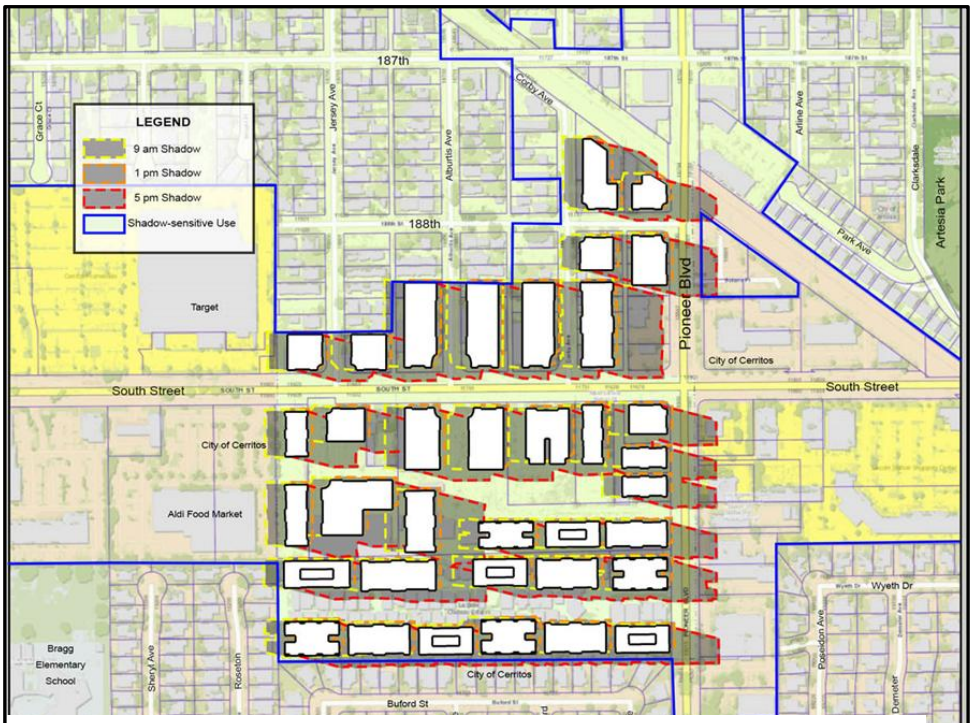


Figure 23 – Winter Solstice Shadows, South St.

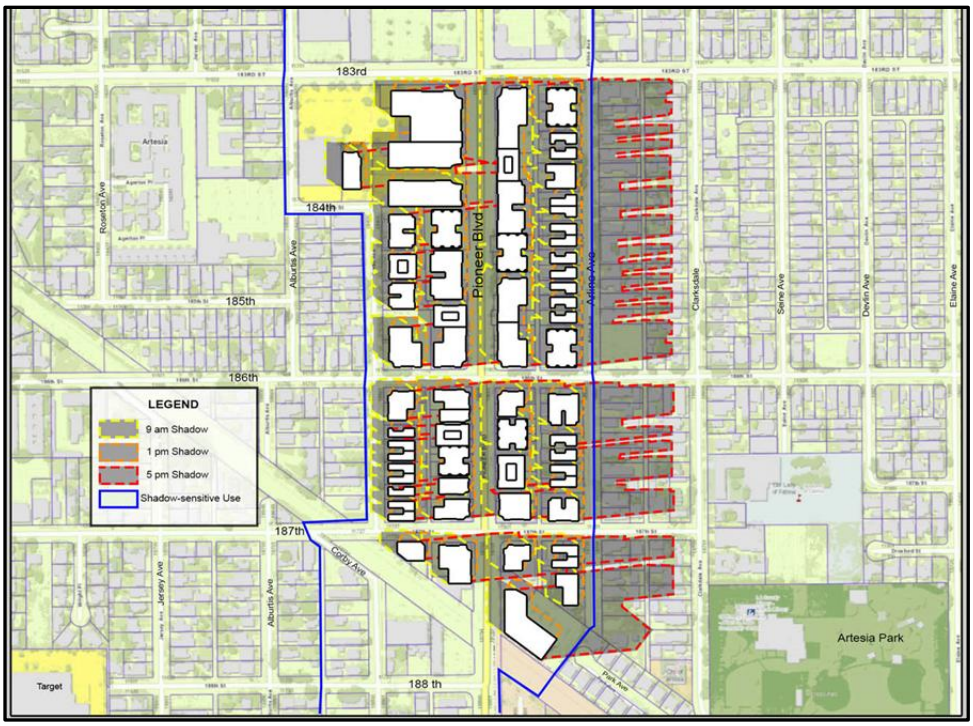


Figure 24 – Summer Solstice Shadows, South St.

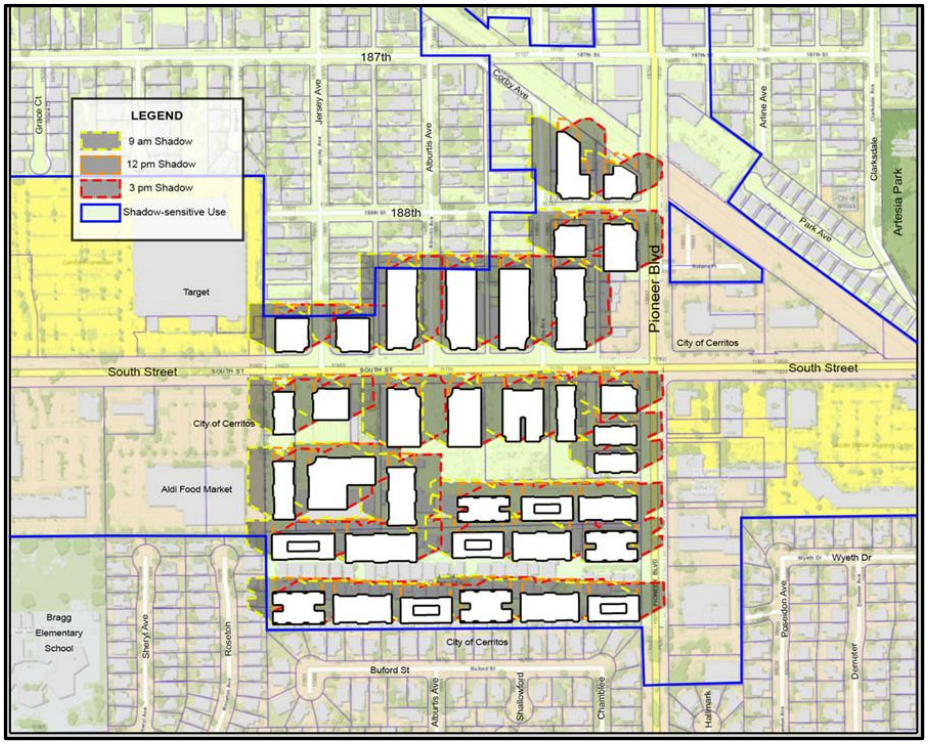


Figure 25 – Spring Equinox Shadows, South St.

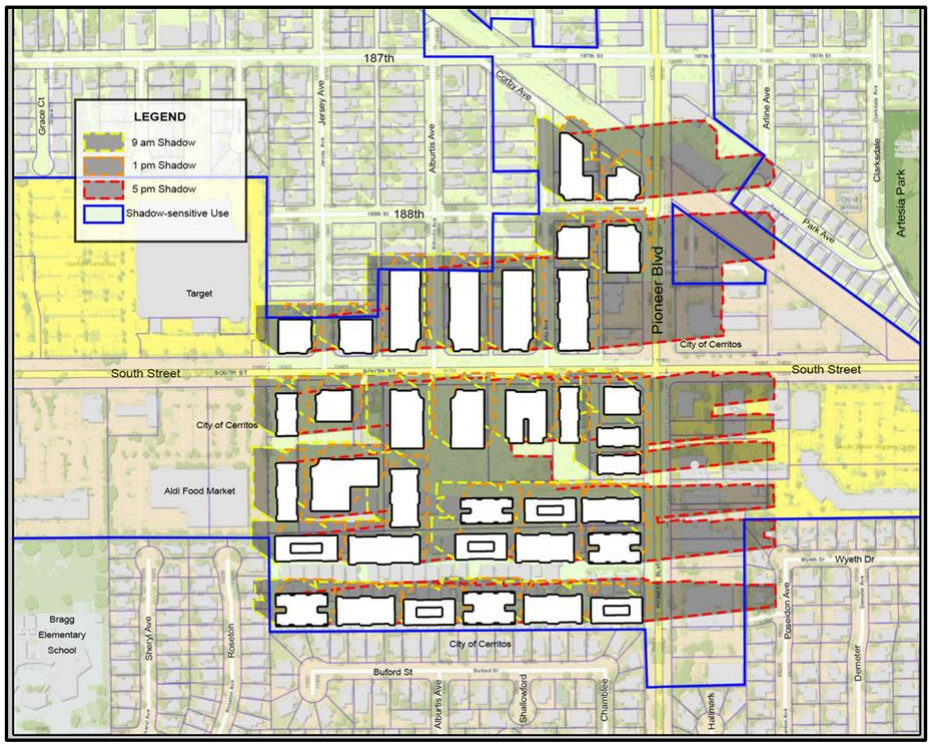


Figure 26 – Fall Equinox Shadows, South St.

South Street East

Figure 27 – Winter Solstice Shadows, South St. East

Figure 28 – Summer Solstice Shadows, South St. East

Figure 29 – Spring Equinox Shadows, South St. East

Figure 30 – Fall Equinox Shadows, South St. East

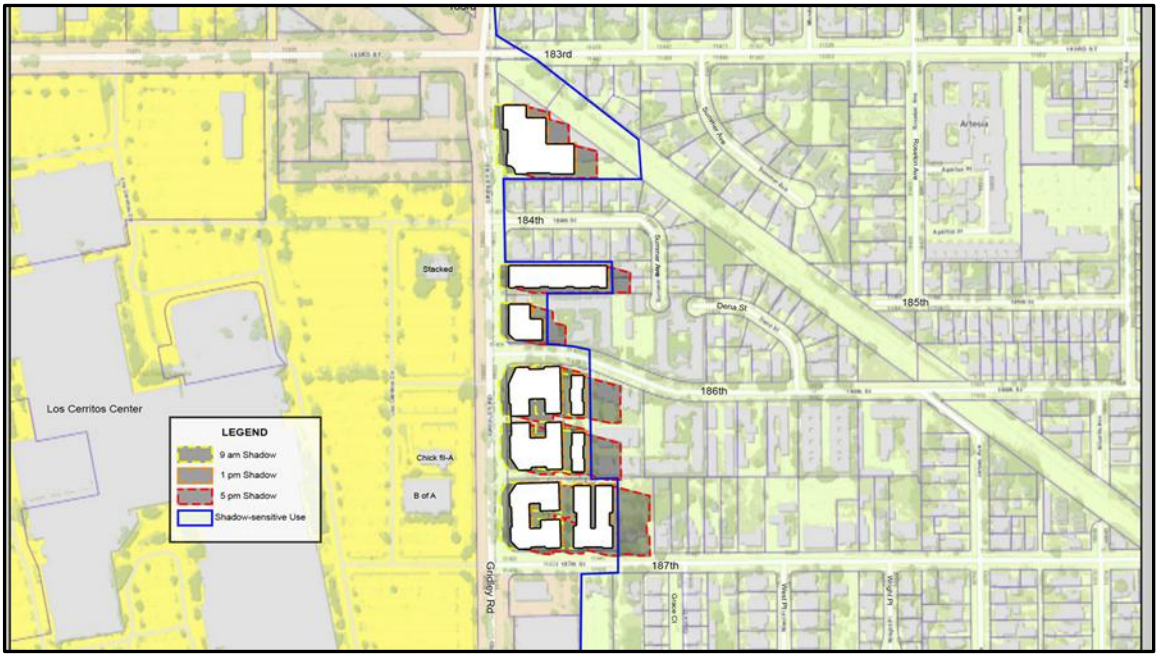


Figure 31 – Winter Solstice Shadows, Gridley Rd. South

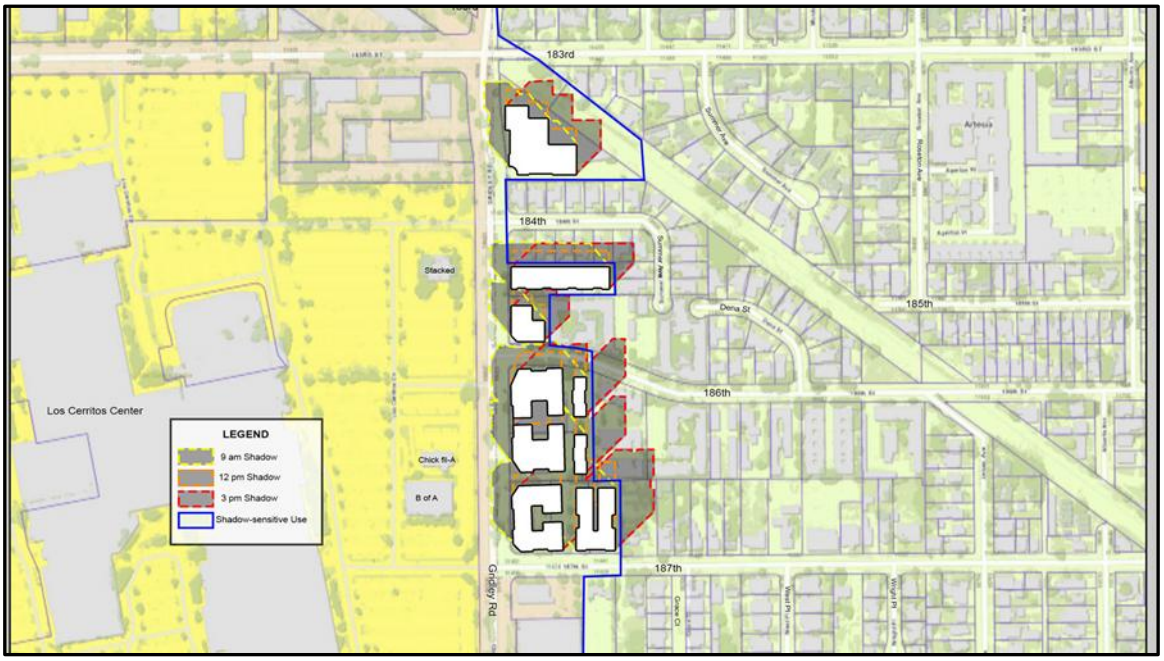


Figure 32 – Summer Solstice Shadows, Gridley Rd. South

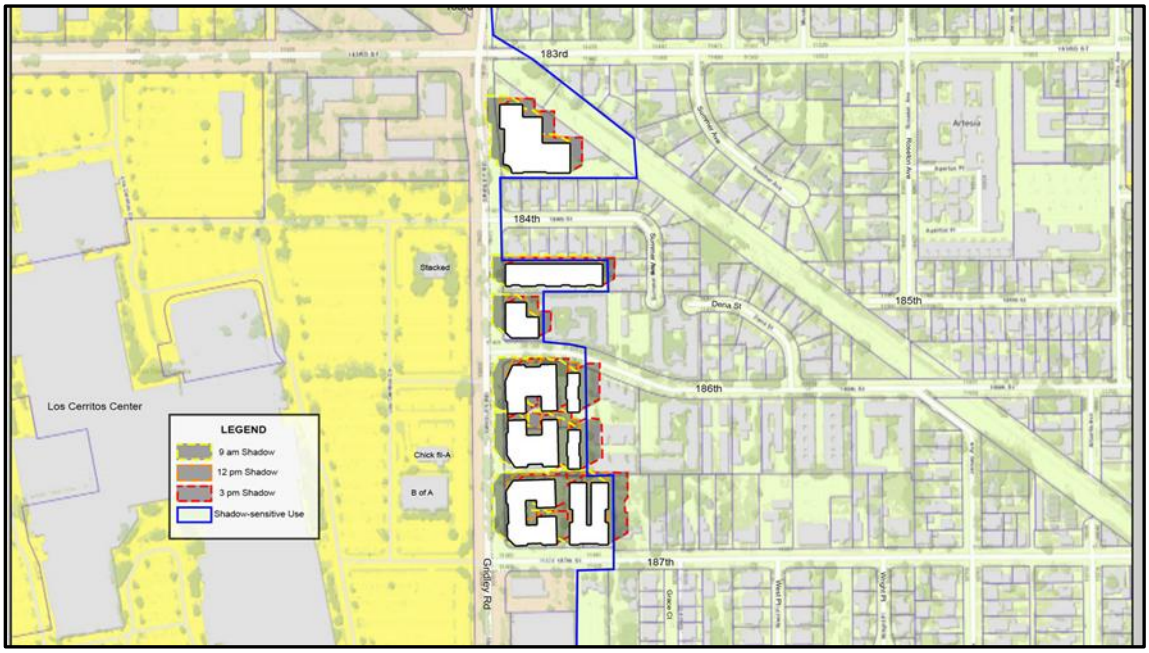


Figure 33 – Spring Equinox Shadows, Gridley Rd. South

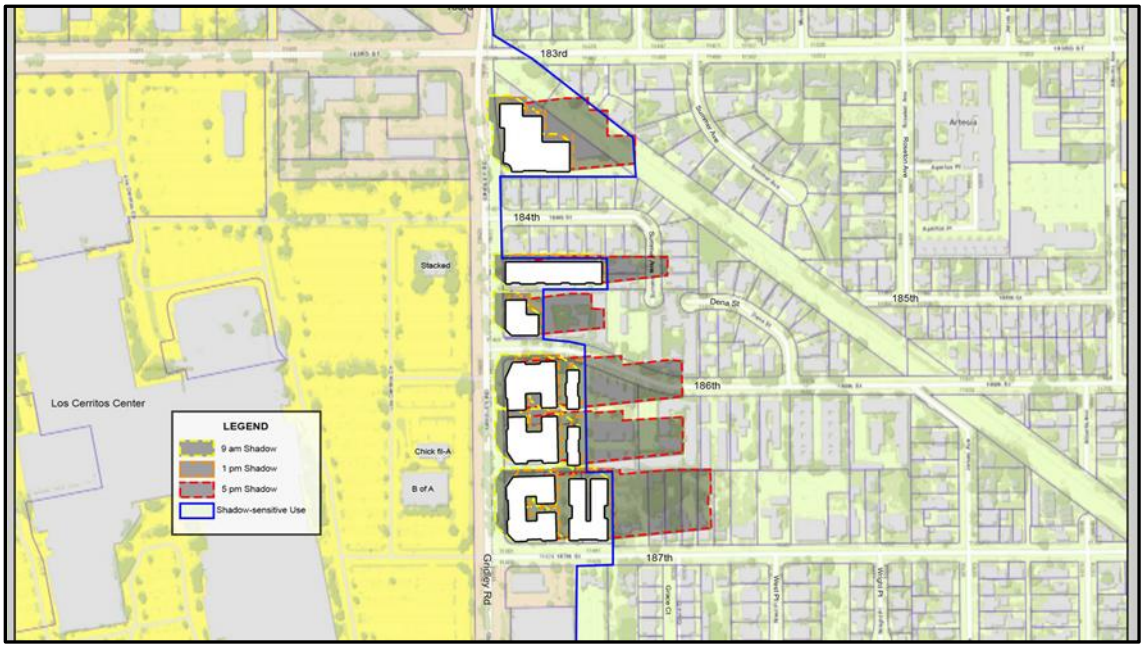


Figure 34 – Fall Equinox Shadows, Gridley Rd. South

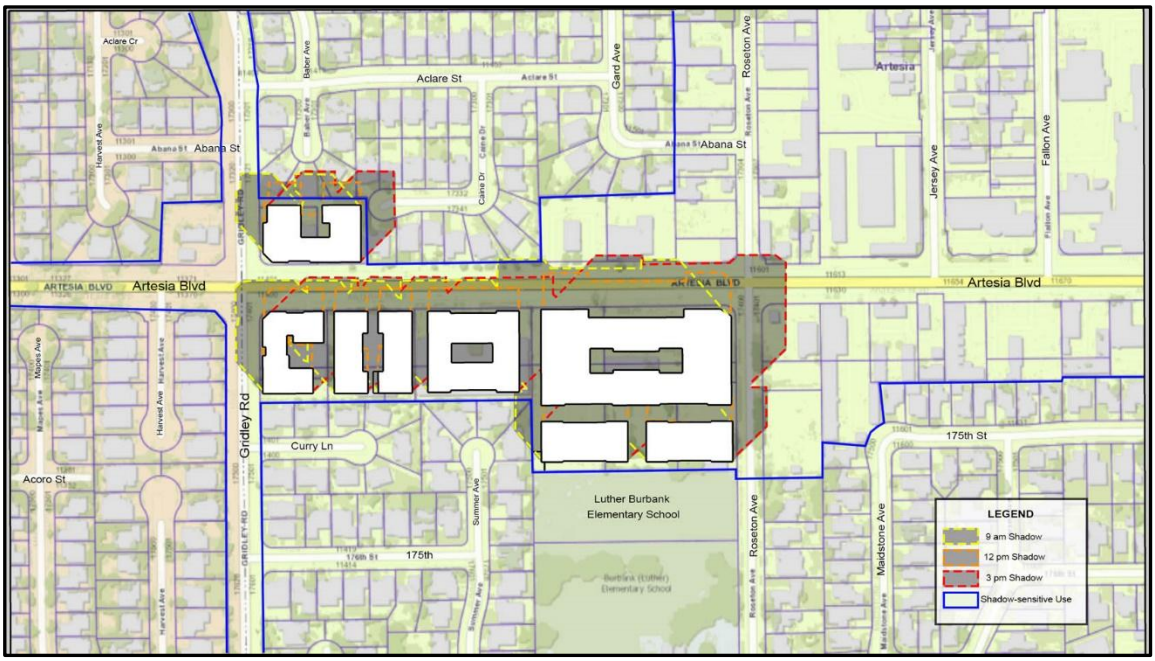


Figure 35 – Winter Solstice Shadows, Gridley Rd. & Artesia Blvd.

Gridley Road & Artesia Boulevard

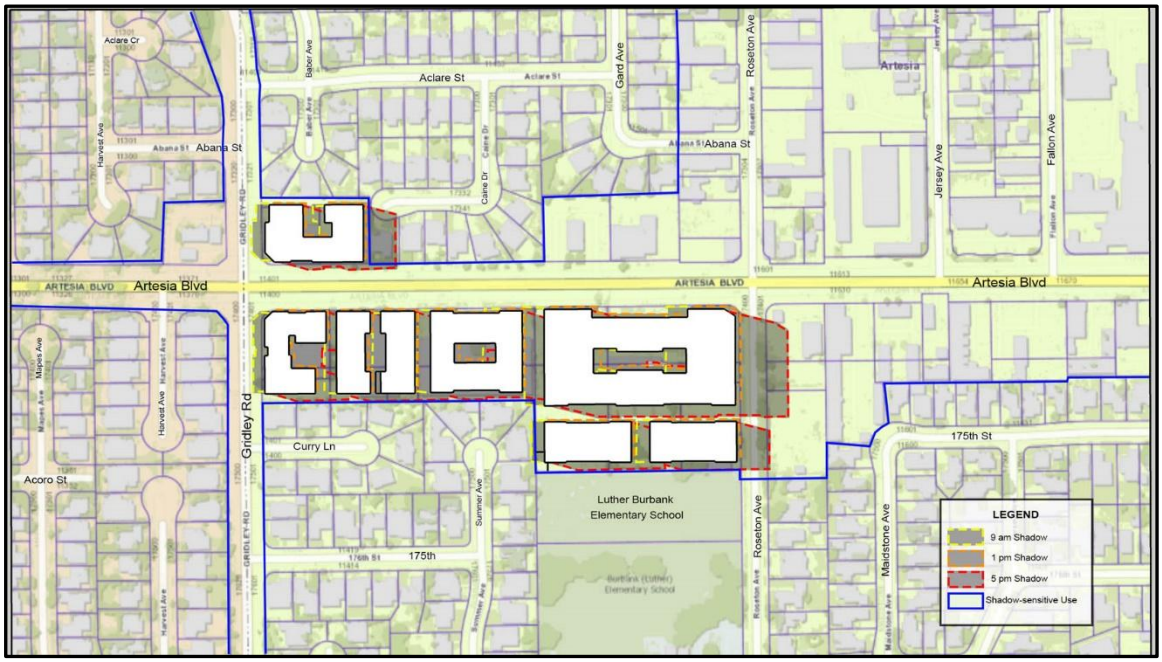


Figure 36 – Summer Solstice Shadows, Gridley Rd. & Artesia Blvd.

Figure 37 – Spring Equinox Shadows, Gridley Rd. & Artesia Blvd.

Figure 38 – Fall Equinox Shadows, Gridley Rd. & Artesia Blvd.

II. 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:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☐	☐	☐	☒

Impact Discussion:

a,b) **No Impact**. Enacting the MU-O zone would not affect farmland or interfere with any Williamson Act-contracted property. The 2030 Artesia General Plan Land Use Diagram (GP Figure 3) does not show any areas in the City that have been identified or designated as Prime Farmland Unique Farmland, Farmland of Statewide Importance, or restricted by Williamson Act contracts.

c,d) **No Impact**. Enacting the MU-O zone would not affect zoning for forest or timber land, because no such zoning exists in the City of Artesia. All parcels in the MU-O overlay areas are designated for commercial, residential, industrial, and open space/recreation land uses.

e) **No Impact**. Enacting the proposed MU-O zone would not result in other changes in the existing environment, which due to its location or nature, would result in conversion of farmland to a non-

agricultural use, or forest land to non-forest use, because as stated in parts (a) – (d) above, no forest land or agricultural land exists in the City of Artesia.

III. 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:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
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?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. As explained further below, enacting the MU-O zone is not anticipated to conflict with the 2022 Air Quality Management Plan (AQMP), the applicable air quality plan for the Los Angeles region, prepared by the South Coast Air Quality Management District (SCAQMD),[11] because the proposed increased development intensity on Pioneer Boulevard, Artesia Boulevard and South Street around downtown Artesia would be consistent with the AQMP objective of reducing emissions from on-road vehicles by planning for growth around livable corridors, making transit more feasible by permitting denser development and promoting housing around transit corridors.[12] There are numerous existing services in this area, particularly on Pioneer Boulevard. Facilitating mixed-use developments along with increased residential density would be expected to contribute to the area's economic activity, and in turn could provide incentives to local and regional transit agencies to add or increase service levels.

Generally, the AQMP does not regulate land use. It is in part predicated on growth projections from the Southern California Association of Governments (SCAG), and incorporates the SCAG Regional

[11] South Coast Air Quality Management District, Air Quality Management Plan (2022 *AQMP),* available at *https://www.aqmd.gov/home/air-quality/air-quality-management-plans/air-quality-mgt-plan* (accessed April 3, 2025).

[12] Id., Appendix IV-C, *Regional Transportation Strategy and Control Measures*, pp. IV-C-10-12, available at *https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/appendix-iv-c.pdf?sfvrsn=53c2bd61_8* (accessed April 3, 2025).

Transportation Strategy and Control Measures, cited in footnote 12. The AQMP looks at present and projected future conditions, and sets forth strategies and measures that the SCAQMD will take to meet the National Ambient Air Quality Standards (NAAQS). These strategies include regulations (Rules) for directly reducing pollutants from stationary and mobile sources, and incentive programs for individuals and businesses to replace polluting equipment. New development under the MU-O zone would be required to comply with emission-reduction regulations, such as Rule 401, Visible Emissions (prohibiting air contaminant emissions with specified levels of opacity), Rule 402, Nuisance (prohibiting discharge of air contaminants such that they injure people or property), Rule 403, Fugitive Dust (prohibiting visible off-site dust from construction operations), and Regulation XI, Source-Specific Standards (providing Rules for various emission sources, such as dry cleaners, automotive-painting shops, powder-coating shops, etc.). The SCAQMD is authorized by the California Penal Code § 836.5 and Rule 105 to arrest potential misdemeanor violators, and to issue abatement orders under Regulation VIII.

The GPPEIR recognized that specific development projects, while consistent with the proposed General Plan Update, could conflict or obstruct implementation of the then-applicable air quality plan, the 2007 AQMP, but that with incorporation of Mitigation Measure AQ-1,[13] potential plan conflicts were deemed to be less than significant:

> **GPPEIR AQ-1** For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project-by-project basis and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:
>
> - Minimizing simultaneous operation of multiple construction equipment units;
> - Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures;
> - Watering the construction area to minimize fugitive dust;
> - Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
> - Minimizing idling time by construction vehicles.

Mitigation Measure AQ-1 would continue to be applicable to development within the MU-O Zone. Additional measures would be adopted for discretionary projects on a case-by-case basis to reduce emissions that exceed daily thresholds.

Given the discussion above, there is no evidence to indicate that the proposed MU-O Zone would conflict with the 2022 AQMP.

b) **No New Impact.** Enacting the MU-O zone would not directly result in a cumulatively considerable criteria pollutant for which the project region is in nonattainment status, since the overlay does not propose or authorize any particular development proposal. However, future development constructed

[13] GPPEIR, p. 2-6, 2-7.

within the Overlay Areas would generate air pollutants both during construction and operation that would contribute to the region's cumulative pollutant volume.

The South Coast Air Basin is in non-attainment under both national and California standards for three criteria pollutants, including ozone, particulate matter, and fine particulate matter (PM_{10} and $PM_{2.5}$, respectively). Figures 38 and 39 below show the South Coast Air Basin Attainment Status and the SCAQMD CEQA significance thresholds.

Figure 39 – South Coast Air Basin Attainment Status

NATIONAL AMBIENT AIR QUALITY STANDARDS (NAAQS) ATTAINMENT STATUS - SOUTH COAST AIR BASIN

Criteria Pollutant	Averaging Time	Designation[a]	Attainment Date[b]
Ozone (O3)	(1979) **1-Hour** (0.12 ppm)[c]	Nonattainment ("extreme")	2/26/2023 (revised deadline)
	(2015) **8-Hour** (0.070 ppm)[d]	Nonattainment ("extreme")	8/3/2038
	(2008) **8-Hour** (0.075 ppm)[d]	Nonattainment ("extreme")	7/20/2032
	(1997) **8-Hour** (0.08 ppm)[d]	Nonattainment ("extreme")	6/15/2024
PM2.5[e]	(2006) **24-Hour** (35	Nonattainment ("serious")	12/31/2023
	(2012) **Annual** (12.0 μg/m^3)	Nonattainment ("serious")	12/31/2025
	(1997) **Annual** (15.0 μg/m^3)	Attainment (final determination pending)	4/5/2015 (attained 2013)
PM10[f]	(1987) **24-hour** (150 μg/m^3)	Attainment (Maintenance)	7/26/2013 (attained)
Lead (Pb)[g]	(2008) **3-Months Rolling** (0.15 μg/m^3)	Nonattainment (Partial) (Attainment determination to be requested)	12/31/2015
CO	(1971) **1-Hour** (35 ppm)	Attainment (Maintenance)	6/11/2007
	(1971) **8-Hour** (9 ppm)	Attainment (Maintenance)	6/11/2007
NO_2[h]	(2010) **1-Hour** (100 ppb)	Unclassifiable/Attainment	N/A (attained)
	(1971) **Annual** (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (attained)
SO_2[i]	(2010) **1-Hour** (75 ppb)	Unclassifiable/Attainment	1/9/2018
	(1971) **24-Hour** (0.14 ppm)	Unclassifiable/Attainment	3/19/1979 (attained)

a) The U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable.

b) A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for an attainment demonstration.

c) The 1979 1-hour ozone NAAQS (0.12 ppm) was revoked, effective 6/15/2005; however, the Basin has not attained this standard and therefore has some continuing obligations with respect to the revoked standard; original attainment date was 11/15/2010; the revised attainment date is 2/6/2023.

Source: South Coast Air Quality Management District, 2022 Air Quality Management Plan, Table 2-3, p. 2-12, available at *https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/final-2022-aqmp/05-ch2.pdf?sfvrsn=99c5bd61_12* (accessed April 4, 2025)

Figure 40 – SCAQMD Significance Thresholds

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
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South Coast AQMD Air Quality Significance Thresholds

Mass Daily Thresholds [a]		
Pollutant	**Construction**	**Operation**
NO_x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to South Coast AQMD Rule 402	
GHG	10,000 MT/yr CO_2eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants [b]		
NO_2 1-hour average annual arithmetic mean	South Coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM_{10} 24-hour average annual average	10.4 μg/m³ (construction)[c] & 2.5 μg/m³ (operation) 1.0 μg/m³	
$PM_{2.5}$ 24-hour average	10.4 μg/m³ (construction)[c] & 2.5 μg/m³ (operation)	
SO_2 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 μg/m³ (state)	
CO 1-hour average 8-hour average	South Coast AQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day Average Rolling 3-month average	1.5 μg/m³ (state) 0.15 μg/m³ (federal)	

[a] Source: South Coast AQMD CEQA Handbook (South Coast AQMD, 1993)
[b] Ambient air quality thresholds for criteria pollutants based on South Coast AQMD Rule 1303, Table A-2 unless otherwise stated.
[c] Ambient air quality threshold based on South Coast AQMD Rule 403.

KEY: lbs/day = pounds per day ppm = parts per million μg/m³ = microgram per cubic meter ≥ = greater than or equal to
MT/yr CO_2eq = metric tons per year of CO_2 equivalents > = greater than

Revision: March 2023

The GPPEIR concluded that implementation of the General Plan itself would result in significant unavoidable impacts from short-term construction emissions and long-term mobile and stationary-source emissions. The GPPEIR notes that the SCAQMD significance thresholds apply to stand-alone development projects, that isolated small projects would likely not exceed those thresholds, but that larger projects might, and result in unavoidable significant impacts either individually or cumulatively.[14] Additionally, the GPPEIR acknowledges that overall General Plan implementation would result in cumulative air quality impacts that would exceed SCAQMD thresholds, which would be significant and unavoidable, even with implementation of General Plan goals, policies and policy actions.

To reduce construction impacts, in addition to SEIR Mitigation Measure AQ-1, the GPPEIR included Mitigation Measure AQ-2, identified below. Note that these measures, particularly those that reduce fossil-fuel energy consumption, also mitigate some GHG impacts.

Both the timing and extent of actual future development that would take place in the Overlay Areas is not known, associated air quality impacts cannot be projected with specificity. It is possible to model individual development projects' impacts and to develop project-specific mitigation measures so that those projects' impacts do not exceed SCAQMD significance thresholds (Figure 39 below). Accordingly, **SEIR Mitigation Measure AQ-1** below requires that the MU-O ordinance include a requirement for evaluating a project's air quality impacts and requiring measures to reduce those impacts if projected unmitigated construction or operational emissions exceed then-applicable SCAQMD thresholds. Even with this mitigation for individual projects, however, cumulative impacts are anticipated to remain significant and unavoidable.

GPPEIR AQ-2 The following is a list of potential design features that shall be incorporated, as determined feasible by the Community Development Director, into the General Plan Update and future projects to ensure consistency with adopted statewide plans and programs.

Energy Efficiency

- Incorporate green building practices and design elements.
- Meet recognized green building and energy efficiency benchmarks.
- Install energy efficient lighting (e.g., light emitting diodes (LEDs), heating and cooling systems, appliances, equipment, and control systems.
- Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight. Install efficient lighting (including LEDs) for traffic, street, and other outdoor lighting.
- Provide education on energy efficiency to residents, customers, and/or tenants.

Renewable Energy and Energy Storage

- Meet "reach" goals for building energy efficiency and renewable energy use.
- Install solar, wind, and geothermal power systems and solar hot water heaters.

[14] GPPEIR, pp. 5.5-24, 25

- Install solar panels on unused roof and ground space and over carports and parking areas.
- Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.
- Use combined heat and power (CHP) in appropriate applications.

Water Conservation and Efficiency

- Incorporate water-reducing features into building and landscape design.
- Create water-efficient landscapes.
- Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.
- Make effective use of graywater. (Graywater is untreated household wastewater from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)
- Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.
- Devise a comprehensive water conservation strategy appropriate for the project and location.
- Design buildings to be water-efficient. Install water-efficient fixtures and appliances.
- Provide education about water conservation and available programs and incentives.

Solid Waste Measures

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Integrate reuse and recycling into residential industrial, institutional, and commercial projects. Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.
- Provide education and publicity about reducing waste and available recycling services.

Land Use Measures

- Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.
- Meet recognized “smart growth” benchmarks.
- Incorporate public transit into the project’s design.
- Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.
- Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.

- Include pedestrian and bicycle facilities within projects and ensure that existing nonmotorized routes are maintained and enhanced.
- Meet an identified transportation-related benchmark.
- Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.
- Promote "least polluting" ways to connect people and goods to their destinations.
- Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.
- Require amenities for nonmotorized transportation, such as secure and convenient bicycle parking.
- Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.
- Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.
- Provide information on alternative transportation options for consumers, residents, tenants, and employees to reduce transportation-related emissions.
- Purchase, or create incentives for purchasing, low or zero emission vehicles.
- Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.
- Provide a vanpool for employees.
- Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.

c) **No New Impact.** Enacting the MU-O zone would not directly expose sensitive receptors to substantial pollutant concentrations, since the overlay itself does not propose or authorize any particular development proposal. However, as anticipated in the General Plan and discussed in the GPPEIR, future development would generate air pollutants that could exceed the SCAQMD's localized thresholds, and thus affect adjacent sensitive receptors (residences, schools, etc.). SEIR Mitigation Measure AQ-1 would require new development in the MU-O area to estimate its construction and operational emissions, and to reduce those emissions to less than significant levels. The GPPEIR Mitigation Measures AQ-1 and -2, as well as project-specific measures, would also apply to new projects. However, the GPPEIR concluded that even with this mitigation, impacts associated with construction and operational emissions would remain significant and unavoidable.[15] This condition is likely to continue, particularly for cumulative impacts. Because development under the MU-O would exceed the maximum developable units

[15] GPPEIR, pp. 5.5-25 - 28.

anticipated by the City's General Plan 2030, the degree of impact could change from that considered by the GPPEIR, even with applicable mitigation measures and other emissions reductions occurring over time as green technologies are adopted by the general public, particularly zero-emissions transportation options. Still, it is more likely than not that overall impacts to sensitive receptors would remain significant and unavoidable.

d) **No New Impact**. Enacting the MU-O zone itself is not anticipated to cause significant amounts of objectionable odors or similar emissions affecting large numbers of people, because the ordinance does not directly authorize any new development. The GPPEIR considered odor impacts to be less than significant, because odors generated by construction equipment, such as diesel exhaust, and volatile organic compounds from architectural coatings and paving activities, would be short-term and would be limited to the immediate vicinity of a project, and thus would not affect large numbers of people.[16] The GPPEIR also concluded that operational odors, such as those arising from restaurants or waste receptacles, would not cause significant impacts to large numbers of people because restaurants are required to have odor-attenuating ventilation systems and waste must be enclosed in covered containers. Additionally, during "operation," future development projects would be subject to the SCAQMD Rule 402, which essentially prohibits any "person" from discharging objectionable odors that would be injurious to a "considerable number of persons or the public." Accordingly, because any new sources of odor from uses allowed in the MU-O zone would be similar to those forecast by the GPPEIR and controlled by the same regulations, no new impacts from odors are anticipated.

GPPEIR Mitigation Measures

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project-by-project basis, and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:

- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

AQ-2 The following is a list of potential design features that shall be incorporated, as determined feasible by the Community Development Director, into the General Plan Update and future projects to ensure consistency with adopted statewide plans and programs.

Energy Efficiency

[16] Id., p. 5.5-23.

- Incorporate green building practices and design elements.
- Meet recognized green building and energy efficiency benchmarks.
- Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.
- Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight. Install efficient lighting (including LEDs) for traffic, street, and other outdoor lighting.
- Provide education on energy efficiency to residents, customers, and/or tenants.

Renewable Energy and Energy Storage

- Meet "reach" goals for building energy efficiency and renewable energy use.
- Install solar, wind, and geothermal power systems and solar hot water heaters.
- Install solar panels on unused roof and ground space and over carports and parking areas.
- Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.
- Use combined heat and power (CHP) in appropriate applications.

Water Conservation and Efficiency

- Incorporate water-reducing features into building and landscape design.
- Create water-efficient landscapes.
- Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.
- Make effective use of graywater. (Graywater is untreated household wastewater from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)
- Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.
- Devise a comprehensive water conservation strategy appropriate for the project and location.
- Design buildings to be water-efficient. Install water-efficient fixtures and appliances.
- Provide education about water conservation and available programs and incentives.

Solid Waste Measures

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Integrate reuse and recycling into residential industrial, institutional, and commercial projects. Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.

- Provide education and publicity about reducing waste and available recycling services.

Land Use Measures

- Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.
- Meet recognized “smart growth” benchmarks.
- Incorporate public transit into the project’s design.
- Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.
- Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.
- Include pedestrian and bicycle facilities within projects and ensure that existing nonmotorized routes are maintained and enhanced.
- Meet an identified transportation-related benchmark.
- Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.
- Promote “least polluting” ways to connect people and goods to their destinations.
- Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.
- Require amenities for nonmotorized transportation, such as secure and convenient bicycle parking.
- Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.
- Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.
- Provide information on alternative transportation options for consumers, residents, tenants, and employees to reduce transportation-related emissions.
- Purchase, or create incentives for purchasing, low or zero emission vehicles.
- Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.
- Provide a vanpool for employees.
- Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.

SEIR Mitigation Measure

SEIR AQ-1. The MU-O Ordinance shall incorporate a provision in Section 9-2.4509 (Development Standards) requiring applicants to estimate development projects' construction and operational emissions using the CalEEMod™ Emissions Estimator or equivalent modeling tool, and to incorporate emissions-reduction measures so that estimated construction and operational emissions do not exceed applicable regional and localized thresholds.

Significance After Mitigation: Significant and Unavoidable

IV. BIOLOGICAL RESOURCES

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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 Wildlife 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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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 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 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?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. Enacting the MU-O zone would not directly affect candidate, sensitive, or special-status species, since the overlay itself does not propose or authorize any particular development proposal. Moreover, any future development would not affect such species because no habitat for such species exists in Overlay Areas 1, 2, and 3. The parcels in the Overlay Areas are currently developed sites with the exception of ten acres of vacant land. The ten acres is comprised of separate parcels ranging in size from 0.01 to 1.06 acres in size and all parcels are surrounded by urban development, roadways, and utility infrastructure. No habitat for such species exists on the developed and vacant parcels. No such species have been identified within or in the vicinity of the Overlay Areas by the Artesia GPPEIR. [17]

b) **No New Impact**. Enacting the MU-O zone would not directly affect riparian (river, streams, arroyos, etc.) habitat or other sensitive natural communities since the overlay itself does not propose or authorize any particular development proposal. Future development in the Overlay Areas 1, 2, and 3 would likewise not affect riparian resources, because none exist in the Areas.

c) **No New Impact**. Enacting the MU-O zone would not directly affect wetlands since the overlay itself does not propose or authorize any particular development proposal. Future development in the Overlay Areas 1, 2, and 3 would likewise not affect wetlands; the Areas are currently developed with the exception of ten vacant acres, and no portion of the parcels contains evidence of wetlands.

d) **No New Impact**. Enacting the MU-O zone would not directly interfere with fish or wildlife movement because the overlay itself does not propose or authorize any particular development proposal. Moreover, Overlay Areas 1, 2, and 3 are in a developed urban environment that lacks fish or wildlife habitat or corridors.

e) **No New Impact**. Enacting the MU-O zone would not conflict with local policies or ordinances protecting biological resources, because the overlay itself does not propose or authorize any particular development proposal. Future projects would not be expected to conflict with local policies protecting biological resources, because the City of Artesia has not enacted specific policies regarding such resources, including a tree-preservation ordinance.

f) **No New Impact**. Enacting the MU-O zone would not conflict with any Habitat Conservation Plans, Natural Community Conservation Plans or any other local, regional, or state habitat conservation plan because no areas governed by such plans encompass or are near the Overlay Areas.

[17] Id., p. 13.

V. CULTURAL RESOURCES

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☒	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Impact Discussion:

a) **New Mitigation is Required**. Enacting the MU-O zone would not change most of the City of Artesia's identified historical resources because they are not encompassed by the Overlay Areas. The 2030 Artesia General Plan identifies several informal cultural/historic resources within City boundaries: the Artesia Water Tower (Clarkdale Avenue and 183rd Street, east of the Overlay Areas), the Frampton-Dantema Home (18644 Alburtis Avenue, west of the Overlay Areas), the Artesia Divino Espirito Santo (DES) (11903 East Ashworth Street, east of the Overlay Areas), and the International Cultural District along Pioneer Boulevard. None of these resources would be physically affected by future development within the Overlay Areas.[18]

However, one resource, the Old Station 30, a historic fire station located on a 0.24 acre lot at 18641 Corby Avenue, is within the Historic District Zone just inside the proposed MU-O boundary (the property's General Plan designation is High Density Residential).The fire station was originally built in Downey, CA, and moved to Artesia, where it was used as a fire station until 1985. It is now operated by the Artesia Historical Society as part of the Artesia Historical Museum in the Frampton Dantema Home noted above.[19] The MU-O site inventory shows that the property is designated as a Housing Opportunity Site, and is assigned two moderate income units and two above-moderate income units in the draft 6th Cycle Housing Element.

Removing a historic resource is irreversible. Since this facility is currently operated as a museum, redevelopment of the site under the MU-O is highly unlikely in the foreseeable future. Also, because the site borders the proposed MU-O boundary, it could be removed from the MU-O without creating an "island" within the MU-O. Moreover, as shown below in Section XIV, Population and Housing, Table 7, the City's proposed Housing Element allocations for moderate and above-moderate-income units exceed the 6th Cycle RHNA by 542 and 209 units, respectively. Accordingly, SEIR Mitigation Measure CR-1 below requires that the MU-O map boundary be altered to remove the fire station parcel from the overlay area, reducing the impacts of the overlay zone to this historic resource to less than significant.

[18] City of Artesia, 2030 Artesia General Plan, Cultural and Historic Resources Sub-Element, p. CHR-3.

[19] Patch News, Artesia's Museums Preserve, Showcase City's History (May 11, 2011), available at *https://patch.com/california/cerritos/artesias-museums-preserve-showcase-citys-history-artea8477cdedd* (accessed April 11, 2025).

A Cultural Resources Technical Report[20] prepared in 2016 for the City of Artesia by Rincon Consultants, Inc., in association with a project located on Gridley Road, west of the Overlay Areas, noted the Southern Pacific Railroad right-of-way, traversing through Overlay Areas 1, 2, and 3, also qualified as a cultural resource. This existing right-of-way is currently programmed by Los Angeles Metro for a regional commuter rail extension. Development in the MU-O project area would not affect the right-of-way, because no construction would be permitted within the right-of-way.

Finally, the historical records search performed by RBF Consulting, incorporated into the GPPEIR, and incorporated into this document by reference, found no evidence of other historic resources in the City.[21] Although many structures in the Overlay Areas are more than 50 years old per the Los Angeles County Assessor, these structures were present at the time that search was undertaken. Since none was identified as "historic," it is likely that none of them are significant with respect to historical resource designation.

b, c) **No New Impact**. Enacting the MU-O zone by itself would not affect archeological resources, since the overlay would not directly authorize any particular development. The GPPEIR found no evidence of archaeological resources, cemeteries or other evidence directly indicating the presence of human remains in the Overlay Areas. However, future development within the Overlay Areas may reveal previously-unknown artifacts, as the City generally is within the historic habitation and hunting territory of the San Gabrielino Tribe, and artifacts have been documented in nearby communities. These resources can include Native American cultural materials (shells, animal bones, stone tools, or stone flakes), historic materials (trash deposits or scatters containing bottle glass, ceramics, metal items or structural remains), or human remains. GPPEIR Mitigation Measures CR-1, CR-2, and CR-3[22] would require that work be temporarily stopped if such resources are found, that they be evaluated and monitored by a licensed archaeologist and recovered as appropriate. Implementation of these Mitigation Measures shall be required with the incorporation of these Mitigation Measures into the MU-O zone development standards. With incorporation of these Mitigation Measures into the MU-O development standards, impacts from the proposed overlay zone are anticipated to be less than significant.

SEIR Mitigation Measure

SEIR CR-1 Prior to adoption of the MU-O ordinance and map, the MU-O boundary shall be revised to remove AIN 7039-010-905, 18641 Corby Avenue, from the overlay area.

The MU-O ordinance shall incorporate the following GPPEIR mitigation measures to reduce impacts to cultural and tribal resources:

GPPEIR Mitigation Measures

GPPEIR CR-1 Prior to any excavation and grading activities of any future development project on a previously undeveloped property, a professional archaeologist shall be retained to conduct a Phase I survey (physical walk-over) in areas where ground can be observed.

[20] Rincon Consultants, Inc., Artesia Live II Project, Cultural Resources Technical Report (November 2016)

[21] GPFEIR, p. 5 10-10.

[22] GPPEIR, p.2-16.

If warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the project applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings

GPPEIR CR-2 In the event that archeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume.

GPPEIR CR-3 In the event that human remains are unearthed during exaction and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

Significance After Mitigation: Less Than Significant

VI. ENERGY

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Impact Discussion:

a, b) **No New Impact**. Enactment of the MU-O zone would not result in new significant impacts associated with wasteful energy use, because the zoning overlay ordinance would not directly authorize or permit energy-wasting development. Moreover, future development facilitated by the MU-O zone would not be expected to waste energy resources, and would not be expected to conflict with or obstruct a state or local plan for renewable energy or energy efficiency, because all development would be required to comply with energy-conservation provisions of the most recent California Building Code, including providing photovoltaic (solar) energy generation on many new residential buildings. Energy use by personal vehicles is likely to be lower than comparable future development elsewhere, because all three Overlay Areas are adjacent to the Pioneer Boulevard commercial corridor which contains many stores, services, and restaurants within walking or bicycling distance to the Overlay Areas.

VII. GEOLOGY AND SOILS

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☒	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. 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 direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Impact Discussion:

a) i, iv **No New Impact**. Enactment of the MU-O zone would not itself cause direct or indirect effects associated with fault rupture, soil failure/liquefaction or landslides, because the proposed zoning overlay would not permit or authorize any physical development in the Overlay Areas. Future

development would not cause or expose people to the risk of loss from seismic events greater than the level of risk that already exists in the Los Angeles/southern California region. The GPPEIR notes that the City does not lie within a State-designated Alquist-Priolo fault zone, and there are no known surface or subsurface faults within the City.[23] Additionally, the faults located nearest the City of Artesia are the Norwalk Fault (approximately 2.5 miles to the northeast) and Newport-Inglewood Fault (approximately 5.0 miles to the southwest). The Overlay Areas are therefore unlikely to experience surface fault rupture. The GPPEIR also states that there are no landslides conditions present in the City.[24]

ii **No New Impact/New Mitigation Required**. Enactment of the MU-O zone would not itself cause direct or indirect effects associated with seismic ground shaking; however, as discussed in the GPPEIR, future development in the Overlay Areas would expose structures and people to earthquake-induced ground shaking.

The GPPEIR states that the City lies over an area of "active crustal compression and would likely experience ground shaking due to a seismic event"[25] and compares the overall seismic risk in the City to that of the surrounding southern California region.

All future construction in the Overlay Areas would be required to comply with the California Building Code as adopted by the City of Artesia, including its seismic-safety requirements. However, the Building Code allows a city's Building Official some discretion with respect to requiring geotechnical or other soil analysis that would inform both the City and the builder of site-specific risks.[26] Requiring such studies, including reasonable conformance with the studies' recommendations, prior to issuance of building permits, would greatly reduce earthquake-induced damage to future structures, and injury to residents. Therefore, as is set forth in the GPPEIR[27] and updated for this Supplement, Mitigation Measure GEO-1 below shall be added to the Mixed-Use Overlay Ordinance development standards.

iii **No New Impact**. Enactment of the MU-O zone would not expose people or structures to seismic-related ground failure since the MU-O zone itself would not authorize any particular development project. However, future development in the Overlay Areas would likely expose people and structures to liquefaction hazards, because the "entire City is subject to liquefaction."[28] Mitigation Measure GEO-1 would require that prospective developers prepare, and comply with recommendations in, site-specific Geotechnical Reports, which would include information about a site's liquefaction potential.

b) **No New Impact**. Enactment of the MU-O zone would not contribute to loss of topsoil or erosion generally, because the overlay zone itself would not authorize any particular development project. Moreover, the GPPEIR notes that because the City is already largely built-out and flat, conditions that would lead to soil erosion are not generally present. The GPPEIR also notes that future development

[23] GPPEIR, p. 5.7-11, 12.

[24] GPPEIR, p. 5.7-16.

[25] GPPEIR, p. 5.7-17.

[26] 2016 California Residential Code, Ch. 4, Section R401.4.

[27] GPPEIR, p. 2-12.

[28] GPPEIR, p. 5.7-19.

projects would be required to comply with City storm water management and discharge control regulations, and to use Best Management Practices to limit short and long-term erosion.[29]

c) **No New Impact**. The GPPEIR indicates that there are no areas of the City that lie over unstable geologic units or soils prone to subsidence and collapse.[30]

d) **No New Impact**. The GPPEIR indicates that soils present in the City are considered expansive, and that geotechnical investigations are required prior to construction to minimize risks associated with construction. Mitigation Measure GEO-1 carry the GPPEIR's mitigations into the MU-O zone, will be incorporated into the MU-O Ordinance development standards (unless such provisions or their equivalent already exist within City code or building department regulations), and would require compliance with the geotechnical studies' recommendations.

e) **No New Impact**. The GPPEIR indicates that the City of Artesia is completely serviced by an existing wastewater disposal infrastructure, operated by the Los Angeles County Sanitation District. No septic tanks or alternative disposal system would be needed for any future project in the Overlay Areas.

f) **No New Impact**. The GPPEIR indicates that there are no notable geologic features or known paleontological resources in the City. The City is underlain by primarily marine and non-marine sand and silty soils that are not fossil-bearing.[31] Moreover, most properties within the Overlay Areas are either developed or have been affected by development in the past, with no evidence of paleontological resources.

SEIR Mitigation Measure

GPPEIR GEO-1 The following provisions shall be added to the MU-O ordinance prior to enactment unless they or equivalent provisions already exist within the Artesia Municipal Code or are part of the City of Artesia Building Department regulations:

- Prior to issuance of a Grading Permit or Building Permit for each development project in the MU-U Overlay Areas 1, 2, and 3, a registered geologist or soils engineer shall prepare a site-specific Geotechnical Study, which shall be submitted to the City Building and Safety Division for approval. The Geotechnical Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards, if any.
- Prior to issuance of any Grading Permit or Building Permit, applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.

Significance After Mitigation: Less Than Significant

[29] GPPEIR, p. 5.7-16.

[30] GPPEIR, p. 5.7-16.

[31] GPPEIR, p.5.7-5, 5.10-10.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☒	☒	☐	☐

Background

Greenhouse gases (GHGs) emitted by human activity are generally understood to contribute cumulatively to global climate change, resulting in projected increases in ocean temperatures, melting of polar ice and associated sea level rise, changes to weather and precipitation patterns, and overall planetary warming. GHGs accumulate in the atmosphere allowing incoming short-wavelength visible sunlight to penetrate, while restricting outgoing terrestrial long-wavelength heat radiation from exiting the atmosphere. This phenomenon creates a greenhouse effect where Earth's heat is essentially trapped. The principal greenhouse gases (GHGs) include carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O). Collectively, GHGs are measured as carbon dioxide equivalents (CO_2e) of metric tonnes (MT). [32]

Fossil-fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of global GHG emissions, and approximately 40% of California's GHG emissions (California Air Resources Board, *California's 2022 Scoping Plan for Achieving Carbon Neutrality*, (CARB Scoping Plan) Figure 1-8, p. 56, available at *https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf* (accessed April 4, 2025). Figure 40 below illustrates 2015 GHG emissions in California by sector.

Industrial and electricity-generating sources are the second-largest contributors of GHG emissions, constituting about 35% of total emissions.

Regulatory History

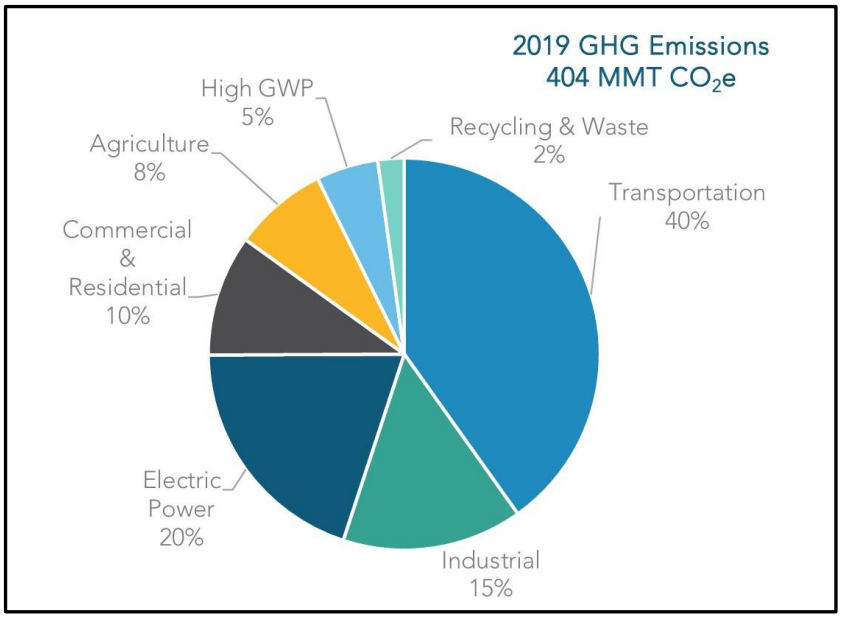
***AB 32 and Subsequent Executive Orders*.** The Global Warming Solutions Act of 2006 (Assembly Bill 32/AB 32), the principal legislation governing GHG emissions in California, mandated reducing California's GHG emissions to 1990 levels by 2020 and tasked the California Air Resources Board (CARB) with regulating GHG emissions as well as coordinating with other state agencies to implement AB 32's reduction goals. Subsequent legislation and

[32] Climate change is predicted to adversely affect human health and infrastructure, wildlife habitats, biological resources agriculture capacity, and other resources. Considerable information regarding global climate change and California's role in counteracting human-caused warming may be found in the California Air Resources Board publication, *California's 2022 Scoping Plan for Achieving Carbon Neutrality*, available at *https://ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf* (accessed April 4, 2025). The *Los Angeles Region Report for California's Fourth Climate Change Assessment* provides region-specific climate science information and projections, available at *https://www.energy.ca.gov/sites/default/files/2019-11/Reg%20Report-%20SUM-CCCA4-2018-007%20LosAngeles_ADA.pdf* (accessed April 4, 2025). *See also* numerous reports available at United Nations' Intergovernmental Panel on Climate Change website, *https://www.ipcc.ch/* (accessed April 4, 2025).

executive orders target various GHG-emission sources and set forth strategies for local agencies, including Senate Bill (SB) 1368 (emissions performance standards for utilities), SB 375 (sustainable communities strategies), SB 535 (Greenhouse Gas Reduction Fund, identifying disadvantaged communities for investment), EO S-03-05 (GHG-reduction goal of 80% by 2050 from 1990 levels), EO S-20-06 (biofuels and biomass electricity generation targets), EO S-01-07 (low carbon fuel standard), EO S-13-08 (climate adaptation strategy/sea level rise), EO B-16-12 (zero-emission vehicle program), EO B-18-12 (state agencies directed to purchase zero-emission vehicles), and EO B-30-15 (sets GHG emissions target for 2030 at 40% below 1990 levels).

SB 375. SB 375 (Sustainable Communities and Climate Protection Act of 2008) was enacted to link land use and transportation in a manner that would reduce vehicle miles traveled (VMT), thereby reducing GHG emissions. Under SB 375, the California Air Resources Board (CARB) is responsible for establishing GHG emission-reduction targets, and regional Metropolitan Planning Organizations (MPOs) are responsible for preparing and adopting "Sustainable Communities Strategies" that achieve CARB's targets. In 2018, the CARB reported California was not "on track" to achieve the SB 375 GHG targets, and that more effort to reduce VMT throughout the state was required to correspondingly reduce GHGs from personal vehicles (CARB, *2018 Progress Report: California's Sustainable Communities and Climate Protection Act* (November 2018), pp. 21-28 available at *https://ww2.arb.ca.gov/sites/default/files/2018-11/Final2018Report_SB150_112618_02_Report.pdf* (accessed April 4, 2025).

Figure 41 – California Greenhouse Gas Emissions by Sector



Source: California Air Resources Board, California's 2022 Climate Change Scoping Plan, Figure 1-8, p. 56

EO-B-30-15 (codified in 2016 by SB 32) accelerated the GHG-emissions target for 2030 to 40 percent below 1990 levels. EO-B-30-15 also provided the CARB with additional direction for refining the Climate Change Scoping Plan, setting forth five "pillars" for accomplishing GHG reduction, including:

- **Reducing today's petroleum use in cars and trucks by up to 50 percent;**
- **Increasing from one-third to 50 percent of electricity derived from renewable sources;**
- **Doubling the energy efficiency savings achieved at existing buildings and making heating fuels cleaner;**

- **Reducing the release of methane, black carbon, and other short-lived climate pollutants;**
- **Managing farm and rangelands, forests, and wetlands so they can store carbon; and**
- **Periodically updating the state's climate adaptation strategy, *Safeguarding California*.**

The CARB's 2022 Scoping Plan, cited above, sets forth a "reference scenario" as a baseline for measuring how much GHG emissions can be reduced in several economic sectors. This scenario illustrates the level of GHG emissions generated statewide through 2045 with existing policies and programs, but without any further action to reduce GHGs. This level is estimated to be approximately 250 million metric tonnes (MMTs) of CO_2e from all sources in 2045. The CARB's statewide 2045 target level of emissions is approximately 50 MMTs (CARB Scoping Plan, Figure 2-1, *2022 Scoping Plan Scenario*, p. 71). The Scoping Plan sets forth multiple actions for reducing GHG emissions in 25 economic sectors (id., Table 2-1, pp. 72-78).

Regional Policy and Planning Efforts. The Southern California Association of Governments (SCAG) is the regional MPO that includes the City of Artesia and in 2021 produced its Regional Climate Adaptation Framework, which is intended to assist local and regional jurisdictions in managing the negative impacts of climate change. The study looks at how the Southern California region can work together to plan and prepare for the impacts of sea level rise, extreme heat, increasingly frequent and damaging wildfires, and other climate-related issues (see *https://scag.ca.gov/climate-change-regional-adaptation-framework* , accessed April 11, 2025).

The SCAG also develops and implements the Regional Transportation Program/Sustainable Communities Strategy.[33] Strategies in the RTP, such as promoting better placemaking, walkable neighborhoods with varied housing options and transportation choices, and development around high-quality transit areas, contribute to reducing the region's GHG emissions by reducing vehicle miles traveled.

The Gateway Cities Council of Governments (GCCOG) is the sub-regional MPO that includes the City of Artesia. It has prepared a sub-regional CAP framework for member cities as part of a sustainable community strategy.[34] The framework contains a comprehensive toolkit for cities' use to develop their own CAPs and set emissions targets. The toolkit further includes various strategies that can help reduce GHG emissions: promoting "green" building; improving efficiency of existing buildings; increasing the use of local clean energy generation; and others.

City of Artesia Goals and Implementation Strategies. The City of Artesia General Plan, Sustainability Element Community Goal SUS 7 calls for reducing the City's GHG emissions, and sets forth the following policy and actions:

> **Community Policy SUS 7.1**. Encourage and, where feasible, mandate the implementation of best practices towards reducing greenhouse gas emissions.
> **Community Policy SUS 7.2.** Cooperate with the State, the Southern California Association of Governments, and the Gateway Cities Council of Governments to achieve mandates imposed by AB 32, which calls for reduction of greenhouse gas emissions to 1990 levels by 2020; by Executive Order S-3-05, which calls for a reduction of GHG emissions to 80% below 1990 levels by 2050; and by SB 375, which promotes and prioritizes transit-oriented development.

[33] Southern California Association of Governments (SCAG), 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy, available at *https://scag.ca.gov/sites/main/files/file-attachments/f2012rtpscs.pdf?1606006667* (accessed April 11, 2025).

[34] Gateway Cities Council of Governments, *Climate Action Planning Framework* (January 11, 2019), available at *https://cms3.revize.com/revize/gatewaycitiescouncilofgovernments/initiatives_projects/climate_air_quality/climate_action_planning_framework.php* (accessed April 11, 2025).

Policy Action SUS 7.2.1. Coordinate with Gateway Cities COG and participate in development of their Sustainable Communities Strategy, including a regional inventory of current GHG emissions, in compliance with SB 375.

Policy Action SUS7.2.2. Consider pursuit of State or Federal funding available for sustainable planning efforts and projects that aim to reduce GHG emissions.

The GPPEIR incorporated Mitigation Measure AQ-2, shown in Section III, Air Quality, above. These measures, as applied to individual development projects, collectively would reduce energy consumption, VMT, water consumption, and other GHG-contributing sources. The GPPEIR further states *"[i]n general, with implementation of reduction features within Mitigation Measure AQ-2, future projects would have a less than significant impact with regards to GHG emissions.* ***The measures may be updated, expanded, and refined when applied to specific future projects based on project-specific design and changes in existing conditions, and local, State, and Federal laws****" (emphasis added).*

Finally, the Artesia Municipal Code Title 8, Chapter 11, provides various incentives for buildings constructed to Leadership in Energy and Environmental Design (LEED) certification standards, including a 20% unit density increase, a reduction in parking requirements by 20%, and other incentives (AMC § 8-11.05).

GHG Significance Thresholds. There are no statewide GHG numeric significance thresholds to date. The City of Artesia has not set emissions targets or numeric GHG thresholds. However, the CAP framework itself shows various strategies that can help reduce GHG emissions: promoting "green" building; improving efficiency of existing buildings; increasing the use of local clean energy generation; reducing vehicle miles traveled; and others.

Note that compliance with GHG-reduction strategies may not reduce an individual project's impacts below significant levels unless an emissions target or threshold, based on substantial evidence has been adopted by a local agency. In the absence of a target or threshold, any quantified GHG emissions may be determined to be significant and unavoidable since they are cumulative in the atmosphere. However, if a project demonstrates consistency with either a local CAP or with the CARB Scoping Plan (such as showing percentage emission reductions achievable by compliance with the CalGreen Building Code, VMT, incorporating solar energy capture and storage, incentivizing use of transit and alternative modes of transportation), a finding of "less than significant with mitigation incorporated" may be appropriate.

Impact Discussion:

a, b) **New Mitigation is Required.** Future development in the MU-O zone Overlay Areas, would generate GHG emissions during both construction and operational phases. The GPPEIR estimated GHG emissions using an older, now-outdated computer model (Urbemis 2007), and concluded that General Plan buildout through 2035 could result in as much as 357,309.15 metric tonnes of CO2 equivalents (MTCO2eq) per year, and that applying reduction strategies outlined in the California Office of the Attorney General's recommended measures to reduce GHG emissions would reduce emissions to 210,871.40 MTCO2eq/yr, a 41% reduction.[35] The GPPEIR considered this degree of reduction to be consistent with CARB goals.[36] Cumulative GHG impacts were also considered to be less than significant because of this consistency. However, as GHG-reduction goals have evolved in the years since the

[35] GPPEIR, pp. 5.5-35 – 5.5-41.

[36] Id., pp. 5.5-43, 46.

GPPEIR was certified, new mitigation measures are warranted to reduce GHG emissions in new development under the MU-O ordinance to the extent feasible.

All new residential construction must comply with the City of Artesia's "Green Building" code standards (Artesia Municipal Code (AMC) § 8-10.01, adopting the Los Angeles County Green Building Standards Code (Title 31)[37], which in turn adopts the California Green Building Standards Code. The California Green Building Standards Code, developed to meet AB 32 GHG-emission goals, identifies mitigation strategies including but not limited to a minimum level of required photovoltaic (solar) electricity-generating capacity and low-flow plumbing fixtures. Finally, measures inherent to the MU-O zone, such as increasing residential density, providing for mixed-use projects, and providing for affordable housing, contribute to reducing GHG emissions generated within the MU-O zone and the City in general.

1. Measures required by Title 24 or MU-O ordinance, or inherent to MU-O buildout:

- Title 24-required 807 kW of photovoltaic capacity for certain residential development[38]
- Title 24-required low-flow plumbing fixtures
- Improved walkability design
- Improved destination accessibility
- Increased transit accessibility
- Integrating below market rate housing

2. Additional Measures (to be incorporated as Mitigation Measures):

- Exceed Title 24 efficiency requirements by 10%
- Incorporate project-specific emissions-estimate model mitigations for reducing CO2 emissions

Cumulative Emissions. Mitigation Measure GH-1 requires the measures listed above and will reduce anticipated GHG emissions. However, the proposed buildout of the MU-O area greatly exceeds the anticipated buildout in the General Plan. Even with these mitigation measures in place, cumulative GHG emissions resulting from MU-O development as well as other development throughout the region are likely to exceed CARB targets. Accordingly, it may not be possible to completely mitigate GHG emissions. **Cumulative GHG impacts may thus be significant and unavoidable.**

SEIR Mitigation Measures

The following Mitigation Measures shall be incorporated into the MU-O Zone Development Standards:

SEIR GHG-1 All projects proposed under the MU-O zone requiring structural building permits shall demonstrate in their Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%. Projects incorporating 100% affordable residential units are exempt from this requirement.

SEIR GHG-2 All development projects proposed under the MU-O zone requiring building permits for new mixed-use, multi-family residential, commercial-retail, office, and restaurant uses shall estimate construction and operational GHG emissions using the CalEEMod Emissions Estimator or equivalent

[37] Los Angeles County, Title 31, *Green Building Standards Code*, available at *https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances* (accessed April 4, 2025).

[38] California Energy Commission, *2022 Non-Residential and Multifamily Residential Compliance Manual,* Equation 7-1, p. 7-1, available at *https://www.energy.ca.gov/publications/2022/2022-nonresidential-and-multifamily-compliance-manual-2022-building-energy* (accessed April 4, 2025).

emissions modeling software, and adopt model-defined measures that reduce the project's GHG emissions by a minimum of 20% from unmitigated construction and operation. Projects incorporating 100% affordable residential units are exempt from this requirement.

Significance After Mitigation: Significant and Unavoidable Cumulative Impacts.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. Enactment of the MU-O zone by itself would not result in hazards related to transport, use or disposal of hazardous materials. The GPPEIR states that the City has designed three roadways as truck routes to provide for the regulated movement of trucks through the City: Artesia Boulevard, Pioneer Boulevard, and South Street. These transportation routes are used to transport hazardous materials (among other materials/freight) from suppliers to users. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency personnel, environmental degradation, and exposure to the public via airborne exposure.[39] The Overlay Areas contain segments of all three routes. Future residential development, stand alone or as part of a mixed-use project in the Overlay Areas would not involve the routine transport, use or disposal hazardous substances, other than minor amounts typically used for maintenance, cleaning, and pest control. Commercial development in the Overlay Areas could result in additional hazardous substances but is limited to the allowable land uses in the commercial zones, and development standards.

b) **No New Impact**. Future development in the MU-O zone would likely involve demolition of existing structures, grading, and excavation, which could potentially expose construction workers and the public to unidentified hazardous substances present in building debris, soil, or groundwater, such as asbestos, lead-based paint, mercury from fluorescent lighting, and other materials contained in electrical switches, heating/cooling equipment, and thermostats. However, all future development would be subject to compliance with existing federal, State, and local regulations for storage, use and disposal of hazardous materials. To ensure that asbestos or other hazardous materials are properly discovered and managed, GPFEIR Mitigation Measures HAZ-1, 2, 3, and 4[40] require that prior to obtaining grading and/or demolition permits, developers or renovators of existing properties and buildings within the Overlay Areas must survey those properties for asbestos, lead-based paint and other hazardous materials and engage licensed specialty contractors to contain and properly dispose of all hazardous materials. The GPPEIR determined that specific development projects, while consistent with the proposed General Plan Update, could 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. However, with incorporation of the Mitigation Measures HAZ-1, HAZ-2, HAZ-3, and HAZ-4, potential impacts would be less than significant. provided that the GPPEIR measures are applied to new development:

c) **No New Impact**. Enactment of the MU-O zone by itself, would not emit hazardous materials. Future residential developments, stand alone or part of a mixed-use project, are not foreseen to be generators of hazardous materials. Depending on the type and intensity of commercial development, new hazardous materials could be introduced. Demolition and/or renovation of existing structures could expose construction workers to ACMs or LBPs as discussed above, but such materials would be confined to the construction site or within vehicles during transport. Accordingly, future development would not likely affect the seven schools within approximately ¼ mile of the Overlay Areas: Our Lady of Fatima School, 18626 Clarkdale Avenue, Artesia; Luther Burbank Elementary School, 17711 Roseton Avenue, Artesia; Ross Faye Middle School, 17707 Elaine Avenue, Artesia; John H. Niemes Elementary School, 16715 Jersey Avenue, Artesia; Cerritos Learning Tree Pre-School, 19023 Norwalk Boulevard, Artesia; Juarez Elementary School, 11939 Aclare Street, Cerritos; and Bragg Elementary School, 11501 Bos Street, Cerritos.

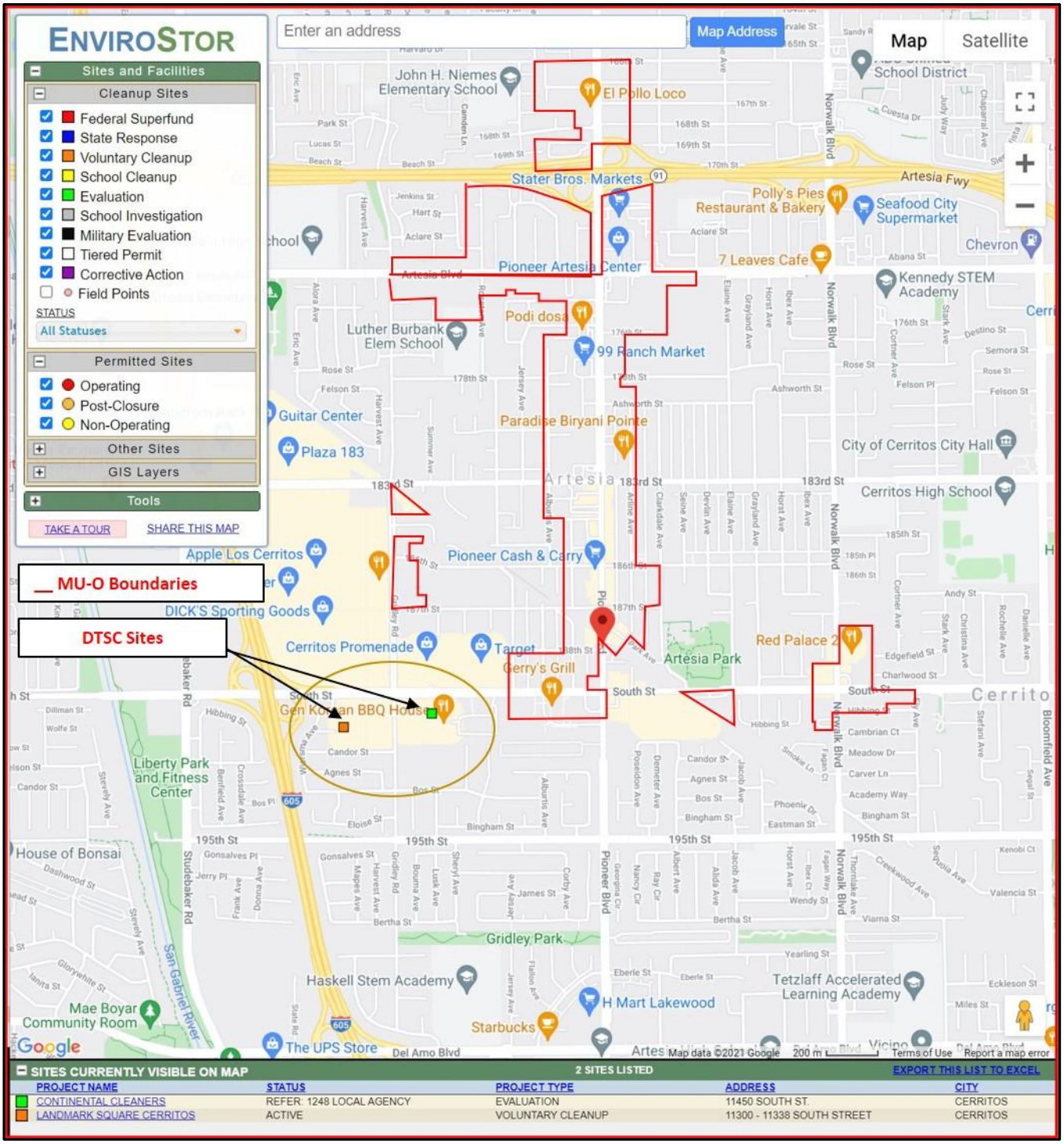
[39] GPPEIR, p.5.9-15

[40] GPPEIR p. 2-14, p. 2-15

d) **No Impact**. The proposed MU-O zone is not located on or near any identified hazardous material sites. Figure 41 below, California Department of Toxic Substances Control EnviroStor Map of Project Area, shows the current California Department of Toxic Substances Control site inventory for the Overlay Areas.[41] In order to accurately determine the location of any potential sites, a 7,000-foot radius from the approximate center of the MU-O area, Pioneer Boulevard and 183rd Street was used for this determination. Two sites were identified within this radius. One site was labeled "Evaluation-Refer Local Agency" by the California Department of Toxic Substances and is the Continental Cleaners located at 11450 South Street, Cerritos, outside the MU-O zone area and outside the City of Artesia. The other site is labeled "Active Voluntary Cleanup" by the California Department of Toxic Substances and is the Landmark Square located at 11300-11338 South Street, Cerritos, also outside the MU-O zone area and outside the City of Artesia. Accordingly, development *within* the MU-O area is not anticipated to disturb known hazardous material sites.

[41] Source: California Department of Toxic Substances Control, EnviroStor, available at *https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Pioneer+Boulevard+Artesia+CA* (accessed April 4, 2025); search term: Pioneer Boulevard, Artesia, CA.

Figure 42 – California Department of Toxic Substance Control Site Inventory



e) **No Impact**. The proposed MU-O zone would not subject present or future persons residing or working in the Overlay Areas to safety hazards associated with airports, because the city does not lie within an airport land use plan area. There are no public or public-use airports located within two miles of the City generally. The two closest airports to the City are the Long Beach Airport (4.25 miles southwest of the City) and the Los Alamitos Army Airfield (4.4 miles south of the City).

f) **No New Impact**. The proposed MU-O zone would not impair or interfere with the Artesia Emergency Operations Plan, which outlines emergency response actions in the event of a large-scale disaster. Moreover, the GPPEIR requires traffic control plans for new development to ensure that construction would not interfere with emergency response/evacuation plans. No change or interference with these emergency response plans or related policies will occur as a result of the MU-O zone . The MU-O zone would not change the primary circulation system and thus affect evacuation plans. The GPPEIR determined that specific development projects, while consistent with the proposed General Plan Update, could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; however, with incorporation of the Mitigation Measures HAZ-5 and HAZ-6[42], the potential impacts were found to be less than significant:

g) **No Impact**. The proposed MU-O zone is located in a fully urbanized area with no natural open space or fire-prone vegetation. The surrounding cities of Cerritos and Norwalk are entirely urbanized as well; therefore, wildland fire hazards within the Overlay Areas are minimal. A review of the California Department of Forestry and Fire Protection (CAL FIRE) website and 2024 Incident Archive, which provides a summary of all 2024 incidents, including those managed by CAL FIRE and other partner agencies, did not show any wildland fires in Artesia, Cerritos, or Norwalk for the year 2024.[43]

GPPEIR Mitigation Measures

GPPEIR HAZ-1 Prior to issuance of a Grading Permit, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site-specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.), which may require remedial activities prior to construction.

GPPEIR HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above

[42] GPPEIR, p. 2-15, 2-16.

[43] Source: CAL FIRE *https://www.fire.ca.gov/incidents/2024* (accessed April 4, 2025).

regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:

- Excavation and disposal at a permitted, off-site facility;
- On-site remediation, if necessary; or
- Other measures as deemed appropriate by the County of Los Angeles Fire Department Health Hazardous Materials Division.

GPPEIR HAZ-3 Prior to structural demolition/renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.

GPPEIR HAZ-4 Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/ grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is present).

GPPEIR HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others:

- At least one unobstructed lane shall be maintained in both directions on surrounding roadways.
- At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions.
- If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.

GPPEIR HAZ-6 The City Planning Department shall consult with the City's Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures.

Significance After Mitigation: Less Than Significant

X. HYDROLOGY AND WATER QUALITY

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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:				
v. Result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
vi. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
vii. 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; or	☐	☐	☐	☒
viii. Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. Enactment of the MU-O zone itself would not be expected to violate water quality standards or waste discharge requirements, because the MU-O zone would not authorize or permit any particular development project. Moreover, future development would be subject to compliance with Artesia Municipal Code Title 6 Chapter 7, Storm Water Management and Discharge Control, and Los Angeles Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) requirements. These regulations apply to a large class of development projects and are designed to minimize impacts to waterways. Although various pollutants would likely be used during future project construction and operation (fuel, lubricants, heavy metals, fertilizers, pesticides,

herbicides, construction and cleaning chemicals, wash water, paints, wood, paper, concrete, food containers and sanitary wastes, etc.), these regulatory measures would minimize the potential for waste material to be carried by runoff water or to be directly "released" from the project site.

Specifically, prior to issuance of any Grading or Building Permit, as part of the future development's compliance with the NPDES requirements, the project applicant or successor must submit a Notice of Intent to the Los Angeles RWQCB. The project applicant or successor would then be required to submit a Storm Water Pollution Prevention Plan (SWPPP) for approval by the Director of Public Works and the City Engineer for construction activities on site. A copy of the SWPPP must be made available and implemented at the construction site at all times. The SWPPP must outline the "best management practices" (BMPs) that would be used to avoid or mitigate runoff pollutants at the construction site, to the maximum extent practicable.

b) **No New Impact**. Implementation of the proposed MU-O zone would not likely substantially decrease groundwater supplies so as to deprive existing land uses, since new development under the MU-O would be required to obtain will-serve letters from the local water utility (if water is not available for development, the proposed development could not be constructed), and the GPPEIR indicates that the projected water supplies in 2030 would be sufficient to meet the water demand generated by the General Plan Update at buildout. Additionally, water use by future development would be controlled by mandatory state and local water conservation measures.

c) **No New Impact**.

i. Implementation of the proposed MU-O zone would not substantially alter the existing drainage pattern and result in substantial erosion or siltation on- or off-site because (1) There is existing storm drainage infrastructure serving both the developed and undeveloped parcels located in the Overlay Areas. The undeveloped parcels range in size from 0.01-1.06 acres in size and are dispersed throughout the Overlay Areas. They are surrounded by urban development, roadways, and utility infrastructure; and (2) new construction projects are subject to the regulations described in (a) above, whereby storm water silt-transporting runoff during both construction and operation would be moderated by various BMPs. The Overlay Areas are not near a stream or river. Required BMPs would retain erodible material on-site during construction.

ii. Implementation of the proposed MU-O zone would not be anticipated to increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site, because the Overlay Areas are already developed, and the vacant parcels are small in size, surrounded by urban development. The GPPEIR indicates that the development proposed in the General Plan Update would not significantly increase impermeable surfaces citywide, and would not substantially increase regional drainage flows.[44]

iii. Implementation of the MU-O zone would not be expected to overburden the existing storm water drainage system, nor to generate substantial polluted runoff, because (1) the degree of surface runoff would not change significantly from the existing levels, since the Overlay Areas are developed with impervious surfaces, and the vacant parcels are small in size and surrounded by urban development; and (2) all construction and operation would be subject to the regulations described in (a) above, moderating storm water runoff. Any new development project's drainage design would

[44] GPPEIR, p. 5.8-22.

also be required to comply with City drainage standards, which account for existing storm drain capacity and require improvements as necessary.

iv. Implementation of the MU-O zone would not be expected to impede flood flows, because as described above, the Overlay Areas are already developed, and the vacant parcels are surrounded by urban development. The Overlay Areas are not near a wash or river.

d) **No New Impact**. Implementation of the proposed MU-O zone would not be expected to release pollutants as a result of seiche (waves generated by wind or earth movement in a bay or inland water body), tsunami or mudflow, because the Overlay Areas are not located near any body of water that would be considered susceptible to seiche, and the Areas are considerably removed from any tsunami hazard zone along the Pacific Ocean. The Overlay Areas are relatively flat, urbanized, and not near undeveloped upland that could generate mudflows.

e) **No New Impact**. Enactment of the MU-O zone would not be expected to interfere with water quality control plans or groundwater management plans, because as further explained below, proposed development must demonstrate that there is available water to serve it. The GPPEIR indicates that the Central Basin limits the City's annual withdrawal of groundwater supplies, and cannot exceed that limit lawfully.[45] Because the City would be unable to withdraw more than the amount adjudicated by the Central Basin, and future development must comply with current water conservation rules as well as requirements for water supply assessments (proposals for 500 units or more), impacts associated with interference with groundwater or water quality control plans are expected to be less than significant.

XI. LAND USE AND PLANNING

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☒	☐	☐

Impact Discussion:

a) **No New Impact**. Implementation of the MU-O zone would not be expected to divide an established community, although it could increase housing intensity, and would facilitate affordable housing and permit mixed-use development within the City's downtown core, generally along Pioneer Boulevard, Artesia Boulevard, and nearby properties. Future development would not block existing streets or pedestrian routes, nor would it be expected to combine City blocks and close off existing through routes. As such, the MU-O zone and future development would not physically divide an existing community. **New Mitigation is Required**. Section 9-2.4601 of the MU-O ordinance states that the MU-O is expressly intended to implement, in part, the City of Artesia 6th Cycle Housing Element of the Artesia General Plan, to encourage and incentivize new mixed-use infill residential, retail, and commercial development within the city, and to facilitate affordable multi-family housing for very-low and low-

[45] GPPEIR, p. 5.8-21.

income classifications. The Housing Element, currently under review by the California Department of Housing and Community Development (HCD), quantifies the City's housing objectives for the 2021-2029 Planning Period at 1,069 new units, distributed among income levels: 156 units for extremely-low, 312 for very low, 168 for low, 128 for moderate and 461 for above-moderate income levels.

California Housing Element law clearly sets forth the current statewide housing crisis and the obligations of California cities and counties to reduce obstacles to housing development, particularly affordable housing.[46] However, even as it would be consistent with State law, the MU-O zone would allow residential development that substantially exceeds the number of dwelling units considered by the 2030 General Plan and the accompanying GPPEIR, and at substantially greater intensities: the 2030 General Plan projects a citywide buildout of 4949 dwelling units;[47] the proposed MU-O could facilitate 18,000 – 22,000 units in multiple-family settings at densities ranging from 70 du/acre to 100 du/acre.[48] Moreover, zoning ordinances and designations must be consistent with a city's General Plan.[49] Accordingly, amending the General Plan to revise land use projections, would be required for enacting the MU-O zone. SEIR Mitigation Measure LU-1 directs the City to do so, even if unmitigable environmental impacts would occur. Note that CEQA Guidelines § 15093 permits jurisdictions to take such actions and allow those impacts by adopting findings (Statements of Overriding Considerations), based on substantial evidence, that in balancing the environmental effects against a project's potential benefits, the benefits of the project outweigh its environmental impacts.

Implementation of the MU-O zone would also accomplish the General Plan Land Use Element Community Policy CIR 4.1.1 by increasing land use intensity along Pioneer Boulevard, Artesia Boulevard, and South Street since mixed uses typically reduce the need to travel by personal vehicle for services and shopping:

Community Policy CIR 4.1: Promote and balance of residential, commercial, institutional, and recreational uses with amenities that reduce vehicle miles travelled. [50]

- Policy Action CIR 4.1.1: Encourage mixed use developments that combine residential and/or commercial and recreational uses, thereby improving convenience and reducing trip generation.
- Policy Action CIR 4.1.2: Encourage infill development projects that create or support job centers and transportation nodes.
- Policy Action CIR 4.1.3: Increase residential and commercial densities around bus transit facilities and major corridors.

Community Policy LU 1.4: Ensure mixed-use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces, and attractive landscaping.

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[46] Gov. Code §§ 65580 - 65589.11, available at *https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65589.5.&lawCode=GOV* (accessed April 4, 2025).

[47] General Plan, Table LU-4, p. 4.

[48] See Appendix 2, MU-O Parcel List Excel™ Workbook, Notes page, also Sheet 1, Master List, column AM).

[49] Gov. Code § 65860.

[50] GPPEIR, p. 5.1-13.

- Policy Action LU 1.4.1: Amend the Zoning Code to implement mixed-use zoning districts that provide development standards for mixed-use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses; building heights; and parking standards.
- Policy Action LU 1.4.2: Evaluate mixed-use projects to ensure that there is an adequate mix of uses on the site and in the area.

Even with mitigation, such as setbacks for upper stories, such new construction may not be considered "in scale" with the residential neighborhoods adjacent to Overlay Areas 1, 2, and 3, because most neighboring residential structures do not exceed two stories in height. Although future development would be subject to the MU-O development standards, and market-rate projects would be subject to City design review, development might not be consistent with neighborhood compatibility goals. SEIR Mitigation Measure LU-2 requires the City to add language to the Land Use Element of the General Plan to create an objective definition and standards for "compatibility" in light of statewide and City housing goals. This action would eliminate this inconsistency between the proposed MU-O and the General Plan.

SEIR Mitigation Measures

SEIR LU-1. Within twenty-four (24) months of certifying this SEIR, the City shall update the General Plan and growth projections to accommodate the increased land use densities and development projections resulting from enacting the MU-O.

SEIR LU-2. Within twelve (12) months of certifying this SEIR, the City shall update the General Plan language describing neighborhood compatibility in light of California Government Code Article 10.6, §§ 65589.5 et seq., creating objective standards defining "neighborhood compatibility" so that the term "neighborhood compatibility" does not introduce discretionary review and does not exclude or limit new affordable housing development.

Significance After Mitigation: Less Than Significant

XII. MINERAL RESOURCES

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Result in the loss of availability of a known mineral resource that would be a 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?	☐	☐	☐	☒

Impact Discussion:

a, b) **No Impact**. No significant mineral deposits have been identified within the MU-O Overlay Areas per the United States Geological Survey (USGS), 2014. Accordingly, the MU-O zone itself, and development in the zone, would not cause a loss of availability of a locally important mineral resource recovery site delineated on a local general plan, or other land use plan.

XIII. NOISE AND VIBRATION

Would the project result in:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☐	☐	☐	☒
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. Implementation of the MU-O zone would itself not generate excessive noise since it does not authorize any particular development project. Future development in the MU-O zone Overlay Areas; however, would involve construction activity that could produce at least temporary noise levels that exceed standards set forth in the City's Noise Ordinance (Artesia Municipal Code Title 5, Chapter 2). Table 22 (City of Artesia Noise Standards) shows the City's interior and exterior noise standards.

Table 2 – City of Artesia Noise Standards

Noise Zone	Exterior Noise Standards		Interior Noise Standards	
All residential properties	Noise Level	Time Period	Noise Level	Time Period
	55 dB(A)	7:00 AM – 10:00 PM	55 dB(A)	7:00 AM – 10:00 PM
	50 dB(A)	10 PM – 7:00 AM	45 dB(A)	10 PM – 7:00 AM

Source: Artesia Municipal Code, Title 5, Chapter 2.

As noted in the Project Description, the proposed MU-O zone Overlay Areas include, and are located near, noise-sensitive uses. These uses include churches, schools, the Artesia Library and Park[51], and existing residential development.

The GPFEIR determined that specific development projects, while consistent with the proposed General Plan Update, could generate increases in ambient noise levels that may have a significant impact on the environment; however, with incorporation of GPPEIR Mitigation Measures NOI-1, NOI-2, NOI-3, NOI-4, and NOI-5,[52] the potential impacts were found to be less than significant.

b) **New Mitigation Is Required**. Implementation of the MU-O zone would itself not generate excessive ground-borne vibration[53] since it does not authorize any particular development project. The GPPEIR concluded that *permanent* significant impacts from ground-borne vibration were not anticipated, because development under the General Plan Update would primarily involve commercial and residential uses, which are not typical vibration-generators.[54] However, the GPPEIR did not address *temporary* sources of vibration resulting from construction activities.

Future development in the MU-O zone could cause vibration during building demolition, construction, or street rehabilitation (from pavement breakers, pile drivers, jack-hammers, compaction equipment, etc.). Impacts from construction vibration can range from simple annoyance to damage to structures or interference with sensitive equipment. Although these impacts would be relatively short-term, and would end when construction is concluded, they could nonetheless be significant.

New permanent sources of vibration would be unlikely to be introduced since heavy industry or other uses typically associated with vibration would not be permitted in the MU-O area.

The City has not set forth standards or thresholds for construction-generated vibration. In the absence of a local standard, CEQA permits local agencies to use other standards, such as those from other public agencies, e.g. Caltrans or the Federal Transit Administration (FTA).[55] The Caltrans Transportation and

[51] GPPEIR, Table 5.6-4, Noise Sensitive Receptors, p. 5.6-7.

[52] GPPEIR, p.5.6-13.

[53] Vibration is a periodic back-and-forth (oscillatory) motion of the particles of an elastic body or medium such as soil or rock, commonly resulting when almost any physical system is displaced from its equilibrium condition and allowed to respond to the forces that tend to restore equilibrium (Encyclopædia Britannica, Inc., *Vibration* (physics), available at *https://www.britannica.com/science/vibration* (accessed April 4, 2025); see also Caltrans at fn 56.

[54] GPPEIR, p. 5.6-14.

[55] CEQA Guidelines § 15064.7(c).

Construction Vibration Guidance Manual (April 2020)[56] does not set quantitative standards, but summarizes several authorities that recommend standards for various 'receptors,' such as historic buildings, residential structures, bridges, etc., and identifies how to mitigate against vibration effects.[57] Generally, ground-borne vibration from surface sources decreases with distance from the source, and the rate that the vibration decreases depends on various factors, especially soil characteristics.[58] "Transient" vibrations, such as those caused by construction activities, are the greatest cause of annoyance to people.[59] The FTA has adopted criteria for vibration impacts, expressed in units similar to sound levels, VdB, shown in Table 23 below.

Table 3 – Federal Transit Administration Vibration Impact Criteria

Land Use Category	Vibration Impact Level for Frequent Events (VdB)	Vibration Impact Level for Occasional Events (VdB)	Vibration Impact Level for Infrequent Events (VdB)
Category 1: Buildings where low ambient vibration is essential for interior operations	65	65	65
Category 2: Residences and buildings where people normally sleep	72	75	80
Category 3: Institutional land uses with primarily daytime use	75	78	83

Source: Caltrans, Transportation and Construction Vibration Manual, Table cited in fn 56.

Caltrans suggests the following thresholds for vibration damage and annoyance potential. These thresholds are expressed as peak-particle velocity (PPV) units, which are a measure of the distance per second – i.e., the speed – at which a vibratory oscillation will travel.

[56] California Department of Transportation (Caltrans), Division of Environmental Analysis, *Transportation and Construction Vibration Manual,* April 2020, available at *https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf* (accessed April 4, 2025).

[57] Id., pp. 21-26.

[58] Id., pp. 14-16 (these pages contain mathematical explanations of vibration transmission).

[59] Id., p. 22, Table 6.

Table 4 – Caltrans Guideline for Vibration Damage-Potential Threshold Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Caltrans, Transportation and Construction Vibration Manual, Table 19.

Table 5 – Caltrans Guideline for Vibration Annoyance-Potential Threshold Criteria

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.12	0.08
Distinctly perceptible	0.2	0.1
Strongly perceptible	0.5	0.25
Severe	0.5	0.3

Source: Caltrans, Transportation and Construction Vibration Manual, Table 20.

Caltrans indicates that vibration effects are most effectively reduced at their source, by adapting machinery or using alternative equipment, but that not all effects can be successfully reduced to less-than-significant levels.[60] However, Caltrans also notes that typical construction equipment does not result in adverse impacts on people or structures.[61] Accordingly, the vibration effects of a particular project should be assessed during the entitlement process, and mitigation developed as needed.

Construction activities that can cause vibration can also be scheduled to impact the fewest receptors at a time when other sources of noise and vibration may mask construction vibration. Caltrans further notes that when no physical means of reducing construction vibration are feasible, the public agency can notify the affected public about the construction and its effects. If vibration-inducing construction is expected to occur over an extended period of days, Caltrans suggests that hotel vouchers could be offered.[62]

As previously noted, vibration impacts from construction would not generally rise to significant levels. However, with this mitigation in place, direct impacts from transient vibration are anticipated to be less than significant.

[60] Id., pp. 44-45.

[61] Id., p. 45.

[62] Id.

c) **No Impact**. The MU-O zone Overlay Areas are not within the vicinity of a private airstrip or an airport land use plan area, because no public airports are located within two miles of the City. The MU-O zone Overlay Areas are not within the 65 dB(A) CNEL noise contour of either the Long Beach Airport (4.25 miles southwest of the City) or the Los Alamitos Army Airfield (4.4 miles south of the City). The GPPEIR[63] concluded that General Plan implementation would not expose people residing or working in the City to excessive noise levels from a public airport or private airstrip.

GPPEIR Mitigation Measures

GPPEIR NOI-1 At the discretion of the City of Artesia's Community Development Director, construction activities that may occur under the General Plan Update shall include, but not be limited to the following:

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.
- All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drivetrain, and other components.
- Construction noise reduction methods (i.e., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment) shall be employed where feasible. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure would not have a notable effect on construction operations or schedule.

GPPEIR NOI-2 At the discretion of the City of Artesia's Community Development Director, all new development that may occur under the General Plan Update shall include noise reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.

GPPEIR NOI-3 At the discretion of the City of Artesia's Community Development Director, all new stationary sources shall include noise reduction practices (i.e., mufflers, well maintained mechanical equipment, etc.) where conditions exceed the regulations within the Municipal Code. In addition, areas adjacent to sensitive receptors that are in excess of the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), shall implement applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.).

GPPEIR NOI-4 All new development shall include noise-reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate

[63] GPPEIR, p. 5.6-13.

architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.

GPPEIR NOI-5 All new stationary sources shall include noise-reduction practices (i.e., mufflers, well-maintained mechanical equipment, etc.) where conditions exceed the regulations within the Artesia Municipal Code. In addition, areas adjacent to sensitive receptors that would support uses or activities that would exceed the City's Noise Ordinance standards (i.e., parking facilities, public trash receptacles, truck delivery areas, etc.) shall implement applicable noise-attenuation features (i.e., attenuation wall, mufflers, etc.).

SEIR Mitigation Measure

For proposed projects within the MU-O zone, the following mitigation measure shall apply:

NOI-6 For any proposed construction activity requiring a building permit where pile drivers, pavement breakers, jack-hammers, compaction equipment such as vibratory rollers, or other equipment typically causing ground-borne vibration will be used, applicants shall evaluate the potential of construction equipment to cause vibration that would adversely affect people or structures. If the anticipated vibration would exceed 0.5 PPV (estimated threshold for transient sources that could damage older residential structures or annoy people), then vibration-dampening measures shall be used. These may include but not be limited to:[64]

- Jetting with air and water to erode soil adjacent to pile placement
- Pre-drilling to minimize amount of impact driving
- Using cast-in-place or auger cast piles to eliminate impact driving
- Using non-displacement piles
- Using pile cushioning
- Scheduling for specific times to minimize disturbance at nearby vibration-sensitive sites
- Using alternative non-impact drivers
- Using a hydraulic crusher
- Using saws or rotary rock-cutting heads to cut concrete slabs
- Using hydraulic splitters to break up concrete
- Scheduling vibration-causing work to minimize disruption
- Informing the public about the project and potential vibration effects
- Offering hotel vouchers or temporary relocation assistance to potentially affected residents for the duration of vibration-causing activity

Significance After Mitigation: Less Than Significant

[64] Id., pp. 42-45 (discussions of mitigation measures).

XIV. POPULATION AND HOUSING

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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)?	☒	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐

Impact Discussion:

a) **New Potentially Significant Impact: Significant and Unavoidable**. Implementation of the proposed MU-O zone could induce substantial previously-unplanned population growth, because maximum potential development under the MU-O could result in up to 19,500 new dwelling units within the overlay boundaries in high-density multiple-family settings, as constrained by lot size and building envelopes (*see* Appendix 2, Notes, and Sheet 1, Columns AF and AH).

The United States Census reports that the City had 4,379 households in 2023.[65] As discussed in Section XI, Land Use and Planning, the City's General Plan anticipates 4,949 dwelling units citywide by 2035. SCAG's current regional growth projections for Artesia forecast 4,900 households and 17,600 individuals by 2035, and 5,000 households with 18,000 individuals by 2045, using population ratios of approximately 3.6 persons per household.[66] These are reasonably consistent with the current General Plan growth projections, and represent what the City might actually expect for future development and population growth, the units facilitated by the MU-O notwithstanding. Table PH-3 shows housing and population projections from 2012 through 2040.

The modeled 16,000 – 19,500 units could add 11,051 – 14,551 units and potentially 39,870 – 52,384 individuals to the City's housing inventory and population, likely causing unplanned impacts to City and private utility facilities and requiring facility expansion to accommodate multiple new plumbing, sanitation, electrical, and other connections. Unplanned impacts to school facilities, park facilities could also result.

Caps on housing are currently not permitted under State housing law unless such housing presents an imminent threat to public health and safety (Gov. Code § 66300(b)(1)(B)(ii)).

As described in Section XI, Land Use and Planning, the City is obligated to accommodate its share of regional housing needs for the present planning cycle ending in 2029 (6th Cycle Regional Housing Needs Assessment (RHNA)), as well as for future cycles. Table PH-1 below shows the SCAG 4th cycle RHNA

[65] United States Census Bureau, *QuickFacts, Artesia City, California*, available at *https://www.census.gov/quickfacts/fact/table/artesiacitycalifornia/PST045224* (accessed April 11, 2025)

[66] Southern California Association of Governments, *SubArea Forecasting, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction*, available at *https://scag.ca.gov/subarea-forecasting* (accessed April 4, 2025).

allocations, which required the City to plan for 131 additional units. Table PH-2 shows the 6th cycle allocations, totaling 1,069 units, including 350 very-low income units, 200 low-income units, 644 moderate-income units and 644 above-moderate-income units (*see* Appendix B, Sheet 1b, HEO Sites – Overlay Area (OA) Sort). When added to the 2023 U.S. Census household count,[67] these units would increase the City's number of households to 5,448, exceeding the General Plan's projection by 499 and SCAG's 2035 projections by 548.

Table 6 – RHNA 4th Cycle Allocation 2006-2014

Income Category	Housing Allocation
Very Low	33
Low	20
Moderate	22
Above Moderate	56
Total	**131**

Source: City of Artesia, GPPEIR, Table 5.2-1, p. 5.2-2, available at *https://cityofartesia.us/DocumentCenter/View/99/Sec0502PopulationHousingGrowth?bidId=* (accessed April 4, 2025).

Table 7 – RHNA 6th Cycle Allocation 2021-2029

Income Category	Housing Allocation	Proposed 6th Cycle Housing Element Units
Very Low	312	375
Low	168	212
Moderate	128	670
Above Moderate	461	670
Total	**1,069**	**1,927**

Source: Southern California Association of Governments, *SCAG 6th Cycle Final RHNA Allocation Plan* (7/1/21), available at *https://scag.ca.gov/rhna* (accessed April 4, 2025).

Table 8 – SCAG Regional Transportation Plan/Sustainable Community Strategy Forecast

City of Artesia

Population				Households				Employment			
2012	2020	2035	2040	2012	2020	2035	2040	2012	2020	2035	2040
16,600	16,900	17,600	18,000	4,500	4,700	4,900	5,000	5,000	5,300	5,600	5,800

Source: Southern California Association of Governments, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction, available at *https://scag.ca.gov/subarea-forecasting* (accessed April 11, 2025).

[67] Note that housing development has occurred within the City since the 2023 count, so these values represent an approximate point-in-time count but not an accurate household count for 2025.

To accommodate this previously unplanned growth, the City would be required to update the 2030 General Plan and the General Plan Program EIR. Mitigation Measure SEIR LU-1 requires the City to revise the General language and growth projections. This action will likely result in determining that significant and unavoidable impacts from substantial population growth would occur.

b) **New Potentially Significant Impact.** Temporary displacement of existing housing would occur if existing housing sites were proposed for a mixed-use project, causing socioeconomic impacts. Socioeconomic issues are outside the scope of CEQA and should be addressed in the planning staff analysis that accompanies specific development proposals. Note that the California Tenant Protection Act of 2020 (Civil Code § § 1946.2) restricts the types of permissible evictions in residential rental properties.

However, the potential displacement would likely occur because more intense housing was proposed, ultimately increasing housing availability locally. Moreover, the MU-O ordinance, § 9-2.4607(a)(2) Development Requirements and Standards, requires that 10% of new residential units in a project, or at least one unit, be reserved for households earning no more than 80 percent of Los Angeles County area median income adjusted for family size appropriate to the unit. The units must be made available at an affordable housing cost, as defined in §§ 50052.5 and 50053 of the California Health and Safety Code, and must be rented or sold in accordance with California Government Code § 65915. Additionally, the draft 6th Cycle Housing Element has designated particular sites (HEO Sites) within the overlay area for housing affordable to very-low, low, moderate, and above-moderate income level households.

Accordingly, the proposed MU-O zone would not be expected to permanently displace housing, causing housing development in other locations in or outside of the City.

XV. PUBLIC SERVICES

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☐	☐	☐	☒
ii. Police protection?	☐	☐	☐	☒
iii Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**.

i. The GPPEIR indicates that the planned General Plan buildout would likely not require new or physically altered fire protection facilities.[68] However, new development under the MU-O could require constructing additional fire protection facilities to serve increased densities and building heights. Construction of new fire stations would be subject to existing building codes, stormwater regulations, and numerous other environmental protection requirements, and no new environmental impacts would be expected. Additionally, all new or redeveloped projects in the Overlay Areas would be subject to compliance with AMC Title 8 Chapter 6, Installation of Fire Hydrants and Fire Lanes, and Title 8 Chapter 7, Fire Code, which involve requirements for construction, emergency access, water mains, fire flows, and hydrants. The Los Angeles County Fire Department (LAFD), under contract to the City, would review individual projects to determine the specific fire requirements applicable to the development and to ensure compliance with these requirements. Impacts associated with installing new fire facilities would be limited to those common to other local public works construction projects, such as street widening, curb and gutter replacement, trenching for water line replacement, etc. Generally, such projects are exempt from CEQA review under CEQA Guidelines Section 15301 unless they meaningfully expand capacity. If they do expand physical capacity (new fire stations, new or expanded water lines, etc.) the applicable lead agency, such as the LAFD, would be required to evaluate the project's environmental impacts and apply mitigation measures as required.

[68] GPPEIR, p. 5.11-5.

ii. The GPPEIR indicates that the planned General Plan buildout, including the Overlay Areas, would not require new or physically altered police protection facilities.[69] The MU-O zone would allow development that greatly exceeds the General Plan buildout, potentially requiring new police protection facilities. However, as noted above, any new public construction would be required to comply with CEQA, building codes, stormwater regulations, and numerous other environmental protection regulations.[70] No new impacts would be anticipated.

iii. The GPPEIR indicates that buildout according to the proposed 2030 General Plan is not anticipated to require new or physically altered school facilities, in part because the ABC Unified School district has experienced declining enrollment in all area schools and shows no indication of reversal,[71] reducing the urgency for any new school construction projects and alleviating capacity constraints on all area schools. However, as noted above, any new public construction would be required to comply with CEQA, building codes, stormwater regulations, and numerous environmental protection regulations. No new impacts would be anticipated.

iv. The GPPEIR indicates that 2030 General Plan buildout, combined with other cumulative development, would create additional demand on existing City parks and recreational facilities due to population increases potentially leading to facility physical degradation. The City requires a per-unit development impact fee (DIF) for public facilities, including parkland. Standard conditions of approval would require payment of parkland fees and/or land dedications, which would be used to offset future park users' demands on the facilities. Although waiver of impact fees could result from affordable housing density bonus concessions, such waivers would be individually evaluated when requested with respect to City facilities' existing conditions and the degree to which fee waivers would contribute to physical degradation. No new impacts would be anticipated.

v. The County of Los Angeles Public Library provides library services to the City of Artesia at its Artesia Park facility, located at 18801 Elaine Avenue, east of MU-O zone Overlay Area 3. Although future development within the Overlay Areas would generate incremental new demand on library services, it would not likely require construction of new facilities or alteration of existing facilities, particularly as the Los Angeles County Library system uses an intra-library as well as an interlibrary loaning system, minimizing the need to create new facilities.

[69] GPPEIR, p. 5.11-10.

[70] City of Artesia, *Development Impact Fee Schedule*, available at *https://www.cityofartesia.us/509/Development-Impact-Fees* (accessed April 11, 2025).

[71] GPPEIR, p. 5.11-13.

XVI. RECREATION

	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. Implementation of the proposed MU-O zone would itself not increase park use such that substantial physical deterioration would occur. The GPPEIR concluded that the City is deficient in parkland and that increases in population would increase pressure on existing parks. However, as noted in Section XV above, the City's development impact fee schedule is designed to offset future park users' demands on the facilities. Although waiver of impact fees could result from affordable housing density bonus concessions, such waivers would be individually evaluated when requested with respect to City facilities' existing conditions and the degree to which fee waivers would contribute to physical degradation. No new impacts would be anticipated.

b) **No New Impact**. Implementation of the proposed MU-O zone would not create recreation facilities and by itself would not require constructing or expanding recreational facilities. While future development within the MU-O zone might include project-specific facilities like swimming pools or playground equipment, these facilities are typically small-scale and subject only to ministerial building permits. If the latter facilities were part of a discretionary project (such as a project requiring a use permit, subdivision, etc.) or developed by the City, they would be subject to a separate CEQA process.

XVII. TRANSPORTATION

Note: Except as provided in CEQA Guidelines § 15064.3(b)(2) (regarding roadway capacity projects), a project's effect on automobile delay shall not constitute a significant environmental impact. See 14 CCR § 15064.3. This section relies on and incorporates by reference the City of Artesia, Mixed-Use Overlay Zone, Traffic Memorandum, dated May 13, 2021, and attached as Appendix 5.

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b) *(Criteria for Analyzing Transportation Impacts)*?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Impact Discussion:

a) **No New Impact**. Implementation of the MU-O zone would not conflict with programs or plans concerning the City's circulation system, as the system was designed for residential and commercial use in the Overlay Areas. Nothing in the MU-O zone development standards interferes with the City's ability to improve bicycle or pedestrian facilities, and incorporating a mix of residential and commercial uses provides opportunities to enhance bicycle and pedestrian facilities.

The GPPEIR determined that specific development projects, although consistent with the proposed General Plan Update, could conflict with a plan, ordinance, or policy addressing the circulation system. However, the GPPEIR concluded that with incorporation of the Mitigation Measures TR-1 and TR-2 below, the potential impacts are less than significant.

CEQA § 21099(b)(2) now directs that "automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion *shall not be considered a significant impact on the environment*" (emphasis added). While the City can apply conditions of approval to a discretionary project that are consistent with the GPPEIR mitigation measures, the City is not permitted under CEQA to consider traffic congestion as an environmental impact, or to adopt mitigation measures in a CEQA document to address automobile delay.

The MU-O ordinance requires a minimum number of bicycle parking spaces for new retail and residential uses, consistent with GPPEIR Community Policy CIR 5.2, "*Encourage bicycling as an alternative mode of transportation in the City"* and Community Policy Action CIR 5.2.2, *"Encourage existing and new major traffic generators to incorporate facilities, such as bicycle racks and showers, into the development."* Moreover, the MU-O zone would facilitate increased density around existing commercial services, promoting walking as an alternative transportation choice for residents,

consistent with Community Policy Action CIR 4.2.4, "*Encourage alternate modes of transportation, including but not limited to light rail, vanpooling, carpooling, pedestrian walkways,* [or] *bicycling …"*

Finally, consistent with Community Policy Action CIR 5.1.1, "Explore development of City shuttle system using fuel-efficient/alternative fuel vehicles," the City has recently instituted a free electric bus that operates Thursdays through Saturdays, circulating the downtown area.[72] Development within the MU-O zone would be directly capable of using this service.

Given the above discussion, adoption of the MU-O ordinance would not conflict with plans, policies, or programs. No new impacts are anticipated.

b) **No New Impact**. Implementation of the MU-O zone would not be inconsistent with CEQA Guidelines Section 15064.3, *Determining the Significance of Transportation Impacts*, because development of mixed-use projects with residential and commercial uses in the same structures, and increased density overall along the City's principal commercial corridors, would reduce the need to travel by vehicle, as residents could walk/bicycle to restaurants, services, and retail uses.

The qualitative analysis of VMT for this project was performed for the following reasons:

- The MU-O zone would substantially increase residential density around the City's downtown core.
- There is no accurate way to determine the future development mix within the MU-O Zone. Future development combinations would require following the MU-O and the City's development standards, allowable uses, and requirements for conditional use permits but the actual mix of uses in future developments is unknown.
- None of the principal arterials in the MU-O zone that are served by bus lines (South St., 183rd St., Pioneer Blvd.), are considered "high-priority transit corridors," as none are serviced by bus lines with intervals of 20 minutes or less. The City of Artesia operates a local bus with 40-45 minute intervals.[73] Generally, the increased density of mixed-use developments within the MU-O Zone will tend to reduce the VMT along the roadway corridors within the MU-O Zone because more "customers" would live or work within convenient walking distances to services and retail establishments. Increasing development intensity may ultimately lead the regional transit agencies to proportionately increase service along transit routes serving the City - and as discussed in Section III, Air Quality, the West Santa Ana Branch of the Los Angeles Metro system proposes a light rail station near Pioneer Boulevard and 187th Street. The future availability of this station is expected to reduce overall VMT substantially.

  Given the above discussion, implementation of the MU-O zone is consistent with both State and local goals for reducing VMT. No new impacts would be anticipated.

c) **No New Impact**. Implementation of the MU-O zone would not substantially increase hazards related to roadway design features or incompatible uses, simply because the roadways within the MU-O overlay already exist in a modified grid pattern, and would not be reconstructed with MU-O implementation.

[72] City of Artesia, *Transportation*, available at *http://www.cityofartesia.us/189/Transportation* (accessed April 11, 2025).

[73] Id.

d) **No New Impact**. Implementation of the MU-O zone would not interfere with emergency access, because future construction would be limited to existing parcels, and would not close roads or reduce roadway dimensions post-construction. No impacts to emergency access are anticipated.

GPPEIR Mitigation Measures

GPPEIR TR-1 The City shall monitor traffic growth along Pioneer Boulevard (SR-1 to Artesia Boulevard) and Norwalk Boulevard (south of South Street) on an ongoing basis, in order to determine timing for implementation of the improvements necessary to achieve a LOS D or better.

GPPERI TR-2 To the extent that future development contributes to the need for improvements to Pioneer Boulevard (SR-1 to Artesia Boulevard) and Norwalk Boulevard (south to South Street), a fair-share contribution to the cost of the improvements shall be made a condition of approval for future developments.

XVIII. TRIBAL CULTURAL RESOURCES

	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Would the project 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 Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
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.	☐	☐	☐	☒

Background and Regulatory Setting

CEQA Section 21073 defines "California Native American Tribe" as "a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of Chapter 905 of the Statutes of 2004." Additionally, CEQA Section 21074 defines "tribal cultural resources" as either of:

> (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
>
> A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
>
> B. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
>
> (2) 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 Section 5024.1.
>
> In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Arising from Assembly Bill 52 (AB 52, Gatto, 2014), CEQA Section 21080.3.1(b) requires that "prior to releasing a negative declaration, mitigated negative declaration or environmental impact report, public agencies must consult with California Native American Indian tribes that are traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation." Section 21080.3.1(d) further requires that agencies formally notify designated representatives of California Native American tribes who have requested such notification about projects that the agency plans to undertake (such as road construction) or about entitlement applications the agency is considering. This notification must take place within 15 days of a determination to proceed with the public project or upon determining that a private development application is "complete" per the requirements of the Permit Streamlining Act. The interested California Native American tribe must tell the agency within 30 days of receiving the notification that it desires a formal "consultation," and the lead agency in turn must begin the consultation process within 30 days of receiving a tribe's request.

The statute does not set forth procedures for CEQA documents that tier from an earlier-adopted document, such as supplements to EIRs or Negative Declarations, addenda, or subsequent documents per CEQA Guidelines Section 15160 et seq.

Impact Discussion:

a) No New Impact.

i. The parcels in the MU-O Overlay Areas are currently developed sites with the exception of ten acres of vacant land.[74] The ten acres are comprised of separate parcels ranging in size from 0.01 to 1.06 acres in size and all parcels are surrounded by urban development, roadways, and utility infrastructure. As discussed in Section V, Cultural Resources, there is one parcel located in Overlay Area 2, at 18641 Corby Avenue that is zoned "Historic District" and is occupied by Old Station 30. This historic fire station is not a tribal resource.

"Tribal Cultural Resources" was not a separate impact category under CEQA when the GPPEIR was prepared in 2010; however, in compliance with Government Code § 65352.3, the City requested that the Native American Heritage Commission (NAHC) conduct a Sacred Lands search, which revealed none near or within the City.[75] However, the search indicated that there were Native American resources within the nearby La Habra quadrangle, however, and the City subsequently contacted tribal representatives. Additionally, the GPPEIR noted that artifacts attributed to the San Gabrielino Indians were discovered when Bloomfield Park was constructed in the City of Lakewood, approximately two miles south of Artesia.[76] Accordingly, it is reasonable to assume that previously undiscovered artifacts or human remains could be unearthed during development. GPPEIR Mitigation Measures CR-1, CR-2, and CR-3,[77] included in Section V above, would apply to development within the MU-O area.

[74] See Appendix 2, Sheet 1l, Vacant Parcels.

[75] GPPEIR, p. 5.10-2.

[76] Id., p. 5.10-6.

[77] Id., p. 5.10-11.

The City of Artesia notified interested tribal groups in 2022 with the original circulation of this document. No tribal resources were identified at that time.

ii. A Cultural Resources Technical Report[78] prepared for a proposed project on Gridley Road at 183rd St. (western Overlay Area 3 proximity) found no evidence of archaeological resources, cemeteries or other evidence directly indicating the presence of tribal cultural resources. In November 2016, the Native American Heritage Commission (NAHC) conducted a search of the Sacred Lands File to identify archaeological or cultural resources in the proximity of Overlay Areas. No Native American resources were identified. Nevertheless, the potential to disturb tribal cultural resources within the Overlay Areas remains since the possibility that buried historic period archaeological resources may still exist below the ground surface of the developed and vacant parcels located in the Overlay Areas. As such, any inadvertent damage to significant pre-historic archaeological resources and historic-period archaeological resources during site grading and excavation represents a potentially significant impact. However, as discussed in Section V, Cultural Resources, with inclusion of GPPEIR Mitigation Measures CR-1, CR-2, and CR-3 as part of the MU-O zone development standards, impacts related to accidental discovery of tribal resources would be reduced to less than significant levels.

GPPEIR Mitigation Measures

See GPPEIR Mitigation Measures CR-1, CR-2, and CR-3 listed in Section V above.

Significance After Mitigation: Less Than Significant

[78] Rincon Consultants, Inc., *Artesia Live II Project, Cultural Resources Technical Report,* dated November 2016. (incorporated herein by reference; available at the City of Artesia Planning Department).

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
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?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Impact Discussion:

a) **New Potentially Significant Impact.** As discussed in Section XIV, Population and Housing, development within the MU-O zone could substantially exceed General Plan and regional growth projections; accordingly, enacting the MU-O ordinance could result in re-constructing or enlarging existing infrastructure facilities. The degree of impact cannot be predicted with accuracy since the MU-O itself would not construct infrastructure-requiring development. Development under the MU-O would likely occur incrementally, allowing facilities to "catch up." Although any large-scale expansion of infrastructure facilities would be subject to independent environmental review and mitigation measures, it is possible that future cumulative demand could require new, expanded facilities.

The GPPEIR concluded that development under the General Plan growth projections would not result in significant individual or cumulative impacts associated with water supply or water supply systems, water treatment systems, wastewater treatment and conveyance systems, electric power facilities, storm water facilities or natural gas facilities.[79] If expanded capacity was required for any of these systems,

[79] GPPEIR, § 5.12, Utilities and Service Systems; § 5.8, Hydrology and Water Quality, p. 5.8-17.

such expansion would be subject to individual CEQA review and any impacts mitigated as necessary. However, there is a potential that the cumulative growth facilitated by the MU-O, as well as cumulative regional growth in excess of the SCAG's projections, would result in demand that could not be met without significant environmental impacts. Accordingly, the presently-unquantifiable impacts associated with the construction of new public infrastructure should be considered significant and unavoidable.

b) **New Potentially Significant Impact**. The Golden State Water Company's Artesia System (GSWC Artesia) is located in Los Angeles County and serves most of the Cities of Artesia and Hawaiian Gardens, a portion of the City of Lakewood east of the San Gabriel River, and small portions of the City of Long Beach, City of Cerritos, and the City of Los Alamitos in Orange County. GSWC's 2020 Urban Water Management Plan (UWMP) assesses water supply reliability through 2045. Based on adjudicated groundwater rights in the Central Basin, availability of leased groundwater, conjunctive use storage programs, Central Basin Municipal Water District (CBMWD), the Metropolitan Water District of Southern California (MWD) conservation-derived supply, the availability of recycled water from the CBMWD, and the potential for future desalinated water purchased from MWD, the UWMP concludes that water supply will be 100-percent reliable through 2045.[80]

During drought or dry years, all water users would be required to comply with water restrictions issued by the state of California and by the City.

Golden State Water Company and all water suppliers in California are required to update their respective UWMPs every five years in compliance with the Urban Water Management Planning Act (Ca. Water Code § § 10610 through 10657). The UWMPs are based on SCAG's regional growth projections.[81]

As discussed previously, the growth anticipated by the MU-O would substantially exceed both General Plan and regional growth projections, and thus may exceed the projected reliability of water supply. Although development would occur incrementally, cumulative development could result in presently-unquantifiable significant and unavoidable impacts.

c) **New Potentially Significant Impact.** The city of Artesia owns the local sewer system consisting of approximately 31 miles of gravity flow sewer pipelines that are maintained by the Los Angeles County Department of Public Works Sewer Maintenance Division (LACSMD). The Los Angeles County Sanitation Districts (LACSD) plan and project sewer system capacity. The LACSD Sewer System Management Plan (SSMP), based on land use and population projections,[82] was adopted in 2018, covers the consolidated Sewer Maintenance Districts (CSMD) that serve a population of more than 5.6 million people within the County unincorporated area and 37 CSMD cities.[83] The SSMP identifies any deficiencies in the existing mainline sewer system, recommends alternatives to eliminate deficiencies, prioritizes deficient reaches for upgrades, and provides the City with a basis on which to build a future infrastructure management system.

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[80] Golden State Water Company, 2020 Urban Water Management Plan (July 15, 2021), pp. 3-1 – 3-17, available at *https://www.gswater.com/urban-water-management-plan* (accessed April 16, 2025).

[81] Id.

[82] Los Angeles County Sanitation Districts, Sewer System Management Plan (SSMP), p. 24, available at *https://www.lacsd.org/documents/wastewater-publications-reports/sewer-system-management-plan-ssmp* (accessed April 16, 2025).

[83] Id., p. 3.

The GPPEIR indicated that planned growth envisioned in the 2030 General Plan (which includes the Overlay Areas) could be accommodated within the existing wastewater treatment infrastructure, which at the time the City adopted the 2030 General Plan, was operating at a maximum 74 percent capacity.[84] As stated previously, projected development under the MU-O would greatly exceed General Plan and regional growth projections, potentially leading to capacity deficiencies and potential overflow conditions. Although development would occur incrementally, cumulative development could result in presently-unquantifiable significant and unavoidable impacts.

d) **New Potentially Significant Impact**. CR&R Inc., under contract with the City of Artesia, provides weekly residential, commercial, and industrial refuse and recyclables collection, including green waste. Solid waste generated from the City is disposed at two District facilities which include the Commerce Refuse-to-Energy Facility (CREF) located at 5926 Sheila Street in the City of Commerce; and the Puente Hills Materials Recovery Facility (PHMRF) located at 2808 Workman Mill Road in the City of Whittier. CREF is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons per week. The PHMRF is permitted to accept 4,400 tons per day, not to exceed 24,000 tons per week of municipal solid waste. With the closure of the Puente Hills Landfill in 2013, the District has implemented a "waste-by-rail" system by using trains to transport waste to remote landfills. With the operation of the Mesquite Regional Landfill in Imperial County and future completion of the Puente Hills railyard facility as part of the existing PHMRF, this intermodal approach to waste hauling will expand solid waste capacity within the District service boundaries.

The Mesquite Regional Landfill has a total capacity of 600 million tons. Currently, the Mesquite Landfill is permitted to accept up to 20,000 tons of municipal solid waste per day from Southern California counties with an expected project life of approximately 100 years based on regional growth projections.

However, as discussed above, projected development under the MU-O would greatly exceed General Plan and regional growth projections, potentially causing the District's solid waste facilities and/or conveyance systems to exceed their daily permitted capacities. Although development would occur incrementally, cumulative development could result in presently-unquantifiable significant and unavoidable impacts.

d) **No New Impact**. Compliance with applicable statutes and regulations related to solid waste is not anticipated to be affected by adoption of the MU-O ordinance or future development in the MU-O area, because the City Building Department, the LACFD, the SCAQMD, and other regulatory agencies are tasked with enforcing these regulations and would be either issuing and inspecting development permits or responding to complaints of violations during project construction. Likewise, Except as discussed under Section III, Air Quality, incremental development under the MU-O, even if it exceeds growth projections, is expected to have the ability to comply with regulations for solid waste management.

[84] GPPEIR, p. 5.12-25.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Impact Discussion:

a, b, c, d) **No New Impact**. The City of Artesia, including the proposed MU-O zone, is located in a fully urbanized area in the coastal plain of the Los Angeles Basin and is not within a or near a state responsibility area or lands classified as very high fire hazard severity zones.[85] The nearest area supporting natural open space/fire-prone vegetation is the open space surrounding La Habra Heights, approximately eight miles northeast of the City. Continuous urban development occupies the land area between Artesia and La Habra Heights; Artesia's surrounding cities of Cerritos and Norwalk are also entirely urbanized. Accordingly, risks associated with wildfire in the City generally are anticipated to be minimal. The California Department of Forestry and Fire Protection (CAL FIRE) website and 2024 Incident Archive, which includes incidents managed by CAL FIRE and other partner agencies, does not show any wildland fires in Artesia, Cerritos, or Norwalk for 2024.[86]

[85] The City is in a "Local Responsibility Area," not a State Responsibility Area. See Calfire, Fire Hazard Severity Zones, available at *https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones* (accessed April 16, 2025).

[86] Source: CAL FIRE *https://www.fire.ca.gov/incidents/2024* (accessed April 16, 2025).

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	New Potentially Significant Impact	New Mitigation is Required	Reduced Impact	No New Impact/ No Impact
a) Does the project 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?	☐	☐	☐	☒
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☐	☒
c) 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.)*	☒	☐	☐	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion:

a) **No New Impact/No Impact**. As shown in Parts I-XX above, the proposed MU-O zone does not have the potential to significantly 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 or 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. The project area is located within a highly-developed urbanized area without native habitat and vegetation. There are potential impacts to hidden/undiscovered cultural resources, but these are adequately reduced to less than significant levels by mitigation measures contained in the General Plan Final Environmental Impact Report and the additional mitigation measures outlined throughout this document.

b) **No New Impact/No Impact**. As shown in Parts I-XX above, the proposed MU-O zone would not be anticipated to achieve short-term environmental goals at the expense of long-term environmental goals, simply because the proposed overlay zone is designed to accomplish long-term environmental goals, including but not limited to reducing VMT, increasing land-use efficiency, incentivizing new transit services, and increasing "walkability" within the City.

c) **Significant and Unavoidable.** As shown in Parts I-XX above, the proposed MU-O zone, , would not generate impacts that are individually limited, but cumulatively considerable, except for air pollutants and greenhouse gas emissions. As discussed throughout the document, project buildout would substantially exceed the 2030 General Plan and SCAG growth projections with respect to housing units and population. Incremental impacts resulting from development and operation of future development within the MU-O zone overlay areas include generation of air pollutants and greenhouse gases, increased use of domestic water, energy consumption, generation of wastewater and solid waste, and short-term construction noise impacts. The analysis concluded that except for greenhouse gas emissions and potential impacts associated with upgrading public utility infrastructure, these incremental impacts were anticipated by the GPPEIR. Most impacts would be less than significant or can be mitigated to a less than significant level.

   The GPPEIR concluded that cumulative air quality and GHG impacts from new development could not be mitigated to less than significant levels and would remain significant and unavoidable. Since development under the MU-O could exceed the development intensity that the GPPEIR evaluated, air quality and GHG impacts from development under the MU-O would likely be greater even with ongoing emissions controls and adoption of green technologies, including zero-emission automobiles. Because GHG-emission thresholds have evolved since the GPPEIR was adopted, mitigation measures are incorporated in this SEIR to reduce greenhouse gas emissions from new development in compliance with the CARB 2022 Scoping Plan. Again, because development under the MU-O would substantially exceed growth projections, cumulative impacts to public utility capacity would also be significant and unavoidable.

d) **No New Impact/No Impact**. As shown in Parts I-XX above, establishing the MU-O zone and allowing future development according to the MU-O development standards would not be anticipated to result in substantial adverse effects on human beings. While there would be a variety of short-term effects during future construction in the MU-O zone overlay area related to noise, air quality, and greenhouse gases, these impacts would be less than significant based on compliance with applicable regulatory requirements and established impact thresholds, as well as the prescribed mitigation measures. However, cumulative long-term effects would include emission of air pollutants in a non-attainment area, greenhouse gas emissions, and impacts to public utility capacity. As noted in (c) above, these latter impacts would be significant and unavoidable.

LIST OF APPENDICES

Appendix 1:	Draft Mixed-Use Overlay Zone Ordinance
Appendix 2:	MU-O Parcel List Excel™ Workbook
Appendix 3:	Urbanisms, *Shade/Shadow Analyses for Artesia Overlay District Project,* Artesia, California (June 8, 2020, and December 2023)
Appendix 4:	Willdan, VMT Memorandum (May 24, 2021)

2030 GENERAL PLAN EIR MITIGATION MEASURES TO BE ADDED TO THE MU-O ORDINANCE DEVELOPMENT STANDARDS

CR-1 Prior to any excavation and grading activities of any future development project on a previously undeveloped property, a professional archaeologist shall be retained to conduct a Phase I survey (physical walk-over) in areas where ground can be observed.

If warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the project applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings

CR-2 In the event that archeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume.

CR-3 In the event that human remains are unearthed during exaction and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

GEO-1 Prior to issuance of a Grading Permit or Building Permit for each development project in the MU-U Overlay Areas 1, 2, and 3, a registered geologist or soils engineer shall prepare a site-specific Geotechnical Study, which shall be submitted to the City Building and Safety Division for approval. The Geotechnical Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards, if any.

GEO-2 Prior to issuance of any Grading Permit or Building Permit, applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.

USS-2 Prior to Grading Permit issuance and as determined necessary by the City, all new development that may occur under the General Plan Update shall undertake a site-specific sewer evaluation, including flow monitoring and modeling, in order to determine the adequacy of the existing conveyance system capacities in the affected project area lines, including trunk and local sewers.

PR-1 Prior to approval of the Final Parcel or Tract Maps related to future residential projects, the City shall require dedication of parkland and/or payment of in-lieu fees.

NEW MITIGATION MEASURES TO BE ADDED TO THE MU-O ORDINANCE DEVELOPMENT STANDARDS

GHG-1 No newly-constructed residence within the HO-O zone shall have a wood or gas-fired hearth or space-heating stove.

GHG-2 All paints used for interior and exterior application in new construction requiring a building permit shall be "zero-VOC" (VOC content of 5mg/liter or less). This requirement shall be added to construction drawings site plan notes and building construction detail notes.

GHG-3 All projects requiring structural building permits shall demonstrate in Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%.

2030 GENERAL PLAN EIR MITIGATION MEASURES INCORPORATED AS MITIGATION MEASURES IN THIS DOCUMENT FOR THE MU-O ZONE

AES-1 For future non-residential development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment, and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site. Staging areas shall be screened from view from residential properties. Construction worker parking may be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the development site. Surrounding streets shall be swept daily and maintained free of dirt and debris.

AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project-by-project basis, and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others:

- Minimizing simultaneous operation of multiple construction equipment units;
- Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures;
- Watering the construction area to minimize fugitive dust;
- Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and
- Minimizing idling time by construction vehicles.

AQ-2 The following is a list of potential design features that shall be incorporated, as determined feasible by the Community Development Director, into the General Plan Update and future projects to ensure consistency with adopted statewide plans and programs.

Energy Efficiency

- Incorporate green building practices and design elements.

- Meet recognized green building and energy efficiency benchmarks.
- Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.
- Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight. Install efficient lighting (including LEDs) for traffic, street, and other outdoor lighting.
- Provide education on energy efficiency to residents, customers, and/or tenants.

Renewable Energy and Energy Storage

- Meet "reach" goals for building energy efficiency and renewable energy use.
- Install solar, wind, and geothermal power systems and solar hot water heaters.
- Install solar panels on unused roof and ground space and over carports and parking areas.
- Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use.
- Use combined heat and power (CHP) in appropriate applications.

Water Conservation and Efficiency

- Incorporate water-reducing features into building and landscape design.
- Create water-efficient landscapes.
- Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods.
- Make effective use of graywater. (Graywater is untreated household wastewater from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.)
- Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.
- Devise a comprehensive water conservation strategy appropriate for the project and location.
- Design buildings to be water-efficient. Install water-efficient fixtures and appliances.
- Provide education about water conservation and available programs and incentives.

Solid Waste Measures

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Integrate reuse and recycling into residential industrial, institutional, and commercial projects. Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses.
- Provide education and publicity about reducing waste and available recycling services.

Land Use Measures

- Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods.
- Meet recognized “smart growth” benchmarks.
- Incorporate public transit into the project’s design.
- Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio.
- Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs.
- Include pedestrian and bicycle facilities within projects and ensure that existing nonmotorized routes are maintained and enhanced.
- Meet an identified transportation-related benchmark.
- Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation.
- Promote “least polluting” ways to connect people and goods to their destinations.
- Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments.
- Require amenities for nonmotorized transportation, such as secure and convenient bicycle parking.
- Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points.
- Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation.
- Provide information on alternative transportation options for consumers, residents, tenants, and employees to reduce transportation-related emissions.
- Purchase, or create incentives for purchasing, low or zero emission vehicles.
- Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides.
- Provide a vanpool for employees.
- Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.

HAZ-1 Prior to issuance of a Grading Permit, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site-specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.), which may require remedial activities prior to construction.

HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:

- Excavation and disposal at a permitted, off-site facility;
- On-site remediation, if necessary; or
- Other measures as deemed appropriate by the County of Los Angeles Fire Department Health Hazardous Materials Division.

HAZ-3 Prior to structural demolition/renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.

HAZ-4 Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/ grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is present).

HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others:

- At least one unobstructed lane shall be maintained in both directions on surrounding roadways.
- At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions.
- If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.

HAZ-6 The City Planning Department shall consult with the City's Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures.

NOI-1 At the discretion of the City of Artesia's Community Development Director, construction activities that may occur under the General Plan Update shall include, but not be limited to the following:

- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.
- All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all **equipment** shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drivetrain, and other components.
- Construction noise reduction methods (i.e., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment) shall be employed where feasible. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure would not have a notable effect on construction operations or schedule.

NOI-2 At the discretion of the City of Artesia's Community Development Director, all new development that may occur under the General Plan Update shall include noise reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.

NOI-3 At the discretion of the City of Artesia's Community Development Director, all new stationary sources shall include noise reduction practices (i.e., mufflers, well maintained mechanical equipment, etc.) where conditions exceed the regulations within the Municipal Code. In addition, areas adjacent to sensitive receptors that are in excess of the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), shall implement applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.).

NOI-4 All new development shall include noise-reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.

NOI-5 All new stationary sources shall include noise-reduction practices (i.e., mufflers, well-maintained mechanical equipment, etc.) where conditions exceed the regulations within the Artesia Municipal Code. In addition, areas adjacent to sensitive receptors that would support uses or activities that would exceed the City's Noise Ordinance standards (i.e., parking facilities,

public trash receptacles, truck delivery areas, etc.) shall implement applicable noise-attenuation features (i.e., attenuation wall, mufflers, etc.).

TR-2 To the extent that future development contributes to the need for improvements to Pioneer Boulevard (SR-1 to Artesia Boulevard) and Norwalk Boulevard (south to South Street), a fair-share contribution to the cost of the improvements shall be included as a condition of approval for future developments.

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: P.O. Box 1208
Norwalk, CA 90651-1208

From:
Public Agency: City of Artesia
Address: 18747 Clarkdale Avenue
Artesia, CA 90701
Contact: Salvador Lopez Jr.
Phone: (562) 865-6262, Ext. 227

Lead Agency (if different from above):
_____
Address: _____
_____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2010041003

Project Title: Mixed Use Overlay (MU-O) Zone

Project Applicant: City of Artesia

Project Location (include county): Pioneer Blvd/Artesia Blvd/South St, City of Artesia, Los Angeles Co.

Project Description:

Amend the Artesia Municipal Code, Title 9 Planning and Zoning, Chapter 2 Zoning, Article 5, Establishment of Zones, Section 9-2.501, Established; to establish a Mixed-Use Overlay (MU-O) Zone enacted to implement, in part, the City of Artesia 6th Cycle Housing Element of the Artesia General Plan, to incentivize new mixed-use infill development and to facilitate affordable multi-family housing for very-low and low-income classifications. Section 9-2.4609 establishes a Community Benefit Program.

This is to advise that the City Council of the City of Artesia has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on June 9, 2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Artesia, City Hall, 18747 Clarkdale Avenue, Artesia, CA 90701

Signature (Public Agency): _____ Title: _____

Date: _____ Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

ARTESIA | CA

MITIGATION MONITORING AND REPORTING PROGRAM

FOR THE SUPPLEMENT TO THE CITY OF ARTESIA 2030 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE MIXED-USE OVERLAY ZONE (MU-O)

SCH No. 2010041003

April 2025

WILLDAN

Willdan Engineering
13191 Crossroads Pkwy N Suite 405
City of Industry, CA 91746
562.908.6200

www.willdan.com

City of Artesia
Mixed-Use Overlay Ordinance
MITIGATION MONITORING AND REPORTING PROGRAM
May 2025

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR AES-1 For future non-residential development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment, and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site. Staging areas shall be screened from view from residential properties. Construction worker parking may be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the development site. Surrounding streets shall be swept daily and maintained free of dirt and debris.	Site Plan Review, Plan check, Construction	Community Development Director, Building Official	The Building Inspector assigned to the project and/or Code Enforcement Officers shall document compliance in project inspection records.	
SEIR AES-1. The MU-O Ordinance shall incorporate a provision in Section 9-2.4509 (Development Standards) requiring applicants to demonstrate that new development projects shall not cast shadows with durations of more than three hours during the spring and fall equinoxes, or more than four hours during the winter and summer solstices. Evidence of shadow duration may be demonstrated by a project-specific shade and shadow computer analysis, a structural model, or other means acceptable to the Community Development Director or designée. The provision shall further caution applicants that reducing a structure's shadow potential will likely require reducing some or all of a structure's height, regardless of the maximum height permitted in the Overlay Zone area.	Prior to CC first reading of ordinance	Community Development Director	The Community Development Director shall ensure that the ordinance contains this provision prior to submitting it to City Council.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR AQ-1 For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD. Appropriate control measures shall be determined on a project-by-project basis, and would be specific to the pollutant for which the daily threshold is exceeded. Such control measures shall include the following, among others: • Minimizing simultaneous operation of multiple construction equipment units; • Implementation of SCAQMD Rule 403, Fugitive Dust Control Measures; • Watering the construction area to minimize fugitive dust; • Require that off-road diesel-powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by the California Air Resources Board; and • Minimizing idling time by construction vehicles.	Plan Check, Grading, Site Preparation, Construction	Community Development Director, Building Official	The Building Inspector assigned to the project and/or Code Enforcement Officers shall document compliance in project inspection records.	
GPPEIR AQ-2 The following is a list of potential design features that shall be incorporated, as determined feasible by the Community Development Director, into the General Plan Update and future projects to ensure consistency with adopted statewide plans and programs. Energy Efficiency • Incorporate green building practices and design elements. • Meet recognized green building and energy efficiency benchmarks. • Install energy efficient lighting (e.g., light emitting diodes (LEDs)), heating and cooling systems, appliances, equipment, and control systems.	Site Plan Review, Plan Check, Site Grading; Site Preparation	Project proponent, Community Development Director, Building Official, Code Enforcement	The Community Development Director and/or Building Official or a designee shall determine compliance with this mitigation measure.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
• Use passive solar design, e.g., orient buildings and incorporate landscaping to maximize passive solar heating during cool seasons, minimize solar heat gain during hot seasons, and enhance natural ventilation. Design buildings to take advantage of sunlight. Install efficient lighting (including LEDs) for traffic, street, and other outdoor lighting. • Provide education on energy efficiency to residents, customers, and/or tenants. Renewable Energy and Energy Storage • Meet "reach" goals for building energy efficiency and renewable energy use. • Install solar, wind, and geothermal power systems and solar hot water heaters. • Install solar panels on unused roof and ground space and over carports and parking areas. • Include energy storage where appropriate to optimize renewable energy generation systems and avoid peak energy use. • Use combined heat and power (CHP) in appropriate applications. Water Conservation and Efficiency • Incorporate water-reducing features into building and landscape design. • Create water-efficient landscapes. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls and use water-efficient irrigation methods. • Make effective use of graywater. (Graywater is untreated household wastewater from bathtubs, showers, bathroom wash basins, and water from clothes washing machines. Graywater to be used for landscape irrigation.) • Implement low-impact development practices that maintain the existing hydrology of the site to manage storm water and protect the environment.				

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
• Devise a comprehensive water conservation strategy appropriate for the project and location. • Design buildings to be water-efficient. Install water-efficient fixtures and appliances. • Provide education about water conservation and available programs and incentives. Solid Waste Measures • Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). • Integrate reuse and recycling into residential industrial, institutional, and commercial projects. Provide easy and convenient recycling opportunities for residents, the public, and tenant businesses. • Provide education and publicity about reducing waste and available recycling services. Land Use Measures • Ensure consistency with “smart growth” principles – mixed-use, infill, and higher density projects that provide alternatives to individual vehicle travel and promote the efficient delivery of services and goods. • Meet recognized “smart growth” benchmarks. • Incorporate public transit into the project’s design. • Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio. • Develop “brownfields” and other underused or defunct properties near existing public transportation and jobs. • Include pedestrian and bicycle facilities within projects and ensure that existing nonmotorized routes are maintained and enhanced. • Meet an identified transportation-related benchmark.				

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
• Adopt a comprehensive parking policy that discourages private vehicle use and encourages the use of alternative transportation. • Promote “least polluting” ways to connect people and goods to their destinations. • Incorporate bicycle lanes, routes and facilities into street systems, new subdivisions, and large developments. • Require amenities for nonmotorized transportation, such as secure and convenient bicycle parking. • Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling. • Create bicycle lanes and walking paths directed to the location of schools, parks, and other destination points. • Institute teleconferencing, telecommute and/or flexible work hour programs to reduce unnecessary employee transportation. • Provide information on alternative transportation options for consumers, residents, tenants, and employees to reduce transportation-related emissions. • Purchase, or create incentives for purchasing, low or zero emission vehicles. • Create a ride sharing program. Promote existing ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles, and providing a web site or message board for coordinating rides. • Provide a vanpool for employees. • Protect existing trees and encourage the planting of new trees. Adopt a tree protection and replacement ordinance.				

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
SEIR AQ-1. The MU-O Ordinance shall incorporate a provision in Section 9-2.4507 (Development Standards) requiring applicants to estimate development projects' construction and operational emissions using the CalEEMod™ Emissions Estimator or equivalent modeling tool, and to incorporate emissions-reduction measures so that estimated construction and operational emissions do not exceed applicable regional and localized thresholds.	Prior to First Reading of ordinance.	Community Development Director	Community Development Director shall ensure that the provision is added to the ordinance prior to submittal of ordinance and supporting materials to the City Council.	
GPPEIR CR-1 Prior to any excavation and grading activities of any future development project on a previously undeveloped property, a professional archaeologist shall be retained to conduct a Phase I survey (physical walk-over) in areas where ground can be observed. If warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the project applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings	Site Plan Review, Plan Check,	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	
GPPEIR CR-2 In the event that archaeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume.	Grading, Excavation	Community Development Director, Building Official, Code Enforcement	The Building Inspector assigned to the project and/or Code Enforcement Officers shall document compliance in project inspection records.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR CR-3 In the event that human remains are unearthed during exaction and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.	Grading, Excavation	Community Development Director, Building Official, Code Enforcement	The Building Inspector assigned to the project and/or Code Enforcement Officers shall document compliance in project inspection records.	
SEIR CR-1 Prior to adoption of the MU-O ordinance and map, the MU-O boundary shall be revised to remove AIN 7039-010-905, 18641 Corby Avenue, from the overlay area.	Pre-Construction/ Demolition	Project Proponent/ Qualified Hazardous Materials Specialist	City Engineer or designee shall monitor for compliance.	
GPPEIR GEO-1 The following provisions shall be added to the MU-O ordinance prior to enactment unless they or equivalent provisions already exist within the Artesia Municipal Code or are part of the City of Artesia Building Department regulations: • Prior to issuance of a Grading Permit or Building Permit for each development project in the MU-U Overlay Areas 1, 2, and 3, a registered geologist or soils engineer shall prepare a site-specific Geotechnical Study, which shall be submitted to the City Building and Safety Division for approval. The Geotechnical Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards, if any. • Prior to issuance of any Grading Permit or Building Permit, applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.	Prior to First Reading of ordinance.	Community Development Director	Community Development Director shall ensure that the provision is added to the ordinance prior to submittal of ordinance and supporting materials to the City Council.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
SEIR GHG-1 All projects proposed under the MU-O zone requiring structural building permits shall demonstrate in their Title 24 energy calculations that Title 24 minimum requirements will be exceeded by 10%. Projects incorporating 100% affordable residential units are exempt from this requirement.	Site Plan Review, Plan Check,	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	
SEIR GHG-2 All development projects proposed under the MU-O zone requiring building permits for new mixed-use, multi-family residential, commercial-retail, office, and restaurant uses shall estimate construction and operational GHG emissions using the CalEEMod Emissions Estimator or equivalent emissions modeling software, and adopt model-defined measures that reduce the project's GHG emissions by a minimum of 20% from unmitigated construction and operation. Projects incorporating 100% affordable residential units are exempt from this requirement.	Site Plan Review, Plan Check,	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	
GPPEIR HAZ-1 Prior to issuance of a Grading Permit, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site-specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.), which may require remedial activities prior to construction.	Site Plan Review, Plan Check,	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation, and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements: • Excavation and disposal at a permitted, off-site facility; • On-site remediation, if necessary; or • Other measures as deemed appropriate by the County of Los Angeles Fire Department Health Hazardous Materials Division.	Site Plan Review, Plan Check	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	
GPPEIR HAZ-3 Prior to structural demolition/renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.	Site Plan Review, Plan Check	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR HAZ-4 Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/ grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is present).	Site Plan Review, Plan Check	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	
GPPEIR HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others: • At least one unobstructed lane shall be maintained in both directions on surrounding roadways. • At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls to allow travel in both directions. • If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.	Site Plan Review, Plan Check,	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement. Site plans shall not be signed off until this requirement is fulfilled.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR HAZ-6 The City Planning Department shall consult with the City's Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary land or roadway closures.	Site Plan Review, Plan Check,	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement.	
SEIR LU-1. Within twenty-four (24) months of certifying this SEIR, the City shall update the General Plan and growth projections to accommodate the increased land use densities and development projections resulting from enacting the MU-O.	24 months post-certification of SEIR.	Community Development Director	Community Development Director shall initiate General Plan amendment process and track schedule for completion by end of 24-month period.	
SEIR LU-2. Within twelve (12) months of certifying this SEIR, the City shall update the General Plan language describing neighborhood compatibility in light of California Government Code Article 10.6, §§ 65589.5 et seq., creating objective standards defining "neighborhood compatibility" so that the term "neighborhood compatibility" does not introduce discretionary review and does not exclude or limit new affordable housing development.	12 months post-certification of SEIR.	Community Development Director	Community Development Director shall initiate General Plan text amendment process and track schedule for completion by end of 12-month period.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR NOI-1 At the discretion of the City of Artesia's Community Development Director, construction activities that may occur under the General Plan Update shall include, but not be limited to the following: • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors. • All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drivetrain, and other components. • Construction noise reduction methods (i.e., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas, and use of electric air compressors and similar power tools, rather than diesel equipment) shall be employed where feasible. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure would not have a notable effect on construction operations or schedule.	Site Plan Review, Plan Check, Construction	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff and building inspectors to convey this requirement.	

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
GPPEIR NOI-2 At the discretion of the City of Artesia's Community Development Director, all new development that may occur under the General Plan Update shall include noise reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.	Site Plan Review, Plan Check, Construction	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement.	
GPPEIR NOI-3 At the discretion of the City of Artesia's Community Development Director, all new stationary sources shall include noise reduction practices (i.e., mufflers, well maintained mechanical equipment, etc.) where conditions exceed the regulations within the Municipal Code. In addition, areas adjacent to sensitive receptors that are in excess of the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), shall implement applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.).	Site Plan Review, Plan Check, Construction	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement.	
SEIR NOI-1 For any proposed construction activity requiring a building permit where pile drivers, pavement breakers, jack-hammers, compaction equipment such as vibratory rollers, or other equipment typically causing ground-borne vibration will be used, applicants shall evaluate the potential of construction equipment to cause vibration that would adversely affect people or structures. If the anticipated vibration would exceed 0.5 PPV (estimated threshold for transient sources that could damage older residential structures or annoy people), then vibration-dampening measures shall be used. These may include but not be limited to:[1] • Jetting with air and water to erode soil adjacent to pile placement • Pre-drilling to minimize amount of impact driving	Site Plan Review, Plan Check, Construction	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement.	

[1] Id., pp. 42-45 (discussions of mitigation measures).

Mitigation Measures	Period of Implementation	Implementation/ Monitoring Responsibility	Reporting Procedure	Comments
• Using cast-in-place or auger cast piles to eliminate impact driving • Using non-displacement piles • Using pile cushioning • Scheduling for specific times to minimize disturbance at nearby vibration-sensitive sites • Using alternative non-impact drivers • Using a hydraulic crusher • Using saws or rotary rock-cutting heads to cut concrete slabs • Using hydraulic splitters to break up concrete • Scheduling vibration-causing work to minimize disruption • Informing the public about the project and potential vibration effects • Offering hotel vouchers or temporary relocation assistance to potentially affected residents for the duration of vibration-causing activity				
GPPEIR TR-1 The City shall monitor traffic growth along Pioneer Boulevard (SR-1 to Artesia Boulevard) and Norwalk Boulevard (south of South Street) on an ongoing basis, in order to determine timing for implementation of the improvements necessary to achieve a LOS D or better.	Site Plan Review, Plan Check, Construction	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement.	
GPPEIR TR-2 To the extent that future development contributes to the need for improvements to Pioneer Boulevard (SR-1 to Artesia Boulevard) and Norwalk Boulevard (south to South Street), a fair-share contribution to the cost of the improvements shall be made a condition of approval for future developments.	Site Plan Review, Plan Check	Community Development Director, Building Inspector	Community Development Director shall continue current procedures that implement this policy. If none, Community Development Director shall instruct counter staff to convey this requirement.	

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 10F.**

TO: Mayor and Members of the City Council

SUBJECT: Case No. 2024-22: General Plan Amendment, Amendment to the Artesia Live Specific Plan, Amendment to the Zoning Ordinance, Vesting Tentative Tract Map No. 84570, Design Review and Mitigated Negative Declaration for Project Located at 17610 & 17618 Pioneer Boulevard

FROM: Sal Lopez, Interim Community Development Director

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council take the following actions:

1. Open and conduct a public hearing;

2. Adopt Resolution No. 25-3044 adopting Mitigated Negative Declaration (SCH #2025040131) and Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA) for Tentative Tract Map No. 84570; Amendment to the Artesia Live Specific Plan; General Plan and Zoning Code Amendments and Design Review associated with the proposed Pioneer Place Mixed Use Project consisting of 83 unit residential condominiums and a 1,600 square feet of rooftop restaurant with alcohol sales, in a 6-story building;

3. Adopt Resolution No. 25-3045 approving an amendment to the General Plan by modifying the description of City Center Mixed Use land use designation by adding the following sentence “Residential density may exceed 70 dwelling units per acre subject to approval of a Specific Plan” to the City Center Mixed Use land use designation and adding a Footnote below Table LU-4 in the General Plan to state: “Residential density may exceed 70du/ac subject to approval of a Specific Plan”;

4. Adopt Resolution No. 25-3046 approving Vesting Tentative Tract Map No. 84570 to allow a mixed use development consisting of 83 residential units and a 1,600 square foot rooftop restaurant to be subdivided for condominium purposes located at 17610 & 17618 Pioneer Boulevard (Assessor’s Parcel Numbers 7033-007-016, 017 & 018);

5. Introduce and waive the first reading of Ordinance No. 25-968, amending the Artesia Live Specific Plan;

6. Introduce and waive the first reading of Ordinance No. 22-969, amending Section 9-2.3453 (Specific Plan Zones) of Article 34.5 (Specific Plan Zones (SP)) of Chapter 2 (zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code; and

7. Affirm Planning Commission's conditional approval of a Design Review application for Case No. 2024-22, and Adopt Resolution No. 25-3047 for a mixed-use development consisting of 83-unit residential units, with 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping located at 17610 & 17618 Pioneer Boulevard (Assessor's Parcel Numbers 7033-007-016, 017 & 018).

BACKGROUND:

The project involves a mixed-use development consisting of a 6-story building comprised of 83 residential condominiums, comprising of 12 studio units, 41 one-bedroom/one bathroom units, and 30 two-bedroom/two-bathroom units at a height of 64 feet to the top of the parapet, with the elevator shaft extending to 71 feet. Attachment No. 12 provides data related to various development standards of the proposed project compared to the previously approved development. To facilitate the proposed development, the project also entails the following components:

- An amendment to the General Plan to allow an increase in residential density to exceed the 70 dwelling units per acre limit, subject to approval of a Specific Plan;

- Amendment to the Artesia Live Specific Plan to reflect the proposed Pioneer Place Mixed-Use Development, as the current Specific Plan was adopted for a larger project consisting of a seven-story building at 96 feet in height, which included a 111-room hotel, 1,330 square feet of retail, 9,590 square feet of restaurant space, and 54 residential condominiums;

- Amendment of a section of the Zoning Code by replacing the description of the previously approved project with the proposed Pioneer Place project;

- Consideration of a vesting tentative tract map to allow the 83 residential units to be subdivided for condominium purposes; and

- Affirmation of Planning Commission's approval of the Design Review application for the proposed development project.

ANALYSIS:

<u>General Plan Map Amendment</u>

The Artesia General Plan 2030 considers the most important implementation mechanisms for the Land Use Sub-Element to be the Zoning Ordinance and Specific Plans. California state law requires the Zoning Ordinance be consistent with the Land Use Element and Diagram; similarly, all provisions of Specific Plans must be consistent with the General Plan.

Amendments to the Artesia Live Specific Plan and approval of the proposed mixed use development requires amending the intensity/density standard for the City Center Mixed Use Land Use Designation of the Land Use Sub-Element which currently reads as follows:

> *The City Center Mixed Use Designation encourages the development and redevelopment of a contemporary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area. The City Center mixed Use designation is intended to serve as the City's core. The City Center Mixed Use designation encourages physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods.*

The project would develop 83 dwelling units on a 0.84-acre site at a proposed density of approximately 99 units per acre. To accommodate the density, the amendment to the General Plan's Land Use Sub-Element will add the following sentence to the above definition: "Residential density may exceed 70 du/ac subject to approval of a Specific Plan". In addition, a new Footnote will be added to Table LU-4 in the General Plan to read - "Residential density may exceed 70 du/ac subject to approval of a Specific Plan."

Resolution No. 25-3045 (Attachment No. 2) provides the analysis and findings in support of the proposed amendment.

Artesia Live Specific Plan Amendment

Chapter 5 (Implementation & Administration) of the Artesia Live Specific Plan states that the Community Development Department is responsible for maintaining and updating the Specific Plan, as applicable. Furthermore, Government Code Section 65453(a) states that a specific plan shall be prepared, adopted and amended in the same manner as a general plan. Government Code also stipulates that no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

Changes in market conditions or developer interests may result in the need for amendments to the Artesia Live Specific Plan. Over time, various sections of the Specific Plan may need to be revised to respond to changing technical and economic conditions.

The current Artesia Live Specific Plan was initiated in response to the 2015 approved development project consisting of the 111 room hotel, 54 residential condominiums, 1,330 square feet of retail and 9,590 square feet of restaurant uses in a 7-story mixed use building. As the previously approved project was never developed and the new owners have submitted a new development proposal (Pioneer Place Mixed Use), it is necessary to amend the Artesia Live Specific Plan in order to accommodate the current proposal.

The proposed amendments to the Artesia Live Specific Plan primarily involve changes to the statistical data. Replacing the standards and data of the 2015 project with the proposed Pioneer Place Mixed Use project. For example, references to hotels and grocery stores will be eliminated. The amendments will modify the standards in order to reflect the statistical data of the Pioneer Place Mixed Use project.

The proposed amendments to the Artesia Live Specific Plan will continue with the overall vision of the current Specific Plan. The Specific Plan will continue to demonstrate a clear vision for the new mixed use development as an economic development tool that will facilitate new future development.

Ordinance No. 25-968 (Attachment No. 3) provides the analysis and findings supporting the proposed amendment.

Zoning Text Amendment

The Artesia General Plan 2030 requires that adoption of a Specific Plan be accompanied by an amendment to the Artesia Municipal Code (Title 9, Chapter 2 - Zoning) to acknowledge the approved specific plan and to establish a Specific Plan Zone for the approved Specific Plan. The Artesia Live Specific Plan is already identified on the Zoning Map. This amendment involves a simple Zone Text Amendment of Section 9-2.3453 (Specific Plan Zones and Zoning Map Designations) of the Zoning Code. The amendment will modify the description of the Artesia Live Specific Plan by replacing the reference to a seven-story mixed-use development with a reference to a six-story mixed-use development. Other minor non-substantive edits include the removal of identification numbers for the specific plan, which is no longer in use.

Ordinance No. 25-969 (Attachment No. 4) provides the analysis and findings supporting the proposed amendment and includes the proposed new language.

Vesting Tentative Tract Map (VTTM No 84570)

The applicant requests approval of a Vesting Tentative Tract Map (Map) to subdivide the subject property, with the proposed six-story mixed-use building, for condominium purposes into 83 residential units. The Map will also consolidate three parcels at the subject site into a single parcel in order to accommodate the condominium. The application was filed in accordance with the California Subdivision Map Act (Gov. Code, § 66410 *et seq.*), which requires subdividing the land for condominium purposes. The project site is a rectangular shaped site approximately 36,590 square feet in area. The site is relatively flat and has a surface elevation of approximately 57 feet.

The proposed improvement of the subject property is subject to the provisions and development standards of the amended Artesia Live Specific Plan and Chapter 1 Subdivisions, of Title 9 Planning and Zoning of the Artesia Municipal Code relative to Vesting Tentative Tract Map applications. The City Engineer's recommended conditions of approval are outlined in the proposed City Council Resolution No. 25-3046. These recommended conditions are typically required for projects of this size.

Resolution No. 25-3046 (Attachment No. 5) provides the analysis and findings in support of approving Vesting Tentative Tract Map No. 84570.

Planning Commission's Action

On May 20, 2025, the Planning Commission held a noticed public hearing and considered the project including the Design Review application, amendments to the General Plan, Artesia Live Specific Plan, and the Zoning Code, Vesting Tentative Tract Map No. 84570, and the Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program ("MMRP"). After receiving public testimony, the Planning Commission voted 4-0-1 (Commissioner Barcelos absent) and approved the Design Review application and voted 4-0-1 (Commissioner Barcelos absent) recommending that City Council; 1) adopt the MND and MMRP; 2) approve the General Plan Amendment; 3) approve the Artesia Live Specific Plan Amendment; 4) approve the amendment to the Zoning Code; and 5) approve Vesting Tentative Tract Map No. 84570.

Staff recommends that should Council approve the Artesia Live Specific Plan, the General Plan and Zoning Code Amendments, Vesting Tentative Tract Map No. 84570, and the MND and MMRP, pursuant to Artesia Municipal Code (AMC) Section 9-2.1707(a), the City Council affirm the Planning Commission's approval of the Design Review application for Case No. 2024-22

Alternatively, the City Council may:

1. Require a transcript or recording of the testimony and all other evidence upon which the Planning Commission made its decision concerning the Design Review application for Case No. 2024-22, and, after receiving such evidence, take such action as, in the opinion of the City Council, is indicated by such evidence alone;
2. Refer the Design Review application for Case No. 2024-22 back to the Planning Commission, with or without instructions for further proceedings; or
3. Set the Design Review application for Case No. 2024-22 for a hearing before itself, at which hearing the City Council will hear and decide the Design Review application for Case No. 2024-22 de novo.

ENVIRONMENTAL:

Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15063, staff prepared an Initial Study (IS) to analyze the potential environmental effects of the proposed Project (the 83-unit mixed-use residential development together with the amended Artesia Live Specific Plan and related zoning and general plan amendments). Through the Initial Study, it was determined that the Project would not result in any significant environmental impacts that could not be mitigated to a level of less than significance. Therefore, staff prepared a Mitigated Negative Declaration (MND) pursuant to CEQA Guidelines Section 15070. A Notice of Intent (NOI) was filed with the State Clearinghouse and the Los Angeles County Clerk, published in the Los Cerritos Community News, and mailed to property owners within 1,000 feet of the subject site. The NOI indicated that the IS/MND was available for public review and comment from March 28, 2025, through April 28, 2025. During the review and comment period, staff received one comment. The comment was received from the Los Angeles County Sanitation Districts. The comment did not raise an issue with the Initial Study or the Mitigated Negative Declaration. The received comment and staff's response is found as an appendix to Attachment No. 1.

FISCAL IMPACT:

The Developer and the project will be contributing the following to the City of Artesia as part of this proposed development:

- Community Facilities District Formation. Developer shall file a Petition and Waiver with city to initiate formation of, or annexation to if one already exists, and pay all costs associated with the formation of or annexation to, a community facilities district ("CFD") pursuant to the Mello-Roos Community Facilities Act of 1982 (Gov. Code §§ 53311-53368.3), in order to provide a method of the rendering of additional services necessitated as a result of the development: (1) police protection services; (2) fire protection services; (3) ambulance and paramedic services; (4) the operation and maintenance of flood and storm protection services; and (5) maintenance and lighting of parks, parkways, promenades, streets, roads, medians, islands and open spaces. The special tax levied within the CFD is in an amount not less than Six Hundred and Seventy-Six Dollars ($676), per unit per year, with an annual escalation factor of two percent (2%), unless otherwise specified by the Rate and Method of Apportionment applicable to the CFD or established by the City Council pursuant to the Mello-Roos Community Facilities Act of 1982, as the taxes may be adjusted from time to time. Developer shall complete the formation of or annexation to, the CFD prior to the issuance of the first Certificate of Occupancy for the development.

- Payment of the required Specific Plan Recovery fees of forty-eight cents ($0.48) per square foot of new development, as set forth by City Council resolution and authorized by Chapter 7 (Specific Plan Recovery Fees) of Title 3 (Finance) of the Artesia Municipal Code prior to the issuance of the building permit for development.

- Payment of Development Impact Fees of $20,613 per dwelling unit and $6,645 per 1,000 sq. ft. of commercial floor area, as authorized by City Council Resolution 19-2742 and the Mitigation Fee Act (Gov. Code § 66000 *et seq*.).

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council take the following actions:

1. Open and conduct a public hearing;

2. Adopt Resolution No. 25-3044 adopting Mitigated Negative Declaration (SCH #2025040131) and Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act (CEQA) for Tentative Tract Map No. 84570; Amendment to the Artesia Live Specific Plan; General Plan and Zoning Code Amendments and Design Review associated with the proposed Pioneer Place Mixed Use Project consisting of 83 unit residential condominiums and a 1,600 square feet of rooftop restaurant with alcohol sales, in a 6-story building;

3. Adopt Resolution No. 25-3045 approving an amendment to the General Plan by modifying the description of City Center Mixed Use land use designation by adding the following sentence “Residential density may exceed 70 dwelling units per acre subject to approval of a Specific Plan” to the City Center Mixed Use land use designation and adding a Footnote below Table LU-4 in the General Plan to state: “Residential density may exceed 70du/ac subject to approval of a Specific Plan”;

4. Adopt Resolution No. 25-3046 approving Vesting Tentative Tract Map No. 84570 to allow a mixed use development consisting of 83 residential units and a 1,600 square foot rooftop restaurant to be subdivided for condominium purposes located at 17610 & 17618 Pioneer Boulevard (Assessor’s Parcel Numbers 7033-007-016, 017 & 018);

5. Introduce and waive the first reading of Ordinance No. 25-968, amending the Artesia Live Specific Plan;

6. Introduce and waive the first reading of Ordinance No. 22-969, amending Section 9-2.3453 (Specific Plan Zones) of Article 34.5 (Specific Plan Zones (SP)) of Chapter 2 (zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code; and

7. Affirm Planning Commission’s conditional approval of a Design Review application for Case No. 2024-22 and Adopt Resolution No. 25-3047 for a mixed-use development consisting of 83-unit residential units, with 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping located at 17610 & 17618 Pioneer Boulevard (Assessor’s Parcel Numbers 7033-007-016, 017 & 018).

Attachments

Reso 25-3044.pdf
Reso 24-3045.pdf
Ordinance No. 25-968 (Adopting Amended Artesia Live Street Plan).pdf
Ordinance No. 25-969(Adopting Zoning Amendment).pdf
Reso 25-3046.pdf
Reso 25-3047.pdf
Exhibit A to Reso 25-3047
Artesia Live SPA - Final No Appendices.pdf
Artesia Live Specific Plan_Amendment - Redlines 041625.pdf
Project Data.pdf
Architectural & Landscape Plans.pdf
VTTM 84570.pdf
Artesia Pioneer Place IS-MND 2025-03-26.pdf

RESOLUTION NO. 25-3044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA ADOPTING MITIGATED NEGATIVE DECLARATION (SCH #2025040131) AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE PIONEER PLACE PROJECT AT 17610 & 17618 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7033-007-016, 7033-007-017 & 7033-007-018) (CASE NO. 2024-22)

WHEREAS, the applicant, Atlas Development, submitted an application requesting approval of a General Plan Amendment to amend the text of the General Plan by modifying the Land Use Sub-Element and adding the following sentence - "Residential density may exceed 70du/ac subject to approval of a Specific Plan" to the City Center Mixed Use land use designation's definition and adding a Footnote below Table LU-4 of the General Plan to provide: "Residential density may exceed 70du/ac subject to approval of a Specific Plan" in order to facilitate the construction of a 6-story mixed-use development on real property located at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 & 7033-007-018) which will include the development of a 83 unit residential condominiums, 1,600 square feet of rooftop restaurant with alcohol sales and associated parking and landscaping. This application was submitted in conjunction with applications for Zone Code Amendments, amendment to the Artesia Live Specific Plan, Vesting Tentative Tract Map No. 84570, and Design Review (collectively, the "Project").

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.,) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, "CEQA"), the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND"), which was circulated for review by the public and interested, responsible, and trustee agencies for at least 30 days from March 28, 2025 through April 28, 2025 by: (1) filing a Notice of Intent to Adopt a Mitigated Negative Declaration ("NOI") with the State Clearinghouse; (2) filing a NOI with the Los Angeles County Clerk; (3) placing a NOI in the Los Cerritos Community News, a newspaper of General Circulation; (4) mailing a NOI to various interested persons, agencies, and tribes; (5) mailing the NOI to property owners within 1,000 feet of the subject site, (6) posting the NOI at the project site, and (7) posting the NOI on the City's website. In addition, copies of the MND were available during the public review period at the Community Development Department's web page, as well as at Artesia City Hall Planning Department, Artesia Public Library, and Artesia Public Park.

WHEREAS, based on the MND, City staff determined that all potential environmental impacts from the Project would be less than significant with the

incorporation of the mitigation measures in the Mitigation Monitoring and Reporting Program ("MMRP"). Pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the MMRP has been prepared and includes mitigation measures for biological resources, cultural resources, geology and soils, hazards and hazardous materials, transportation and tribal cultural resources.

WHEREAS, all comments were received, considered and responded to from the public, as well as any responsible, trustee, and interested agencies, on the MND. The Final MND consist of the responses to comments and the MND.

WHEREAS, on May 20, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Final MND and all other relevant information contained in the administrative record regarding the Project, including all oral and written evidence presented to it during all meetings and hearings and adopted Resolution No. 2025-13P recommending that the City Council adopt the MND.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

SECTION 1. The City Council hereby makes the following environmental findings and determinations:

A. reviewed and considered the Final MND and the administrative record, including all written and oral evidence presented to it, and finds: (i) that the Final MND was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence in the administrative record supporting a fair argument that the Project may have a significant effect on the environment. The Planning Commission further finds that the Final MND contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City. No new significant environmental impacts have been identified in the Final MND and any changes to the Final MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

B. Based on these findings, the City Council hereby approves and adopts the Final MND for this Project pursuant to Public Resources Code section 21080, subdivision (c)(2).

C. The City Council has also reviewed and considered the MMRP for the Project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during Project implementation. The City Council therefore approves and adopts the MMRP for the Project, which is has been made a condition of approval for Resolution 25-3046 and Planning Commission Resolution 2025-12P.

D. The City Council directs staff to file a Notice of Determination with the Los Angeles County Clerk and the Office of Land Use and Climate Innovation within five (5) working days of approval of the Project.

E. The custodian of records for the Final MND, MMRP and all other materials which constitute the record of proceedings upon which the City Council's decision is based upon is the Planning Department of the City of Artesia. Those documents are available for public review in the Planning Department of the City of Artesia, located at 18747 Clarkdale Avenue, California 90701, telephone (562) 865-6262.

SECTION 2. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the passage, approval, and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 3. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 9th day of June 2025**.**

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ALI SAJJAD TAJ, MAYOR

ATTEST:

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JENNIFER ALDERETE, CITY CLERK

RESOLUTION NO. 25-3045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING AMENDMENT TO THE GENERAL PLAN TO MODIFY THE DESCRIPTION OF THE CITY CENTER MIXED USE LAND USE DESIGNATION BY ADDING THE FOLLOWING SENTENCE "RESIDENTIAL DENSITY MAY EXCEED 70 DU/AC SUBJECT TO APPROVAL OF A SPECIFIC PLAN" AND TO ADD FOOTNOTE "3" TO TABLE LU-3 IN THE GENERAL PLAN TO PROVIDE: "RESIDENTIAL DENSITY MAY EXCEED 70 DU/AC SUBJECT TO APPROVAL OF A SPECIFIC PLAN"

WHEREAS, the applicant, Atlas Development, submitted an application requesting approval of a General Plan Amendment to change the description of City Center Mixed Use land use designation by adding the following sentence, "Residential density may exceed 70du/ac subject to approval of a Specific Plan," and to add Footnote "3" to Table LU-3 in the General Plan to provide: "Residential density may exceed 70du/ac subject to approval of a Specific Plan". This application was submitted in conjunction with applications for Vesting Tentative Tract Map No. 84570, Design Review and amendments to the Artesia Live Specific Plan, and the Zoning Code to accommodate the development of a six-story mixed use development consisting of 83 unit residential condominiums, 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping, (the "Project") on real property located at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108)

WHEREAS, Government Code Section 65350 provides that cities shall amend general plans and elements of those general plans in the manner provided in Article 6 (Sections 65350-65362) of Chapter 3 of Division 1 of Title 7 of the Government Code.

WHEREAS, Government Code Section 65353(a) provides that "[w]hen the city has a planning commission authorized by local ordinance or resolution to review and recommend action on proposed amendments to the general plan, the commission shall hold at least one public hearing before approving a recommendation on the amendment of a general plan. Notice of the hearing shall be given pursuant to Section 65090." Further, Section 65353(b) provides that "[i]f amendments to a general plan would affect the permitted uses or intensity of uses of real property, notice of the hearing shall also be given pursuant to paragraphs (1) and (3) of subdivision (a) of Section 65091."

WHEREAS, Government Code Section 65354 provides that the "planning commission shall make a written recommendation on the amendment of a general plan. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission. The planning commission shall send its recommendation to the legislative body."

WHEREAS, on May 20, 2025, the Planning Commission conducted a duly noticed public hearing in accordance with California Government Code Sections 65090 and 65091 to consider the proposed General Plan Land Use Text Amendment, and following receipt of public testimony, closed the public hearing.

WHEREAS, in accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the CEQA Guidelines the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND"), that analyzed the proposed Project's environmental impacts. Resolution No. 25-3044 adopted the MND and MMRP, and among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. 25-3044, including the MND, as if fully set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

SECTION 1. Based on the evidence in the record, the City Council finds that the proposed General Plan Amendment, is appropriate for the following reasons:

A. The proposed General Plan Land Use Sub-Element Amendment is in the public interest because it would create the opportunity for additional mixed use, residential and commercial uses within the City Center Mixed Use area on a case by case basis subject to the approval of a Specific Plan. Providing an opportunity to increase density on a case by case basis will encourage the development and redevelopment of a contemporary mix of commercial, retail, office and residential uses that twill expand economic vibrancy and livability in the City Center area. The potential for the development of additional residential dwellings units within a mixed use urban land use pattern will result in a "sense of place" and generate potential for infill development, an adaptive reuse of underutilized sites, and structures to better serve the area and generate new investment.

B. The proposed change to the General Plan Land Use Sub-Element Amendment will not be detrimental to the public health, safety or welfare because the Mitigated Negative Declaration, prepared for the Project, determined that all potentially significant effects to the environment would be reduced to less than significant levels through the implementation of specific mitigation measures. Moreover, the proposed Amendment and future residential and retail development will create new job opportunities, incentive for overall investment, a mix of housing types, and help the City meet its residential development obligations mandated by the State.

C. The proposed Amendment is consistent with the General Plan 2030 goal of a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision (Community Goal LU 1) by creating a mixed land-use pattern that will foster a strong community identity,

provide new employment, housing, and entertainment opportunities, and strengthen the City's tax base.

D. The proposed Amendment will not adversely affect or be detrimental to adjacent properties as the standards of the City Center Mixed Use Land Use designation of ensuring the protection and enhancement of adjacent residential neighborhoods will be upheld for this project and for future development. This is ensured with the development of a specific plan and required environmental analysis mandated by the California Environmental Quality Act (CEQA). The development of a specific plan and the CEQA process ensure extensive public participation which further ensures that protection and enhancement of adjacent residential neighborhoods will be upheld. With regards to the proposed Pioneer Place Mixed Use development project and the proposed amendments to the Artesia Live Specific Plan, an environmental analysis was conducted and based on the Initial Study, it was determined that significant impacts would be mitigated to a level of less than significant.

E. The proposed General Plan Amendment is consistent with the following community policies and policy actions in the General Plan 2030 Community Policy Program:

1. Community Policy LU 1.1 and Policy Action LU 1.1.1, which encourage the identification of appropriate locations for residential and non-residential development to accommodate growth through the year 2030 by evaluating amendments to the General Plan Land Use Map to consider the effect that such amendments will have on the City's ability to achieve its goals of a well planned community; and

2. Community Policy LU 1.3 and Policy Action LU 1.3.1, which encourages active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas by enhancing access, safety and the streetscape experience for pedestrians, bicyclists and transit riders; and focus improvements in areas with the highest need; and

3. Community Policy LU 1.4 and Policy Action LU 1.4.1 and 1.4.2, which ensures that mixed use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces and attractive landscaping; and

4. Housing Sub-Element Policy HE 3.1 and Policy Action 3.1b, which encourages recycling of sites for residential development to facilitate redevelopment of non-residential sites for residential use; and

SECTION 2. Based on the findings specified in Sections 6 and 7, above, and all other evidence in the record, the Planning Commission hereby recommends that the City Council approve the General Plan Land Use Sub-Element Amendment to change the text of the General Plan by modifying the Land Use Sub-Element and adding the following sentence - "Residential density may exceed 70du/ac subject to approval of a Specific Plan" to the City Center Mixed Use land use designation's definition, and adding Footnote # 3 to Table LU-3 of the General Plan to provide: "Residential density may exceed

70du/ac subject to approval of a Specific Plan". The amended text is attached hereto as Exhibit "A" which is incorporated herein by reference.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the passage, approval, and adoption of this Resolution and enter into the book of original Resolutions.

SECTION 4. Certification. The City Clerk shall certify the adoption of this Resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 9th day of June, 2025.

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ALI SAJJAD TAJ, MAYOR

ATTEST:

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JENNIFER ALDERETE, CITY CLERK

ORDINANCE NO. 25-968

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, AMENDING THE ARTESIA LIVE SPECIFIC PLAN

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. The applicant, Atlas Development, submitted an application requesting an amendment of the Artesia Live Specific Plan for real property located at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108) (Case No. 2024-22), to accommodate the development of a six-story mixed use development consisting of 83 unit residential condominiums, 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping, (the "Project"). This application was submitted in conjunction with applications for Design Review, Vesting Tentative Tract Map No. 84570, Zoning Code, and General Plan Amendments.

B. Government Code Section 65453(a) provides that "[a] specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body."

C. Government Code Section 65353(a) provides that "[w]hen the city has a planning commission authorized by local ordinance or resolution to review and recommend action on a proposed [specific] plan the commission shall hold at least one public hearing before approving a recommendation on the adoption of a [specific] plan. Notice of the hearing shall be given pursuant to Section 65090." Further, Section 65353(b) provides that "[i]f a proposed [specific] plan would affect the permitted uses or intensity of uses of real property, notice of the hearing shall also be given pursuant to paragraphs (1) and (3) of subdivision (a) of Section 65091.

D. Government Code Section 65354 provides that the "planning commission shall make a written recommendation on the adoption or amendment of a [specific] plan" and that a "recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the commission." Additionally, the "planning commission shall send its recommendation to the legislative body."

E. Government Code Section 65454 provides that "[n]o specific plan may be adopted unless the proposed plan is consistent with the general plan."

F. **On May 20, 2025**, the Planning Commission conducted a duly noticed public hearing in accordance with California Government Code Sections 65090 and 65091 to consider the proposed amendments to the Artesia Live Specific Plan, and following the receipt of public testimony, closed the hearing and adopted Resolution No. 2025-09PP.

G. **On June 9, 2025**, the City Council conducted a duly noticed public hearing to consider the proposed amendments to the Artesia Live Specific Plan.

SECTION 2. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 3. CEQA. In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the "CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND") that analyzed the proposed Project's environmental impacts. Resolution No. 25-13P adopted the MND and MMRP, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. 25-13P, including the MND, as if fully set forth herein.

SECTION 4. Findings. The City Council finds that the amendment to the Artesia Live Specific plan is consistent with the General Plan for the following reasons:

A. The proposed amendments to the Artesia Live Specific Plan are consistent with the General Plan 2030 goal of a well-planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision (Community Goal LU 1) by creating a mixed land-use pattern that will foster a strong community identity, enhance the City Center core, provide new employment, housing, shopping and entertainment opportunities, and strengthen the City's tax base.

B. The proposed amendments to the Artesia Live Specific Plan are consistent with the proposed General Plan Amendment to allow density standards for the City Center Mixed Use designation of the General Plan Land Use Sub-Element to exceed 70 dwelling units per acre with the consideration and adoption of a Specific Plan.

C. The proposed amendments to the Artesia Live Specific Plan will not adversely affect or be detrimental to adjacent properties as the proposed Pioneer Place Mixed Use project is 20 feet lower in height compared to the previous project and the overall size is smaller – 164,521 square feet compared to 240,652 square feet. The previous project was found not to adversely affect or be detrimental while it was a larger project than the current proposal. All other standards including parking, landscaping and

setbacks will remain the same ensuring the protection and enhancement of adjacent residential neighborhoods. Moreover, the Mitigated Negative Declaration includes mitigation measures that ensure the identified impacts will be mitigated to less than significant levels.

D. The proposed amendments to the Artesia Live Specific Plan are consistent with the following community policies and policy actions in the General Plan 2030 Community Policy Program:

1. Community Policy LU 1.1 and Policy Action LU 1.1.1 encourage the identification of appropriate locations for residential and non-residential development to accommodate growth through the year 2030 by evaluating amendments to the General Plan Land Use Map to consider the effect that such amendments will have on the City's ability to achieve its goals of a well planned community. The proposed Specific Plan enables re-purposing sunder-utilized parcels and facilitate vibrant mixed-use developments which will contribute to accommodating the City's housing demand through the year 2030.

2. Community Policy LU 1.2 and Policy Action LU 1.2.1 encourage a wide variety of commercial services in appropriate locations by analyzing the current inventory of developed and undeveloped commercial sites in the City in order to assess which are economically viable commercial developments that can be supported. The amendments to Artesia Live Specific Plan will continue to enable a mixed-use project that would place restaurant use in the same building as the proposed residential units. Juxtaposing these uses enhances their commercial viability by positioning customers and services close to one another.

3. Community Policy LU 1.3 and Policy Action LU 1.3.1 encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas by enhancing access, safety and streetscape experience for pedestrians, bicyclists and transit riders; and that focus improvements in areas with the highest need. The proposed amendments to the Artesia Live Specific Plan continues to enable a mixed-use project.

4. Community Policy LU 1.4 and Policy Action LU 1.4.1 and 1.4.2 encourage mixed use developments to be integrated with surrounding uses so that they become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces and attractive landscaping. The proposed amendments to the Artesia Live Specific Plan will continue to expressly enable mixed-use developments. The amendment Specific Plan continues to set forth standards that ensure high quality architecture and

streetscape improvements, including requirements that all facades of the development are finished with high-quality and durable materials, with a high degree of surface articulation to add visual interest.

5. Housing Sub-Element Policy HE 3.1b (Redevelopment of Underutilized Sites) – encourage recycling of sites for residential development. The proposed amendments to the Artesia Live Specific Plan will continue to facilitate opportunities for residential and mixed-use development in accordance with said Policy.

SECTION 5. Adoption. The amended Artesia Live Specific Plan is hereby adopted as set forth in the attached Exhibit "A," which is incorporated herein by reference.

SECTION 6. Effective Date; Contingency. This Ordinance is a part of a larger project (Case No. 2024-22), which requires adoption of a General Plan Amendment. This Ordinance shall not take effect unless and until the General Plan Amendment is approved and adopted by the City Council. If the Council does not approve the General Plan Amendment, this Ordinance shall be null and void and of no force or effect and, without any further action by the City Council. It shall be as if the Ordinance had never been adopted.

SECTION 7. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 8. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 9. Record of Proceedings. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Ave, Artesia, CA 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED this 9th day of June, 2025.

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ALI SAJJAD TAJ, MAYOR

ATTEST:

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JENNIFER ALDERETE, CITY CLERK

ROLL CALL VOTE:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

ORDINANCE NO. 25-969

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA AMENDING SECTION 9-2.3453 (SPECIFIC PLAN ZONES) OF ARTICLE 34.5 (SPECIFIC PLAN ZONES (SP)) OF CHAPTER 2 (ZONING) OF TITLE 9 (PLANNING AND ZONING) OF THE ARTESIA MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

A. The applicant, Atlas Development, submitted an application requesting approval of an amendment to the City of Artesia Zoning Code Section 9-2.3453(a) (Artesia Live Specific Plan) to remove reference to a seven-story mixed use development and removing unnecessary numbering system and modifying the description to reference a six-story mixed use project. This application was submitted in conjunction with applications for Vesting Tentative Tract Map No. 84570, Design Review and amendments to the Artesia Live Specific Plan, and General Plan to accommodate the development of a six-story mixed use development consisting of 83 unit residential condominiums, 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping, (the "Project") on real property located at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108).

B. The Artesia Live Specific Plan consists of approximately 35,772 square feet at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108).

C. Artesia Municipal Code Section 9-2.1601 provides that the provisions of the Zoning Code may be amended to reclassify zones, to alter the boundaries of districts, to impose regulations not heretofore imposed, and to remove or modify any regulation heretofore imposed pursuant to the provisions of Title 7 of the Government Code of the State.

D. California Government Code Section 65853 provides that "an amendment to a zoning ordinance, which amendment changes any property from one zone to another or imposes any regulation listed in Section 65850 not theretofore imposed or removes or modifies any such regulation theretofore imposed shall be adopted in the manner set forth in Sections 65854 to 65857, inclusive."

E. California Government Code Section 65854 provides that the "planning commission shall hold a public hearing on the proposed amendment to a zoning ordinance. Notice of the hearing shall be given pursuant to Section

65090 and, if the proposed amendment to a zoning ordinance affects the permitted uses of real property, notice shall also be given pursuant to Section 65091."

F. California Government Code Section 65855 provides that the "planning commission shall render its decision in the form of a written recommendation to the legislative body. Such recommendation shall include the reasons for the recommendation, the relationship of the proposed amendment to applicable general and specific plans and shall be transmitted to the legislative body in such form and manner as may be specified by the legislative body."'

G. On May 20, 2025, the Planning Commission conducted a properly noticed public hearing in accordance with California Government Code Sections 65090 and 65091 to consider the proposed amendments to the Zoning Code, and following the receipt of public testimony, closed the hearing and adopted Resolution No. 2025-10P.

H. The City Council conducted a properly noticed public hearing on June 9, 2025 at which members of the public were afforded an opportunity to comment on this Ordinance, the recommendations of staff, and other public testimony

I. All legal preconditions to the adoption of this Ordinance have occurred.

SECTION 2. Incorporation of Recitals. The City Council hereby finds that the foregoing recitals are true and correct and incorporated herein as substantive findings of this Ordinance.

SECTION 3. CEQA. In accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the "CEQA Guidelines, the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND") that analyzed the proposed Project's environmental impacts. Resolution No. 25-13P adopted the MND and MMRP, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Ordinance incorporates by reference the environmental findings and analysis set forth in Resolution No. 25-13P, including the MND, as if fully set forth herein.

SECTION 4. Findings. Government Code section 65860 requires a city's zoning ordinance to be consistent with the general plan. Based on all evidence in the record, the City Council finds as follows:

A. Amending Section 9-2.3453(a) (Artesia Live Specific Plan) to reflect the proposed Pioneer Place Mixed Use project by removing reference to a seven-story mixed use development and replacing it concerning a six-story mixed use development and removing unnecessary numbering system is in

the public interest because the ordinance will accurately reflect the proposed new development.

B. This Ordinance incorporates by reference the findings and analysis set forth in Resolution No. 25-1P, as if fully set forth herein, which finds the amended Artesia Live Specific Plan to be consistent with the general plan.

SECTION 5. Amendment. Section 9-2.3453(a) (Specific Plan Zones) of Article 34.5 (Specific Plan Zones (SP)) of Chapter 2 (Zoning) of Title 9 (Planning and Zoning) of the Artesia Municipal Code is amended to read as follows (new text underlined and removed text shown in strikethrough:

(a) *Artesia LIVE Specific Plan*. The Artesia LIVE Specific Plan, a copy of which is on file in the office of the City Clerk, has been prepared to facilitate the construction of a six-story mixed use development, located on approximately 0.82 acres of property along Pioneer Boulevard, between 176th Street and 178th Street. The area covered by the Artesia LIVE Specific Plan shall be established as the Artesia LIVE Specific Plan Zone and shall be designated on the Zoning Map as Artesia Live SP.

SECTION 6. Effective Date; Contingency. This Ordinance is a part of a larger project (Case No. 2024-22), which requires adoption of a General Plan Amendment and adoption of the amended Artesia Live Specific Plan. This Ordinance shall not take effect unless and until the General Plan Amendment is approved and the amended Artesia Live Specific Plan is adopted by the City Council. If the Council does not approve the General Plan Amendment or the amended Artesia Live Specific Plan, this Ordinance shall be null and void and of no force or effect and, without any further action by the City Council. It shall be as if the Ordinance had never been adopted.

SECTION 7. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance, and, to that end, the provisions hereof are severable. The City Council of the City of Artesia declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this ordinance are declared invalid.

SECTION 8. Adoption, Certification, and Publication. The City Clerk of the City of Artesia shall certify the passage and adoption of this Ordinance and shall cause the same, or a summary thereof, to be published and/or posted in the manner required by law.

SECTION 9. Record of Proceedings. The documents and materials associated with this ordinance that constitute the record of proceedings on which these findings are based are located at 18747 Clarkdale Ave, Artesia, CA 90701. The City Clerk is the custodian of the record of proceedings.

PASSED, APPROVED, and ADOPTED this 9th day of June, 2025.

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ALI SAJJAD TAJ, MAYOR

ATTEST:

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JENNIFER ALDERETE, CITY CLERK

ROLL CALL VOTE:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

RESOLUTION NO. 25-3046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA APPROVING TENTATIVE TRACT MAP NO. 84570 TO SUBDIVIDE THE LAND LOCATED AT 17610 & 17618 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7033-007-016, 7033-007-017 & 7033-007-018) FOR 83 RESIDENTIAL CONDOMINIUMS (CASE NO. 2024-22)

WHEREAS, the applicant, Atlas Development, submitted an application requesting approval of Vesting Tentative Tract Map No. 84570, to subdivide three (3) parcels of land located 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108) into eighty three (83) residential condominium lots in order to construct a proposed six-story vertical mixed-use development that will include 83 residential condominiums, and 1,600 square feet of rooftop restaurant with alcohol sales. The subject parcels are depicted on Exhibit "A", attached hereto and incorporated herein by this reference. This application was submitted in conjunction with applications for a General Plan Amendment, amendment of the Artesia Live Specific Plan, Zoning Code Amendment, and Design Review.

WHEREAS, Artesia Municipal Code Section 9-1.1105 provides that a vesting tentative map shall be processed and approved by the Planning Commission and the City Council in accordance with the same terms, provisions, and limitations of the Subdivision Map Act and Article 4 (Tentative Maps) of Chapter 1 (Subdivisions) of Title 9 of the Artesia Municipal Code governing tentative maps, with limited exceptions. Section 66452.1 of the Subdivision Map Act and Section 9-1.412 of the Artesia Municipal Code collectively provide that the Planning Commission must review a written report prepared by the Planning Director making recommendations on the tentative map and forward the report with the Planning Commission's recommendations to the City Council within fifty (50) days after the tentative map has been filed.

WHEREAS, on May 20, 2025, the Planning Commission conducted a duly noticed special public hearing to consider Tentative Tract Map No. 84570 and following receipt of public testimony, closed the public hearing and adopted Resolution No. 2025-11P making findings and recommending that the City Council approve the Map and adopt a Mitigated Negative Declaration..

WHEREAS, In accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the CEQA Guidelines the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND"), that analyzed the proposed Project's environmental impacts. Resolution No. 25-3044 adopted the MND and MMRP, and, among other things, properly assesses the environmental impact of the Project in accordance

with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. 25-3044, including the MND, as if fully set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

SECTION 1. Based on the evidence in the record, the City Council hereby finds as follows:

A. The proposed Vesting Tentative Tract Map No. 84570 is consistent with the current and proposed amended Artesia Live Specific Plan and with the proposed amended City Center Mixed Use General Plan land use designation of the Land Use Sub-Element which would allow densities to increase above 70 dwelling units per acre with the approval of a Specific Plan. The amended Artesia Live Specific Plan will allow a maximum density of 100 dwelling units per acre for only the subject site. The proposed density of the project is 99 units to an acre.

B. The design and improvement of the proposed subdivision are consistent with the proposed amended Artesia Live Specific Plan and the proposed amended City Center Mixed Use General Plan land use designation of the Land Use Sub-Element. The amended General Plan would allow densities to increase above 70 dwelling units per acre with the approval of a Specific Plan. The amended Artesia Live Specific Plan will allow a maximum density of 100 dwelling units per acre for the subject site. The proposed density of the project is 99 units to an acre. Furthermore, the design and improvements will allow 83 residential units and 1,600 square feet of restaurant use, consistent with the City Center Mixed Use designation which encourages the development of mixed use projects. This designation encourages integrated, mixed-use commercial and residential development that provides residential development and complimentary, pedestrian-friendly retail activities.

C. The subject site is physically suitable for the proposed Project and the proposed density of 83 residential units and 1,600 square feet of restaurant space. The Project conforms to the development and design standards of the amended Artesia Live Specific Plan.

D. The design of the proposed subdivision and the proposed Project is not likely to cause substantial environmental damage nor is it likely to substantially and avoidably injure fish or wildlife or their habitat because the subject property is located within a fully developed urban area. Furthermore, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) and based on the Initial Study, with the imposition of mitigation measures, the Project would not have significant negative environmental impacts on the environment. Based on the Initial Study, a Mitigated Negative Declaration was prepared.

E. The design of the proposed subdivision and the proposed Project is not likely to cause serious public health problems because the Conditions of Approval require compliance with applicable codes and ordinances designed to protect public health and safety. Furthermore, the project conforms with the development standards of the amended Artesia Live Specific Plan and during Plan Check, all agencies will review the project for complete compliance with health and safety codes, including Building and Fire Codes, before issuance of building permits.

F. The design of the proposed subdivision and the proposed Project will not conflict with existing easements acquired by the public at large for access through, or the use of, property within the proposed subdivision as there are no public easements that traverse the property.

G. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in the violation of the existing requirements prescribed by the California Regional Water Quality Board pursuant to the provisions of Division 7 of the California Water Code. A Preliminary Low Impact Development (LID) Plan was prepared which would facilitate the preparation of a Water Quality Management Plan (WQMP). These plans are standard requirements and are designed to ensure compliance with requirements prescribed by the California Regional Water Quality Board. Prior to issuance of grading permits, the WQMP will be reviewed and approved only if found to be consistent with required standards.

SECTION 2. Based on the findings specified herein and all other evidence in the record, the City Council hereby approves Vesting Tentative Tract Map No. 84570 to subdivide three (3) parcels of land located at 17610 & 17618 Pioneer Boulevard (Assessor's Parcel Numbers 7033-007-016, 017 & 018) into fifty nine (83) condominium units (Case No. 2024-22), subject to the following conditions:

1. This approval is for Vesting Tentative Tract Map No. 84570, to consolidate three (3) parcels of land located at 17610-17618 Pioneer Boulevard (Assessor Parcel Nos. 7033-007-016, 7033-007-017, and 7033-007-018) into one (1) parcel of land and subdivide the land for condominium purposes.

2. The applicant and property owner shall obtain a public works permit prior to commencement of any onsite grading and work within the public right-of-way. The applicant's and property owner's contractor(s) and subcontractor(s) shall submit the proof of a contractor's license, liability insurance and a business license to the City.

3. Prior to commencement of any work related to the proposed mixed-use development, the applicant's and property owner's contractor(s) shall obtain all required clearances from the Los Angeles County Fire

Department and the applicable gas (Southern California Gas), electric (Southern California Edison), cable television, telephone, water and sewer utility purveyors.

4. All improvement plans, such as precise grading, traffic control, etc., shall be prepared by a civil engineer licensed in the state of California and the plans shall be drawn on 24" X 36" format.

5. All utilities, such as gas, cable television, electric, telephone, water and sewer, shall be constructed underground with necessary on-site easements provided per the requirement of the utility purveyors. All easements shall be shown on the proposed Vesting Tentative Tract Map No. 84570.

6. Upon the completion of construction of the Project and all other improvements on the subject property, the applicant's and property owner's civil engineer shall electronically furnish the City with an as-built drawing using the latest AutoCAD software.

7. The applicant and property owner shall submit any necessary easement dedication, including the legal description and exhibit on 8.5" X 11" for the City's and utility purveyor's approval.

8. The applicant and property owner shall remove and replace in kind any existing public improvements damaged during the course of construction of the proposed Project and all other improvements in and around the subject property in accordance with the City's standard specifications and to the satisfaction of the City's Public Works Inspector.

9. The applicant and property owner shall comply with the "Storm-water Management and Discharge Controls" as related to the excavation and grading operations. The applicant and property owner also shall comply with the WQMP requirements applicable at the time of the issuance of the building permit.

10. The applicant and property owner shall submit a soil report prepared by a Registered Soil Engineer.

11. The applicant and property owner shall pay all applicable plan review, permit and inspection fees prior to the issuance of the building permit.

12. Prior to submittal of plan check, the applicant and property owner shall sign a letter prepared by the City entitled "Affidavit of Acceptance of Conditions" which acknowledges all of the conditions imposed herein and the applicant's acceptance of this approval subject to these conditions.

13. The property owner and applicant and their successors, heirs, assigns shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this entitlement.

14. The applicant and property owner shall submit to the City Engineer and City Attorney for review and approval the proposed CC&Rs for the subject project. Said CC&Rs for the condominium units in the project shall be recorded concurrently with the final map.

15. The applicant and property owner shall submit a precise landscape plan to the Community Development Director for review and approval prior to issuance of a grading permit.

16. Approval of this Vesting Tentative Tract Map is subject to compliance with the mitigation measures included in the MMRP adopted for the project.

17. The expiration date of the Vesting Tentative Tract Map shall be 24 months from approval unless otherwise extended pursuant to the State Subdivision Map Act.

18. The applicant and property owner shall submit to the City Engineer for review and approval right-of-way improvement plans prior to the recordation of the Final Map.

19. The applicant and property owner shall submit precise grading plans to the City Engineer for review and approval prior to issuance of a grading permit.

20. Submit sewer line improvement plans (both on-site and off-site requirement) to Los Angeles County Department of Public Works Consolidated Maintenance District and Sanitary District for approval and determination of fee charge requirement.

21. Submit "Will Serve" Letter from water purveyor for adequate domestic and fire flow requirement.

22. Developer shall file a petition and waiver with the City to initiate annexation to the CFD 2017-1 and pay the required fees, estimated to range between $9,000 and $12,000, pursuant to the Mello-Roos Community Facilities Act of 1982 prior to final sign-off of Building Permits or first sales. However, Developer shall be responsible for paying the required fees in effect at the time of the issuance of the building permits.

23. Developer shall pay the required Specific Plan Recovery fees, (forty-eight cents ($0.48) per square foot of new development), as set forth by City Council resolution and authorized by Chapter 7 (Specific Plan Recovery Fees) of Title 3 (Finance) of the Artesia Municipal Code prior to the issuance of the building permit for development. However, Developer shall be responsible for paying the required fees in effect at the time of the issuance of the building permits.

SECTION 3. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the passage, approval, and adoption of this Resolution. And enter it into the book of original Resolutions.

SECTION 4. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 9th day of June 2025**.**

ALI SAJJAD TAJ, MAYOR

ATTEST:

JENNIFER ALDERETE, CITY CLERK

RESOLUTION NO. 25-3047

A RESOLUTION RECOMMENDING THE CITY COUNCIL OF THE CITY OF ARTESIA AFFIRMING PLANNING COMMISSION'S APPROVAL OF DESIGN REVIEW APPLICATION FOR PIONEER PLACE MIXED USE DEVELOPMENT CONSISTING OF 83-UNIT RESIDENTIAL CONDOMINIUMS AND A 1,600 SQUARE FOOT ROOFTOP RESTAURANT (PIONEER PLACE MIXED USE) AT 17610 & 17618 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7033-007-016, 7033-007-017 & 7033-007-018) (CASE NO. 2024-22)

WHEREAS, applicant, Atlas Development, submitted an application requesting design review approval to construct a six-story mixed use development consisting of 83 unit residential condominiums, 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping, (the "Project") on real property located at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108). This application was submitted in conjunction with applications for a Vesting Tentative Tract Map No. 84570 and amendments to the General Plan, Artesia Live Specific Plan, and the Zoning Code..

WHEREAS, the proposed Project is subject to the design review process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code. Section 9-2.2002(a)(1) of the Artesia Municipal Code provides that any building or structure requiring a building permit that is located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1) or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone only if the building or structure is a one (1) family dwelling unit, shall be subject to the design review process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

WHEREAS, on May 20, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Design Review application, and following receipt of public testimony, closed the public hearing and adopted Resolution No. 2025-15P approving the Design Review application subject to conditions of approval listed in Resolution No. 2025-15P incorporated herein as Exhibit A.

WHEREAS, In accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the CEQA Guidelines the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND"), that analyzed the proposed Project's environmental impacts. City Council Resolution No. 25-3044 adopted the MND and MMRP, for the Project which consists of the Design Review application in addition to the application for Vesting Tentative Tract Map No. 84570 and amendments to the

General Plan, Artesia Live Specific Plan and the Zoning Code, among other things, properly assessed the environmental impact of the Project in accordance with CEQA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA HEREBY FINDS, DETERMINES, ORDERS AND RESOLVES AS FOLLOWS:

SECTION 1. In accordance with Section 9-2.2007 (Affirmation by City Council of Certain Design Review Actions of the Planning Commission), the City Council hereby affirms Planning Commission's approval of the Design Review application as memorialized in Planning Commission Resolution No. 15P.

SECTION 2. This Resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the passage, approval, and adoption of this Resolution.

SECTION 3. Certification. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, and ADOPTED this 9th day of June 2025**.**

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

CITY OF ARTESIA
PLANNING COMMISSION

RESOLUTION NO. 2025-12P

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARTESIA APPROVING A DESIGN REVIEW APPLICATION TO CONSTRUCT A SIX-STORY MIXED USE DEVELOPMENT CONSISTING OF 83-UNIT RESIDENTIAL CONDOMINIUMS AND A 1,600 SQUARE FOOT ROOFTOP RESTAURANT (PIONEER PLACE MIXED USE) AT 17610 & 17618 PIONEER BOULEVARD (ASSESSOR PARCEL NUMBERS 7033-007-016, 7033-007-017 & 7033-007-018) (CASE NO. 2024-22)

THE PLANNING COMMISSION OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER AND RESOLVE AS FOLLOWS:

SECTION 1. The applicant, Atlas Development, submitted an application requesting design review approval to construct a six-story mixed use development consisting of 83-unit residential condominiums, 1,600 square foot rooftop restaurant with alcohol sales and associated parking and landscaping, (the "Project") on real property located at 17610 & 17618 Pioneer Boulevard (Assessor Parcel Numbers 7033-007-016, 7033-007-017 and 7033-007-108). This application was submitted in conjunction with applications for a Vesting Tentative Tract Map No. 84570 and amendments to the General Plan, Artesia Live Specific Plan, and the Zoning Code.

SECTION 2. The proposed Project is subject to the design review process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code. Section 9-2.2002(a)(1) of the Artesia Municipal Code provides that any building or structure requiring a building permit that is located on a site in any zone other than the Agricultural-Single-Family Residential (A-1), Single-Family Residential (R-1) or Medium Density Residential (M-D-R) Zones, or the Multiple-Residential (M-R) Zone only if the building or structure is a one (1) family dwelling unit, shall be subject to the design review process specified in Article 20 of Chapter 2 of Title 9 of the Artesia Municipal Code.

SECTION 3. On May 20, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Design Review application, and following receipt of public testimony, closed the public hearing.

SECTION 4. In accordance with the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq., the CEQA Guidelines the City prepared an Initial Study/Mitigated Negative Declaration (SCH #2025040131) ("MND"), that

analyzed the proposed Project's environmental impacts. The MND was made available to the public review from March 28, 2025, through April 28, 2025. On May 20, 2025, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the MND, Mitigation Monitoring and Reporting Program (MMRP), and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. Resolution No. 2025-12P recommends adoption of the MND and MMRP, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporate by reference the environmental findings and analysis set forth in Resolution No. 2025-12P, including the MND, as it fully set forth herein.

SECTION 5. Based on the evidence in the record, the Planning Commission finds that approval of the Design Review application to construct the proposed development is appropriate for the following reasons:

A. **Consistency with City's General Plan, Design Guidelines and Development Standards: The** proposed Pioneer Place Mixed-Use Development is consistent with the City's General Plan, Design Guidelines, and the development standards of the amended Artesia Live Specific Plan. The project supports Community Planning Principle LU 1 of the General Plan by introducing a vibrant, high-density mixed-use development that combines residential living with a rooftop restaurant, activating the site during both daytime and nighttime hours. The six-story building features a modern architectural design, quality materials, and articulated massing that contribute positively to the city's evolving urban form. Located within the City Center Mixed Use designation, the project also makes efficient use of infill land by providing 83 residential units—comprised of studios, one-bedrooms, and two-bedrooms—above a 1,600-square-foot rooftop restaurant with alcohol sales. The development enhances pedestrian activity and supports walkability through clear access points and integration with the surrounding street network. Its location and scale are compatible with adjacent uses and contribute to broader city goals for sustainable growth, economic development, and housing variety. The project offers new amenities for residents and visitors, improves the urban experience, and reflects a high standard of design consistent with the City's vision for its downtown core.."

B. **Design is Appropriate to the Size and Shape of Lot and is Compatible and Harmonious with Uses and Structures on Adjacent Properties**: The design of the proposed Project, including the layout, size, shape, mass, height, architectural elements and other design factors, is appropriate to the size and shape of the subject lot, as the development standards and design guidelines provided in the amended Artesia Live Specific Plan are consistent with the amended City Center Mixed Use Land Use designation.

The proposed Project is designed to be compatible, complementary and harmonious with surrounding buildings through high-quality materials and

extensive articulation of surfaces on all building facades. Building materials will be of a high-quality, contemporary design. The proposed Project will be required to comply with all conditions of approval, including addressing the various operational activities on the property and reducing potential nuisance impacts between the Project and neighboring properties, and all Building & Safety, Engineering/Public Works and County Fire Department requirements. The permit and inspection process will ensure that the proposed Project complies with local regulations and development codes.

C. **Design Incorporates High Quality Building Materials, Design Elements, Colors and Textures:** The design of the proposed Project will provide a desirable environment through good aesthetic use of high-quality building materials, design elements, colors and textures and landscape features. The proposed Project consists of a mix of residential units, with rooftop restaurant uses which will activate Pioneer Boulevard. Public gathering spaces and landscaping throughout the Project site, combined with convenient parking, will contribute to an aesthetic and desirable living, working and dining environment. The Project site is currently vacant and proposed improvements will help revitalize the site and provide amenities to support existing and future land uses within the City Center Mixed Use area – primarily along Pioneer Boulevard.

The architectural design, characterized by a contemporary style, unifies the elements of the Project – restaurant and residential condominiums – into one cohesive whole. A consistent material palette helps link the buildings further, with a fiber cement siding – wood texture type base, and consistent colors, glazing and massing. Building materials will be of a high-quality, contemporary design and include a variety of textures and materials, including stone, glass, fiber cement siding, metal railings and awnings and plaster.

The landscape design approach for the proposed Project enhances the built environment with aesthetically pleasing and sustainable landscaping that softens gathering spaces, hardscapes and buildings; defines entry ways and creates visual identity. The proposed Project includes landscaping throughout the Project site, including landscaping and trees along the perimeter of the Project site. A variety of landscape materials are used throughout the site.

D. **Durable Building Materials and Design Features:** The proposed building materials are durable and, along with the proposed design features, are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement. The proposed Project will be subject to a condition of approval that requires the applicant and property owner and the future Homeowners Association to maintain the exterior of the subject building, including the subject site's landscaping. The implementation of such a condition, in addition to the

durable nature of the proposed materials, will preserve the appearance of the subject building as originally intended. With the incorporation of design conditions to maintain the architectural quality of the buildings and landscaping, the design of the proposed Project will provide a desirable environment for the residents, visitors as well as its neighbors through good aesthetic use of materials, textures, and colors that remain appealing and will retain a reasonably adequate level of maintenance over time.

SECTION 6. Based on the findings set forth in Sections 4 and 5 above, the Planning Commission hereby approves the application for Design Review in Case No. 2024-22, subject to the following conditions:

1. This approval is for Design Review of a 6-story 83-unit residential development and a 1,600 square foot rooftop restaurant with alcohol sales on the property located at 17610 & 17618 Pioneer Boulevard (Assessor's Parcel Numbers 7033-007-016, 7033-007-017 & 7033-007-018) (the "Project") (Case No. 2024-22).

2. This approval is made in conjunction with and is subject to the Planning Commission's approval of Planning Commission Resolution Nos. 2025-08P, 2025-09P, 2025-10P, 2025-11P, 2025-12P, 2025-13P, which (i) recommend adoption of a proposed Amendment to the General Plan; (ii) recommend adoption of a proposed Amendment to the Artesia Live Specific Plan; (iii) recommend adoption of an Amendment to the Zoning Code, (iv) recommend approval of Vesting Tentative Tract Map No. 84570,and (vi) recommending approval to adopt a Mitigated Negative Declaration and MMRP, in order to develop the project on the property located at 17610 & 17618 Pioneer Boulevard (Assessor's Parcel Numbers 7033-007-016, 7033-007-017 & 7033-007-018). Therefore, the Design Review approval is contingent upon (1) the City Council's approval of the Amendment to the General Plan; (2) the City Council's approval of the Amendment to the Artesia Live Specific Plan; (3) the City Council's approval of the Amendment to the Zoning Code; (4) the adoption of the MND and MMRP; (5) the City Council's approval of Vesting Tentative Tract Map No. 84570, and (6) the City Council's affirmation of Planning Commission's approval of the Design Review application.

3. The applicant and property owner shall construct the Project on the subject property in substantial compliance with the submitted site plan dated and stamped March 24, 2025, except as modified herein.

4. The developer may increase the size of the rooftop restaurant provided it secures additional off-site parking spaces at a rate of 1 parking space for each additional 200 square feet of restaurant area (gross floor area including outdoor dining), for a maximum of 20 extra spaces, at a distance no more than 400 feet (measured along walking path) from the property line of the Pioneer Place project to the first parking space of the off-site location.

The legally binding agreement requires review and approval by the Community Development Director before it is fully executed, signed, and recorded, ensuring the availability of the off-site parking spaces for the duration of the use.

5. Any request to modify the Project or the conditions contained in this Resolution shall require submittal of an application to modify Planning Commission Resolution No. 2025-12P and Case No. 2024-22 and approval by the City of Artesia Planning Commission.

6. Prior to submittal of plan check, the applicant and property owner shall sign a letter prepared by the City entitled "Affidavit of Acceptance" that acknowledges all of the conditions imposed under this approval and the applicant's and owner's acceptance of this approval, subject to these conditions.

7. The Design Review approval is subject to the expiration provisions specified in Section 9-2.2009 of the Artesia Municipal Code.

8. If any condition of this approval is violated, this approval shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant and property owner have been given written notice to cease such violation for a period of thirty (30) calendar days.

9. All requirements of the amended Artesia Live Specific Plan and the Municipal Code, as applicable, shall apply to the Project, unless otherwise set forth in these conditions.

10. The Project and the subject site shall comply with all requirements placed on the Project and site by the Los Angeles County Building and Safety Department, Los Angeles County Fire Department, and all other regulatory agencies prior to the issuance of building or grading permits.

11. The property owner and applicant and their successors, heirs, and assigns shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including

actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action. This requirement to indemnify shall survive the suspension, revocation, expiration or termination of this entitlement.

12. The applicant and property owner shall inform all subcontractors, consultants, engineers or other business entities providing service related to the Project of their responsibilities to comply with all pertinent requirements including the requirement that a business license be obtained by all entities doing business in the City.

13. The applicant and property owner shall comply with all requirements of the City of Artesia Municipal Code, amended Artesia Live Specific Plan, City ordinances and resolutions, and all standards and policies that were in effect at the time that the applicant's application was conditionally approved. Furthermore, the City may impose conditions on subsequently required approvals and permits as authorized by the Artesia Municipal Code, and other applicable ordinances, resolutions, engineering standards, and policies.

14. Any graffiti painted or marked on the Project, subject site or any adjacent area under the applicant's or property owner's control shall be removed or painted over within 48 hours of its application.

15. All temporary/permanent signage on the subject site or the Project shall be subject to the standards and approvals required under Article 12 of Chapter 2 of Title 9 of the Artesia Municipal Code and the amended Artesia Live Specific Plan prior to the applicant's and property owner's installation of such signs. Neither the applicant nor the property owner shall place unauthorized signs on the subject site or the Project. Any unauthorized signs on the subject site or Project shall be subject to removal by the City of Artesia Code Enforcement Department.

16. The applicant and property owner shall fully landscape the entire subject site in accordance with any approved Landscaping and Irrigation Plan and maintain the landscaping at all times. All landscaping shall be subject to the City's water efficient landscaping ordinance.

17. The applicant and property owner shall submit a final landscaping and irrigation plan that meets the requirements set forth by the City of Artesia Street Tree Program and Policy, Article 15 of Chapter 2 of the Artesia Municipal Code and the Artesia Live Specific Plan. All tree(s) shall be planted with root barriers per minimum City standards.

18. The applicant and property owner shall screen all ground and wall mounted equipment from public view and subject to Planning Department Staff's approval.

19. The applicant shall comply with all provisions of the amended Artesia Live Specific Plan.

20. Applicant shall comply with all the mitigation measures as listed in the Mitigation Monitoring and Reporting Program and as also listed below:

    a. Biological Resources: Pre-Construction Breeding Bird Survey. To maintain compliance with the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, and to avoid impacts to or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented:

        i. Project activities that will remove or trim vegetation or otherwise disturb potential breeding and nesting sites will be scheduled outside the breeding bird season to avoid direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions.

        ii. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will begin no later than seven days before the onset of scheduled activities, such as mobilization and staging, or other ground-disturbing activities such as vegetation and substrate removal and/or disturbance. The surveys will end no later than three days before onset of the aforementioned activities.

        iii. If more than three days pass between the date of preconstruction breeding bird survey completion and the onset of construction activities mentioned in Condition 20(a)(ii), another preconstruction breeding bird survey must be conducted as described in Condition 20(a)(ii).

iv. If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped on engineering drawings and a no activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions for most migratory bird species or 500 feet in all directions for listed bird species and all raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, the qualified biologist will allow project activities to begin within the buffer zone.

v. If listed bird species are observed within the project site during the pre-construction surveys or monitoring, the biologist will immediately stop nearby construction work, map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

vi. Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

vii. If no breeding birds or active nests are observed during the pre-construction survey or they are observed and will not be impacted, project activities may begin, and no further mitigation will be required.

b. Cultural Resources - 1. In the event of an unexpected discovery of a cultural resource as defined by CEQA Guidelines § 15064.5, during any project related earth disturbing activities, all earth disturbing activities within 60 feet of the find shall be halted and the City of Artesia shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance

of the find. Impacts on any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the SCCIC. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

A Monitoring and Treatment Plan shall be prepared by a qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

c. Cultural Resources – 2. Prior to the commencement of grading or excavation, workers conducting construction activities, and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any unusual specimens of bone, stone, ceramics or other archaeological artifacts or features and paleontological specimens of bone or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist or Native American cultural monitor is notified of the discovery by the Superintendent of the project site and can assess their significance. The WEAP shall be implemented to educate all construction personnel about the area's environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of project construction.

Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman shall ensure that new personnel receive training before they start working. The

archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.

d. Cultural Resources – 3. If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

e. Geology and Soils. Before the beginning of project ground disturbing activities, the project proponent shall provide the City of Artesia Planning Manager with evidence that the proponent has retained a qualified paleontologist to be on call during ground disturbing activities. If paleontological resources are uncovered during construction activities, the contractor shall halt construction activities within 50 feet of the find and notify the City of Artesia Planning Manager. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). The fossils must be donated to a permanent accredited repository. Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that may be in the area.

f. Hazards and Hazardous Materials. Refer to Condition on Transportation 20(g).

g. Transportation. Prior to the start of construction activity in the public right-of-way, the General Contractor shall submit a detailed Construction Management Plan to be reviewed and approved by the City of Artesia Traffic Engineer. The Construction Management Plan shall specify that the Construction Manager will schedule truck traffic and employee shifts to avoid creating trips during the peak traffic periods, as is feasible for construction operations. All measures including identified truck routes and designated employee parking areas shall be included in the Construction Management Plan. The Plan shall include but is not limited to the following provisions:

i. Identification of permitted hours for construction related deliveries and removal of heavy equipment and material.

ii. Identification of where construction workers would park their personal vehicles during project construction with a requirement that at no time shall construction worker vehicles block any driveways. If complaints are received by the project applicant or City of Artesia regarding issues with construction worker vehicle parking, the project applicant shall identify alternative parking options for construction workers so as not to interfere with adjacent parking availability.

iii. Identification of how emergency access to and around the project site will be maintained during project construction.

iv. Identification of haul routes for delivery or removal of heavy and/or oversized equipment or material loads. Where feasible, delivery or removal of oversized equipment or material loads shall be conducted during off-peak hour traffic periods.

v. Maintain pedestrian and bicycle connections around the project site and safe crossing locations shall be considered for all pedestrian and bicyclist detours.

vi. Maintain the security of the project site by erecting temporary fencing during the construction phase of the project. Any onsite night lighting used during the construction phase of the project shall be in compliance with City of Artesia lighting requirements

h. Tribal Cultural Resources -1. Tribal Cultural Resources and Archaeological Monitoring. The project archaeologist, in consultation with interested tribes, the developer, and the City of Artesia, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

i. Monitoring of project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) coordinated with these construction-related activities.

ii. The development of a simultaneous monitoring schedule in coordination with the developer and the project archeologist for the designated Native American Tribal Monitors from the two consulting tribes (the Gabrieleno Band of Mission Indians

- Kizh Nation and the Gabrielino Tongva Indians of California) during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.

iii. The protocols and stipulations that the developer, City, Tribes, and project archaeologist will follow in the event of inadvertent TCR discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation

At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground disturbing activities on the site, the developer shall retain a tribal cultural monitor(s) to monitor all ground-disturbing activities in an effort to identify any unknown TCRs.

Pursuant to the AMP, a tribal monitor from the consulting tribe(s) shall be present during the initial grading activities. The tribal monitor(s) shall be present during all ground disturbing work, not only if something is found during initial grubbing.

i. Tribal Cultural Resources – 2. Treatment and Disposition of Tribal Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc., for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:

i. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process.

ii. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Artesia with evidence of same:

1. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality.

2. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, materials shall be curated at the Fowler Museum at UCLA or the Natural History of Los Angeles County by default.

At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be prepared by the project archaeologist and submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist and the tribal monitor(s). All reports produced will be submitted to the City, Fowler Museum at UCLA or the Natural History of Los Angeles County and consulting tribes.

j. Tribal Cultural Resources – 3. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

i. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

ii. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public

Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

iii. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

iv. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

v. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

21. Developer shall pay the required Specific Plan Recovery fees, (forty-eight cents ($0.48) per square foot of new development), as set forth by City Council resolution and authorized by Chapter 7 (Specific Plan Recovery Fees) of Title 3 (Finance) of the Artesia Municipal Code prior to the issuance of the building permit for development. However, Developer shall be responsible for paying the required fees in effect at the time of the issuance of the building permits.

22. The final tract map shall be submitted, approved, and recorded with the County Recorder's Office (County Clerk) prior to final sign off of the Certificate of Occupancy (C of O). Units shall not be sold until all items have been addressed and recorded.

23. Prior to issuance of a grading or building permit, Developer shall pay the required Development Impact Fee of $20,613 per dwelling unit and $6,645 per 1,000 sq. ft. of commercial floor area as authorized by City Council Resolution 19-2742 and the Mitigation Fee Act (Gov. Code Section 66000 *et seq*.).

24. This approval shall not be effective until the later date of the following:

a. The effective date of a resolution adopted by the City Council approving the proposed General Plan Land Use Sub-Element by adding sentence to read "Residential density may exceed 70 du/ac subject to approval of a Specific Plan" to the City Center Mixed Use land use designation's definition and adding Footnote #3 to Table LU-e of the General Plan to provide, "Residential density may exceed 70 du/ac subject to approval of a specific plan.

b. The effective date of ordinance adopted by the City Council approving the amendment to the Artesia Live Specific Plan to reflect the proposed Pioneer Place Mixed Use project (six-story, 83 residential units and 1,600 square foot rooftop restaurant).

c. The effective date of ordinance adopted by the City Council approving the amendment to the Zoning Code to amend the description of the Artesia Live Specific Plan to reflect the new Pioneer Place Mixed Use development project.

d. The effective date of a resolution adopted by the City Council approving the proposed Vesting Tentative Tract Map No. 84570.

e. The effective date of affirmation of this design review by the City Council, pursuant to AMC Section 9-2.2007.

25. Prior to the issuance of the first building permit for the development, the Developer shall 1) annex into the City's Community Facilities District No. 2017-1 ("CFD"), which finance's certain City public services and maintenance of certain public improvements in accordance with the Mello-Roos Act of 1982 (collectively the "CFD Services"), 2) provide a deposit to the City in an amount sufficient to pay all costs of City in connection with such annexation, and 3) pay required fees in effect at the time of issuance of the building permit. Alternatively, if the property is not successfully annexed into the CFD or the Developer elects not to join the CFD the Developer shall deposit in cash an amount equal to 100 years of providing the CFD Services as set forth in the rate and method of apportionment of special taxes approved in connection with the formation of the CFD.

SECTION 7. The Interim Community Development Director shall certify to the adoption of this Resolution and shall forward a copy of it to the applicant and to the City Council.

PASSED, APPROVED AND ADOPTED this 20th day of May, 2025.

_____
Victor Manalo, Chairperson

ATTEST:

_____
Salvador Lopez, Interim Community Development Director

ROLL CALL VOTE:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

City of Artesia

Artesia Live

Specific Plan

Commercial-Residential-Mixed Use Development

ADOPTED: NOVEMBER 2016

AMENDED: MAY 2025

Specific Plan Amendment Draft

ACKNOWLEDGEMENTS

City of Artesia
City Council

Victor Manaolo, Mayor
Ali Sajjad Taj, Mayor Pro Tem
Miguel Canales, Councilmember
Sally Flowers, Councilmember
Tony Lima, Councilmember

Planning Commission

Michele Diaz, Chair
Marco Estevez, Vice Chair
Albert Sousa, Commissioner
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CHAPTER 1

INTRODUCTION

Purpose and Content

The Artesia LIVE Specific Plan is a regulatory tool for the systematic implementation of the City's General Plan and to guide development in a localized area. It establishes a link between implementing policies of the General Plan and individual development proposals within a defined boundary. While the General Plan is the overall guide for growth and development in a community, the goal of a Specific Plan is to focus on the unique characteristics of a special area by customizing the planning process and land use and zoning regulations to accommodate a desired development with guidelines and standards creating a development form and composition that supports a vibrant and active mixed use environment and neighborhood. A Specific Plan is enacted pursuant to Section 65450 et seq. of the California Government Code.

The density requirements, development standards, land use restrictions and changes to design guidelines identified in this Specific Plan are intended to replace requirements and take precedence over the City's Zoning Ordinance within the Specific Plan Area. Whenever an area of the City has been included in a Specific Plan, if such plan contains any standards related to land usage, such standards shall control to the exclusion of any contradictory provisions of the zoning code.

This Specific Plan addresses issues relating to land uses, specific development standards relating to residential development, design, building type and scale giving the developer certainty and incentives to improve the existing built environment and increase overall investment.

The Artesia LIVE Specific Plan is a City-initiated Specific Plan to demonstrate a clear vision for the new mixed use development, and is an economic development tool that will facilitate new future development. The Specific Plan includes the following entitlements:

- Amendment to the Artesia General Plan
- Zone Change to Specific Plan (SP)
- Amendment to the Zoning Code (Specific Plan)
- Amendment to the Zoning Map to the City of Artesia to change the zoning classification to the designated Specific Plan Zone.
- Conditional Use Permit for the Condominiums
- Conditional Use Permit for the use of a Hotel
- Conditional Use Permit to allow the on-site sales of distilled spirits in conjunction with the Hotel.
- Design Review

- An associated Mitigated Negative Declaration (MND), which provides mitigation measures and explains how they reduce the impacts of the project to a less than significant level.
- Tentative Tract Map 73667

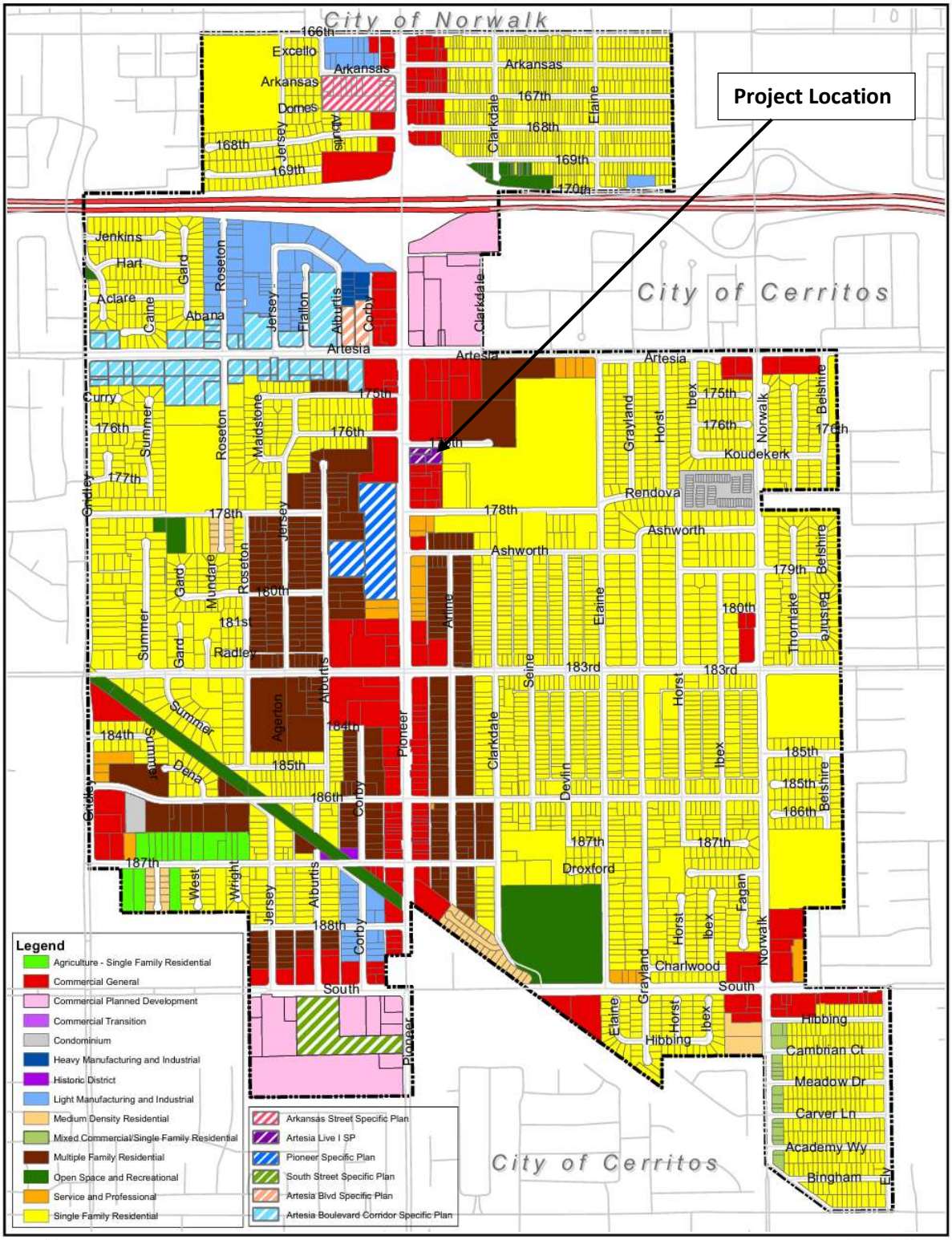
The purpose of developing a Specific Plan for Downtown Artesia is to facilitate development, especially mixed use development in the City Center area. Artesia LIVE will help develop an area that is vibrant, walkable, and the heart of City. This Specific Plan will provide opportunities to build on the City's unique historic and cultural characteristics to enhance the City Center core; create a strong community identity and sense of place; provide new employment, housing and shopping opportunities; and strengthen the City's tax base. Several opportunity sites within walking distance allow significant potential for infill development and adaptive reuse of existing under-utilized structures to better serve the area and generate new investment.

In 2025, based on changing market conditions, the Artesia LIVE Specific Plan was amended, to better represent the needs of the surrounding area and accommodate a modified mixed-use development. The amendment includes the following changes:

Original Specific Plan Development	Amended Specific Plan Development
• 7-story mixed-use building • 111 Room Hotel • 54 Residential Condominiums • 1,330 square feet of Retail Space • 9,590 square feet of Restaurant Space • 183 on-site Subterranean Parking Spaces	• 6-story mixed-use building • 83 Multi-Family Residential Condominiums • 15,410 square feet of Residential Amenity and Common Area Space • 1,600 square feet of Sky Deck Restaurant and Bar Space • 163 on-site Parking Spaces • 20 off-site Additional Commercial Parking Spaces

Project Location

The project site is located at 17610 – 17618 Pioneer Boulevard on the south east corner of Pioneer Blvd. and 176th Street intersection.



Revised 08/06/2024

City of Artesia

Zoning Map

Vision, Goals and Objectives

The purpose of developing the Artesia LIVE Specific Plan is to bring revitalizing activities to the Downtown and to bring a new mixed use and walkable synergy in the area. The Specific Plan is anticipated to facilitate development, especially residential development in the City Center area with easy and convenient access to non-motorized transportation modes. The primary objectives of the project are to identify land use options that include increased housing densities and mixed uses, as well as create pedestrian linkages between community facilities and major recreation, retail, and residential nodes of activity.

The Artesia LIVE Specific Plan will help to transform the built environment to being an area that is vibrant, walkable, and the heart of City. This Specific Plan will provide opportunities to build on the City's unique historic and cultural characteristics to enhance the City Center core; take advantage of access to regional transit, and numerous bus routes that serve Downtown; create a strong community identity and sense of place; provide new employment, housing and shopping opportunities; and strengthen the City's tax base. The Specific Plan will guide the development of a mixed use project that will include commercial and residential development as well as streamline the development process, and serve as an incentive for economic development.

Location and Setting

The subject site is located on the south east corner of Pioneer Blvd. and 176th Street in the Artesia, California. The site is rectangular in shape and contains approximately 35,772 square feet. The vacant site is relatively flat and has a surface elevation of approximately 57 feet. The site is located approximately 1.5 miles east of the San Gabriel River channel and one mile north of the future Artesia Light Rail Station.

The project area is located in what is considered the "City Center" area of the City. The site is surrounded by retail-commercial uses and a mix of single-family and multi-family residential uses. To the east of the site is a school district maintenance yard with on-site school bus parking.

The existing zoning of the property is Commercial General and the General Plan designates the property as City Center Mixed Use. The City Center Mixed Use designation encourages the development and redevelopment of a complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area. The City Center Mixed Use Designation is intended to serve as the City's core and

encourages physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods.

Document Organization

The Artesia LIVE Specific Plan is organized to provide a framework for development and is organized in the following manner:

- Chapter 1: Introduction – Explains the overall background, purpose, vision and authority and organization of the Specific Plan.

- Chapter 2: Development Vision and Land Use - Articulates the development vision and objectives of the Specific Plan Area, opportunities and constraints, development concept and major theme, permitted uses and streetscapes.

- Chapter 3: Development Standards and Design Guidelines – Establishes development standards for the Development Plan, site design guidelines, architectural guidelines, circulation and parking standards, streetscape standards, signage standards and Lighting Standard.

- Chapter 4: Infrastructure and Public Services: Describes the various infrastructure components that will serve the project (water, waste water, electrical, cable and other utilities).

- Chapter 5: Implementation and Administration – Contains general zoning standards for the Specific Plan Area as well as procedures for Specific Plan implementation including the approval of conditional use permits and variances.

Artesia Live Specific Plan Amendment History

The City of Artesia approved the Artesia Live Specific Plan on December 13, 2017.

Specific Plan Amendment No. 1: On May 9, 2025, the City of Artesia City Council adopted Ordinance No. 25-___, to amend the Artesia Live Specific Plan to modify the proposed development project and design standards. Approvals within the resolution include:

- Amendment to the Artesia General Plan
- Amendment to the Specific Plan

- Amendment to the Zoning Code (Specific Plan)
- Design Review
- Vesting Tentative Tract Map

The amendment will provide opportunities for the growth and development of the Specific Plan area furthering the goals and objectives of the Specific Plan and General Plan.

CHAPTER 2

DEVELOPMENT VISION & LAND USE

Existing Conditions: Opportunities and Constraints

Most of the City's area is used for residences, including condominium complexes, tracts of single-family homes, town houses and multi-family apartment complexes. Commercial uses are concentrated along Artesia Boulevard, the northern portion of Pioneer Boulevard and other major key intersections.

The Specific Plan is located within an area of a hodgepodge of buildings and land uses, including commercial centers, strip malls, industrial/manufacturing areas, open space and non-confirming uses. Many of the buildings are old and reflect deferred investment, maintenance and repair. The visual character and organization of the area is disjointed with frequently incompatible buildings and improvements located adjacent to one another. Unattractive surface parking lots prevail throughout the area dividing retail and commercial buildings from one another and the roadway, and making the area unfriendly for pedestrians, shoppers, and visitors.

Overall, the City Center Area's development and land use pattern results in the absence of a "sense of place". Pedestrian activity is discouraged; visitors use their cars to travel between City Center destinations, even when located only a short distance apart; business synergy is deterred; and visitation and investment is stagnated rather than stimulated. The use of the "City Center" as the center of residential, commercial, retail, and entertainment activity for the community is not encouraged and underutilized.

Many significant opportunities are present in and around the Specific Plan area. Artesia LIVE and the areas surrounding areas provides an opportunity to create a thriving and successful center for the community.

Another major opportunity is the location of the City Center and one of the gateway cities into Los Angeles County. Artesia LIVE is within close proximity to the 91 Freeway and within approximately less than one mile from the future Artesia Light Rail Station (West Santa Ana Branch ROW). This project can implement Metro's First-Last Mile Strategy. Additionally, the project is located along the Artesia Transit Bus Line at Pioneer Boulevard, encouraging residents and visitors to use the City's transit system.

Development Concepts and Major Themes

Mixed Use Development

The land use vision also builds on the City's current policy direction and regulatory framework. As such, a large portion of the "Downtown" area has been classified "City Center", and this designation is maintained in this Specific Plan and subsequent Amendment.

In a broad sense, a mixed use project can constitute an area, a site, or a single building, which blends a combination of residential, commercial, cultural, or institutional uses. However, the whole development's links to, and position in, its community are as important as the mix itself.

New development throughout the City Center should include a mix of residential, retail, commercial, office, hotel, and civic uses. Residential uses should be located in the City Center to increase pedestrian activity, particularly at night and on weekends. Single-family residential uses should remain focused in the existing neighborhoods that surround the City Center, while new higher density residential uses should increase, within proximity to the employment and retail uses within the City Center and the future light rail station.

Permitted Land Uses

The Specific Plan is envisioned to be developed as a mixed use urban development where residents and visitors can live, visit, and dine. Within this Specific Plan, uses are anticipated to be intermingled.

The following Table 2.1 identifies the permitted uses, conditionally permitted, and prohibited uses in the Specific Plan.

Conditional uses. Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 2.1

Prohibited uses. If a use is not specifically listed in Table 2.1, that use is prohibited. However, the Zoning Administrator shall have the authority to determine whether the proposed use is permitted based on the findings that the use is similar to and no more detrimental than a particular use permitted in the zone.

Specific Regulations. Certain uses are subject to specific regulations contained in the Artesia Zoning Code and/or this Specific Plan. References to these provisions, where necessary, are described in table 2.1.

Limitations on activities. The following activities shall not be permitted within the Specific Plan development:

1) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
2) Manufacturing or industrial activities.
3) Any other activity or use as determined by the Zoning Administrator to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.
4) After approval, the mixed use building shall not be converted to entirely residential use.

Table 2.1 Allowed Land Uses

Land Use		Specific Regulations
Alcohol Sales (Bars/Cocktail Lounges) a. On-Sale Outlets b. Off-Sale Outlets	 CUP CUP	On-Sale and Off-Sale of Alcoholic Beverages Conditionally Permitted and as regulated otherwise by Zoning Code Section 9-2.3203
Food and Beverage Sales a. Grocery Stores (includes large, full-service markets) b. Specialty Stores (deli, coffee, bakery, produce) c. Convenience Stores	 CUP P P	Permitted Uses and as otherwise regulated by Title 9, Zoning, AMC
Home Occupations	A	Permitted as an Accessory Use per Section 9-2.2803 of the AMC.
Multi-Unit Residential	P	Permitted Use and otherwise regulated by Article 20, Design Review Approval of the AMC.
Restaurants a. Restaurants with no Alcohol Sales b. Restaurants with Alcohol Sales	 P P	On-Sale of Alcoholic Beverages Permitted and as regulated otherwise by Zoning Code Section 9-2.3202 of the AMC
Wireless Telecommunication Facility	CUP	Conditionally Permitted Use in accordance with Article 42 of Title 9, Zoning of the AMC.

Streetscapes

This Plan provides comprehensive streetscape standards for all of the public rights-of-way adjacent to the project to ensure that the different uses coexist with one another while reinforcing the Plan's unified and integrated urban planning vision. Accordingly, Chapter 3 provides plans and guidelines that address the treatment, improvement, and use of the public rights-of-way, including landscaping.

Place-Making

The Specific Plan and subsequent Amendment also establish a vision for the Project Area as a "Place" with a unique identity and character. Place-making is a critical environmental and functional component to all successful developments. Within the Artesia LIVE Specific Plan, a sense of "place" will be established by providing a mix of commercial and residential uses; densities that support a dynamic and synergetic environment; a comprehensive plan for abundant landscaping and attractive streetscape; and superior architecture.

Sustainable design and "green" construction materials, means and methods will also be encouraged. The use of reclaimed water for irrigation, water wise and drought tolerant plant material, and the use of materials that reduce the Specific Plan's carbon footprint will lead to a healthy environment to live, work and shop. Leadership in Energy and Environmental Design (LEED), Green Building Rating System certification (or a similar standard) is encouraged for the development of the Specific Plan.

CHAPTER 3

DEVELOPMENT STANDARDS & DESIGN GUIDELINES

Introduction

This chapter provides standards and guidelines for development and design of the mixed-use project. The purpose of these standards and guidelines is to implement a high-quality mixed use development consistent with the City Center Mixed Use General Plan Land Use Designation.

Mixed-use development proposed in the Specific Plan area integrates complementary residential and commercial development on the same parcel or contiguous group of parcels. Development will be integrated vertically, with residential and rooftop commercial uses above subterranean parking. It provides opportunities to weave residential and public uses into the commercial fabric to create an active area and enhance the vitality of the City Center.

These standards and guidelines apply to the mixed-use development of this plan and supplement other applicable regulations in the City's Zoning Code. These design standards and guidelines are intended to provide property owners and their designers with basic design criteria that are intended to reinforce the desired building and district character.

The provisions of this Plan have been established to provide for the orderly development of the Property. Application of the Plan is intended to protect the health, safety, and welfare of the community. In order to provide relief and allow deviations from the underlying development standards and Zoning Code requirements in the Artesia Municipal Code the following control mechanisms shall be applied:

Development Standards – Development Plan (Site Plan)

The following development standards shall apply to the overall mixed-use development within the Plan area.

YARD AREAS (Setbacks)

The following required setbacks shall be observed:

Front Yards: Pioneer Boulevard. – 5 feet minimum
176th Street – 4 feet minimum
Side Yards: Zero Lot Line
Rear Yards: Zero Lot Line

BUILDING LENGTH AND HEIGHT

Maximum Building Length – 256 feet
Maximum Building Width – 132 feet
Maximum Building Height – 6 Stories or 60-feet maximum

BUILDING AREA BREAKDOWN

Project Summary	
Total Units	83 units
Gross Land Area	0.84 acre
Gross Density	98.8 du/ac
Total Net Rentable	64,171 sq. ft.
Building Gross Summary	
Gross Residential Area	87,937.9 sq. ft.
Indoor Amenity Space at 3rd Level	2,357 sq. ft.
Gross Garage Area	53,945 sq. ft.
Rooftop Commercial	1,600 sq. ft.
Stairs/Elevators/Lobby & Corridor Circulation	19,029 sq. ft.
Total Gross Building Area	164,869 sq. ft.
Floor Area Ratio (FAR) Summary	
6th Level	15,918.3 sq. ft.
5th Level	21,755.8 sq. ft.
4th Level	21,755.8 sq. ft.
3rd Level	21,755.8 sq. ft.
2nd Level	3,425.0 sq. ft.
1st Level	2,094.2 sq. Ft.
(Excluding Garage Area & Stair/Elevator Counted at One Level Only)	*86,704.9 sq. ft.*
Floor Area Ratio	*2.37*

MAXIMUM DENSITY – Residential Component

The site plan attached hereto and incorporated herein by this reference identifies the boundaries for a mixed-use development. Based on the total square footage within the boundary site, the density shall not exceed 100 units per acre. This standard exceeds the density requirements under the General Plan 2030. As a result, an amendment to the General Plan will be processed in conjunction with the Specific Plan.

Maximum Density	2011 Specific Plan/City Center Mixed Use (General Plan Land Use Designation)	2025 Amended Specific Plan
Multi-Family Residential	70 du/acre maximum	100 du/acre

MINIMUM FLOOR AREAS (Residential Units) – Each dwelling unit shall have and maintain gross floor areas, excluding private patios, balconies and garages as follows:

Number of Bedrooms	Number of Units Per Type	Proposed New Specific Plan Requirement
Studio Units	12	452 sq. ft. – 549 sq. ft.
One bedroom Units	41	634 sq. ft. – 716 sq. ft.
Two-bedroom Units	30	1,025 sq. ft. – 1,045 sq. ft.
Total	83	87,937.9 sq.ft.

OPEN SPACES

Private Open Space – Each one bedroom types A1/A2 or two bedroom unit shall provide private open space areas in the form of a balcony having access from within the main dwelling unit. All such balconies and patios shall be substantially enclosed by a solid wall or rail at least 48" in height. Items that may be stored on the balconies and patios shall be limited to patio furniture, potted plants, and outdoor barbeque, which shall be addressed in the homeowners association. The following table identifies private open spaces for individual units.

Number of Bedrooms	Number of Units Per Type	Proposed New Specific Plan Open Space Requirement
Studio Units (Type S4 only)	20	62 sq.ft.
One bedroom Units (Types A1 and A2)	18	62 sq.ft. – 97 sq.ft.
Two bedroom Units	30	64 sq. ft. – 70 sq. ft.
Total	54	4,738 sq.ft.

Common Open Space - All residents shall be provided with common open space areas conveniently located throughout the site. Amenities shall include but are not limited to a courtyard, lounge/fitness area, lobby, and sky deck.

PROPOSED DEVELOPMENT – Rooftop Commercial

Sky Deck Restaurant	
Amenity	**Square Footage**
Outdoor Bar/Dining Area	419 sq. ft.
Kitchen/Service	705 sq. ft.
Service/Office/Utilities	223 sq. ft.
Bathroom	253 sq. ft.
TOTAL AREA	1,600 sq. ft.
Parking Required	
Total Restaurant Area	1,600 sq. ft.
Required Parking	8.00 spaces
Occupant Load	
Kitchen/Service/Bath (200 gross)	6 persons
Bar/Dining Area (15 gross)	28 persons
TOTAL OCCUPANCY LOAD	34 persons

***Parking Requirement per City: 1 space per 200 sq. ft. Gross Floor Area (Restaurant)**

PARKING STANDARDS

The Specific Plan provides a total of 163 on-site parking spaces. Residential parking spaces shall follow the following minimum requirements: one space per unit for studio units, one and half spaces per unit for one-bedroom units, and two spaces per unit for two-bedroom units. Twenty commercial off-site parking spaces are also included as part of the Specific Plan.

Architectural Design Guidelines

The architecture for the entire development shall be that of an urban contemporary theme. Design shall be distinctly California Urban with contemporary geometric shapes accented with gentle curves and decorative façade trims to create visual interest.

BUILDING ARTICULATION AND FAÇADE

- Small scale articulation, materials, colors and textures are appropriate at locations experienced by pedestrians. Articulation techniques may include change in texture, change in color, change in material, change in plane, lattice work and trellis elements, pilasters, decorative light fixtures, material inlays, variation of architectural styles, murals, graphics, or other visual variations.

- Primary exposures/elevations and areas visible from the public right-of-way shall be detailed and articulated consistent with the architectural style and character of the development.

- Building massing should consist of a variety of heights to provide visual interest. This modulation may occur through materials used for the building façade treatments. Appropriate base materials may include plaster, ceramic tile, metal, granite stone, marble, brick, colored concrete, and split-face concrete block wall.

- Roofs:

    - Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas and courtyards.
    - The massing of visible roof elevations should be broken up with the addition of sloping roof elements or parapet treatments with architectural details.
    - Portions of roof tops or podiums should be used creatively for such uses as outdoor recreation and/or outdoor open space, to the extent feasible.
    - Roof-mounted equipment should be screened so that it is not visible from the streets, walkways or street level parking lots and should be consistent with the architecture of the building. This applies to all types of equipment including mechanical equipment,

communications dishes or antennas, skylights, exhaust fans, ducts, or any other non-architectural element.

- Wall material and glazing should be clear or very lightly tinted. Maximum tinting should not exceed 10%. Reflective glass should not be utilized.

- Arcades, trellises and awnings are encouraged where appropriate to help protect pedestrians and outdoor seating areas from weather elements and to buffer residents above the ground floor.

- Display windows should be at pedestrian eye level to stimulate street-scene interest and promote a viable business climate.

- Walls and fences should relate to the architectural detail of the building. Materials for the construction of walls may include glass, steel, acrylic panels, sustainable wood products, cast concrete, smooth faced stucco and recycled content materials. The use of traditional chainlink fences, sanded or gun-shot stucco, and slit-rail type fences are not permitted.

- Plazas should create a relationship and transition between interior architectural space and the street environment. Techniques include enhanced paving materials, café seating, fixed and movable furniture, seating walls, landscaped features, lighting, art and fountains. Diverse and unique design expressions are encouraged.

- Courtyards and patios should be at least 25% landscaped. Where feasible, a minimum of one shade tree or ornamental tree shall be planted. Amenities should include movable furniture, umberellas, water features, works of Art, ornamental planting areas, accent lighting and enhanced paving.

- All electrical lines, switch gears, transformers, and appurtenances, should be installed underground or screened from view of the public domain. Water meters, above ground control panels, and valves should not be placed in the public right-of-way and should be screened (through a combination of fences, walls, or plant materials) so that they are not visible from the street.

- Loading docks and service areas should be designed in a functional and aesthetic manner. Disruption of vehicle and pedestrian circulation should be avoided to the extent reasonably feasible. They should be located in inconspicuous areas and screened from view with opaque walls or landscaped treatments appropriate to the architectural character of the

property. To the extent reasonably feasible, service entrances should be located where so they do not interfere with customer and resident access.

- The materials used for sidewalks may vary but should be consistent with architectural and functional nature of the adjacent uses. Generally, sidewalks should be natural grey concrete with non-slip surfaces and tooled, with saw cut joints at intervals no greater than 4 feet. Special treatment such as color and patterning or special paving are encouraged.

Circulation and Parking

The circulation and parking for the Specific Plan will utilize the roadway network system that is currently in place. The plan integrates with the street network and urban fabric of the City Center neighborhood. The project will maintain a comfortable pedestrian environment and encourage the use of transit along Pioneer Boulevard. Improvements and changes have been identified in order to improve overall circulation, accommodate new activity, and to plan for adequate parking. Street improvements, access and parking requirements are based on a comprehensive traffic analysis, which is provided in **Appendix B**.

Vehicular and pedestrian ingress and egress to the site shall be provided from Pioneer Boulevard. and 176th Street. The common driveway width and parking areas shall be designed to meet Los Angeles County Fire Department requirements and to avoid any potential circulation issues.

VEHICLE MILES TRAVELED

Under SB 743, passed in July 2020, the negative environmental impacts of development and transportation projects are measured according to the overall amount that people drive (known as vehicles-miles traveled, or VMT). Under this Specific Plan Amendment, the project shall adhere to the County of Los Angeles VMT Guidelines. Per the County of Los Angeles VMT Guidelines, a development project may need to be assessed for VMT impacts if the project conflicts or is inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)(1). The County's guidelines provide screening and impact criteria to determine if the project conflicts or is inconsistent with CEQA guidelines. (See: Traffic Impact Analysis, RK Engineering, August 2024.)

The County of Los Angeles VMT Guidelines recommends the following impact criteria:

A residential project would result in a potentially significant VMT impact if the project's residential VMT per capita would not be 16.8% below the existing residential VMT per capita for the Baseline Area in which the project is located.

The proposed project fulfills the intent of the Senate Bill 743 and the County of Los Angeles VMT Guidelines by reducing regional traffic congestion by offering a mix of uses on a single parcel. In addition, the Traffic Impact Analysis prepared for the project indicates that the project impact is less than significant in regard to VMT.

PARKING

Parking for the Specific Pan will be provided by the development of an underground parking structure to be used by residents of the condominiums, staff and visitors. Standards are provided in Chapter 3 of this Specific Plan.

ADDITIONAL PARKING SOLUTIONS

The Specific Plan provides 163 on-site parking spaces and 20 commercial off-site parking spaces. The following solutions may be implemented as part of this Specific Plan if there is a need for additional parking:

1. The Developer shall utilize valet service to increase additional parking spaces by utilizing the driveway areas immediately adjacent to parking spaces in the project's valet parking area. This will provide, at minimum, ten (10) additional parking spaces.
2. The Developer shall implement ridesharing programs, transit subsidy programs, bike share programs, and other multi-modal forms of transportation programs for project visitor, patron, and employee transportation to the project site.
3. The Developer shall use its best efforts to enter into a reciprocal parking agreement with the adjacent Cerritos Presbyterian Church property located at 11841 178th Street to utilize parking spaces in the Church's parking lot for project visitors, patrons and employees during peak project demand hours.
4. The Developer shall use its best efforts and work with the City to implement a project shuttle system to and from a City-owned parking lot for use by project visitors, patrons and employees.
5. The Developer shall use its best efforts to enter into reciprocal parking agreements with other property owners of parking lots within the immediate vicinity of the Specific Plan area to provide shuttle service to and parking spaces for project visitors, patrons and employees during peak project demand hours.

Signage

The Specific Plan envisions an ambitious, bold and comprehensive sign program that contributed to and promotes the character of the City Center. Providing all types of signage and display mediums is essential to achieve the social and economic objectives (both commercial and residential) that will maximize the City Center's revitalization. The Sign Program is intended to encourage creativity while maintaining appropriate and economically viable signage. The Program establishes regulations and design standards that ensure implementation of a successful sign program for the Artesia LIVE Specific Plan.

The Sign Program will require signage that:

- Uses clear, attractive graphics;
- Is coordinated with the architectural elements of the building;
- Promotes a modern, vibrant image of Artesia;
- Protects and enhances the Pioneer Boulevard corridor and adjacent properties.

The main building and restaurant signage will be located on north elevation of the building facing 176th Street. The main building and restaurant signage will consist of the following:

- A main restaurant sign at the corner of 176th Street and Pioneer Boulevard that is 19 feet in width and one-foot-9-inches in height (19'-0" x 1'-9") for a total area of 32 square feet;
- a main building sign at the corner of 176th Street and Pioneer Boulevard that is 2'-3" (width) x 19'6" (height) for a total area of 44 square feet;
- and a main building number at the corner of 176th Street that is 5'-0" (width) x 1'-3" (height) for a total area of 8 square feet.

A 5' x 9" parking entrance wall sign and 1'-4" (height) building number sign will be located along Pioneer Boulevard and 176th Street to identify parking entrances for the project. The entrances along 176th Street and Pioneer Boulevard will also include residential/guest/retail signage at the ground level entry at 176th Street and will be 6'-0" (width) x 1'4" (height) to comprise an 8 square feet area. Building number signage at ground level entrances at Pioneer Boulevard will be 6'0" (width) x 1'-4" (height) to comprise an 8 square feet area.

All signs included in the project's Sign Program will be required to obtain permits from the City. The tenant of the rooftop restaurant/bar shall submit any additional design and signage plans to the landlord for approval prior to applying for a permit from the City. The restaurant/bar signage are designed incorporating

metal/canned letters with back lighting or approved equal design. City staff will determine the consistency of the proposed signs with the approved Sign Program in this Specific Plan. Signs not included in this program and planned for the project site will be required to comply with existing sign provisions in the Artesia Municipal Code.

Lighting

Lighting is a fundamental amenity for streets, access-ways, paseos, parking lots, plazas, courtyards, and open spaces. Properly designed lighting establishes a safe and humane environment for walking and driving and fosters a more livable urban atmosphere. Proper lighting can also create interest by illuminating architectural and landscaped features, special spaces, and help to convey an overall feeling of activity during the evening.

Lighting within the Specific Plan shall be pedestrian-friendly and contribute to the user's experience as well as enhance the overall quality of the environment and immediate neighborhood. The principal lighting standard should support a pedestrian scale that enhances a sense of place and creates an identity for the City Center neighborhood.

The following general guidelines apply to architectural lighting in the Specific Plan.

- It is preferable for fixtures to be placed close together with lower light levels than further apart with intense and varied light levels that create an uncomfortable environment for people.

- Luminars should be selected to provide quality lighting with the intensity and character appropriate to the area. Each luminar should be contemporary in design and provide a consistent design theme.

- Light fixtures should not cause glare or reflect into upper stories of the building. Exterior lighting shall be properly shielded and controlled to prevent light wash and glare. Light fixtures should use a reflector and/or refractor system for efficient distribution of lighting to reduce glare. All exterior lighting should be designed downward (except where appropriate) in a manner that reduces light and glare pollution onto neighboring properties and roadways. Cut-off shields are recommended to prevent lighting from being emitted above the horizontal relative to the light source. Small decorative "glow" elements are permitted to emit light above the horizontal.

- All lighting should be color-corrected in a range that enhances the environment or feature to be illuminated. All lighting shall abide by the current building and energy codes and the Artesia Municipal Code. Lamp quality and brightness should be appropriate for the intended use and provide functional need as well as aesthetic interest. The application of LEED guidelines (or similar standards) shall be used as a minimum baseline. Master color metal halide or warm compact fluorescent lamps are encouraged. Lighting controls shall be integrated to automatically monitor lighting needs.

- To establish a strong residential character and sense of neighborhood, selective architectural accenting, such as lighting at entrances, signage elements, and architectural features may be used.

- The following guidelines apply to residential and balcony lighting.

    - Lighting fixtures should be directed toward building walls and architectural features to prevent night wash and preserve the night sky.
    - The color and quality of light should support the architectural character and textures of the building.
    - Light fixtures and appurtenances should be hidden and/or integrated into the architectural character and vernacular of the building to the extent reasonably feasible.
    - The use of architectural features such as soffits, beams, or fenestrations to conceal light units is encouraged.
    - Light shield transmission on architectural lights should be limited to 60% transmittance.
    - In general, balcony lighting should provide architectural highlights with no illumination beyond the direct boundary of the balcony.

- The following guidelines apply to commercial and mixed-use lighting.

    - Additional lighting such as bollard lights, step lights, and wall mounted fixtures are encouraged.
    - Illumination levels and light distribution for architectural lighting should be controlled to prevent hot spots and reflectance.
    - Architectural features such as entries, columns, fenestrations, and ornamentation should be illuminated to an aesthetically pleasing level.
    - All luminars should be directed toward the building façade to prevent atmospheric light wash.

- The color and quality of the light should support the architectural character and textures of the building.
- Light fixtures and appurtenances should be hidden and/or integrated into the architectural character and vernacular of the building to the extent reasonably feasible.
- All fixtures should incorporate low cut-off angles and shielding to direct light towards the intended target.

Landscaping

The landscaping required pursuant to this Plan will comply with the City's Landscaping Ordinance, and render use of the Property compatible with surrounding and adjacent uses.

A detailed landscaping and Irrigation Plan designed by a licensed landscape architect will be submitted with the plan check submittal to the Building Division. The "Landscaping Plan" will conform to the landscaping requirements of the City's Landscaping Ordinance and any other applicable requirements as provided in this subchapter. The Property Owner shall be responsible for all on-site landscaping as shown on the landscaping plans. An agronomical soil testing report shall be provided by the contractor.

Landscape treatment will be provided to enhance architectural features, strengthen vistas and provide shade. Unity of design will be achieved by repetition of certain plant varieties and other materials and by correlation of adjacent developments.

Plant material will be selected for interest in its structure, texture and color and for its ultimate growth. Plants that are hardy, harmonious to the design, and of good appearance shall be used. Drought tolerant landscaping will be provided.

In locations where plants will be susceptible to injury by pedestrian or motor traffic, they will be protected by appropriate curbs, tree guards or other devices. All landscape areas are to be irrigated with an automatic irrigation system.

Parking areas and circulation areas will be enhanced with landscaped spaces containing tree or tree groupings. All trees within five feet of hardscape shall have a 12 inch deep linear root barrier. All planter areas shall receive a three inch layer of shredded organic mulch. Soil compaction shall be no greater than 85 percent on landscape areas. Additionally, all finish grades shall be 1.5 inches below finish surface paving.

The Project shall include six cercidium trees, three cotinus coggygria trees, one koelreuteria bipinnata tree, and seven lophostemon confertus trees. Succulents, shrubs, accent grasses, evergreens, and deciduous vines shall consist of agave blue glow, bulbine frutescens, callistemon little john, cuppressus sempervirens, dianella variegata, dietes bicolor, Laurus nobilis, muhlehnbergia regal mist, podocarpus macrophyllus, vitez trifolia, and vitis roger's red. Groundcover shall be comprised of myoporium parvifolium, huntington carpet, decomposed granite, and decorative rock.

Upon approval of the proposed Landscaping and Irrigation Plan by the Planning Division, the landscaped areas will be installed and permanently maintained in accordance therewith.

The precise size and species of trees will be identified on the Landscape and Irrigation Plan submitted during plan check.

Pedestrian, Transit, Decorative Amenities and Public Art

Any design and layout of pedestrian, transit and decorative amenities within the project area and the public right-of-way shall be architecturally compatible and harmonious with the urban contemporary architectural theme. Creativity, functionality and quality is also encouraged in the design, layout, use and placement of these amenities, which shall be maintained, free from deterioration, blight, disrepair and vandalism.

Any proposed amenity and/or public art design, including its placement within the development or public right-of-way, shall be reviewed and approved by the City's Arts Commission or the City Council.

Maintenance

The site, including but not limited to, buildings and landscaped areas will be continuously maintained. Continued good appearance depends upon the extent and quality of the maintenance. Materials and finishes will be selected for their durability and wear as well as their beauty. Provisions for washing and cleaning of buildings and structures, and control of dirt and refuse, will be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt and rubbish will be avoided.

Ongoing maintenance for the entire project site will be addressed in detail in the CC&R's. The residential homeowner's association will enforce their own CC&R's. A maintenance schedule will be included in the CC&R's.

Utilities

All existing and proposed utilities will be underground. All existing overhead utilities along Pioneer Boulevard. and 176th Street (street frontage of the project) will be relocated underground. There will not be any utility line that is visible.

Subdivision Map Legal Requirements

Pursuant to state law, the City of Artesia is vested in the regulation and control of design and improvements of residential subdivisions.

No subdivision will be approved unless those on-site and off-site improvements which are found by the City Engineer to be reasonably necessary to service the development are constructed or guaranteed to be constructed by the subdivider, which include, but are not limited to, the following improvements:

a. Developer shall provide a domestic water distribution system that is designed and constructed to service the development proposed in accordance with said water provider's development standards.
b. Developer shall install sanitary sewers to serve each lot in a division of land. The sewer system shall be designed and constructed to serve the development proposed in accordance with the Los Angeles County Sanitation District's development standards and the requirements of the City Engineer, and the outlet to be used for the sewers shall be designated by the City Engineer.
c. Developer shall provide a storm water drainage system designed and constructed to serve the development. The internal system shall carry water to the main line and shall be designed with maximum on site infiltration as approved by the City Engineer.
d. Utility lines, including electric, communications, street lighting, and cable television, shall be required to be placed underground. The Developer shall be responsible for complying with the requirements of Section 9-1.714 of the AMC, and shall make necessary arrangements with the utility companies for the installation of such facilities. Appurtenances and associated equipment, such as surface-mounted transformers, pedestals-mounted terminal boxes

and meter cabinets, and concealed ducts in an underground system may be placed aboveground.

e. Developer shall provide any and all other improvements found necessary by the City to provide all services to each unit proposed to be created.

Sale of Condominiums

This Specific Plan will require that the condominiums be sold at market rate and not retained by the developer/owner for the purposes of renting or leasing.

HOMEOWNERS ASSOCIATION (RESIDENTIAL) - COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)

A Homeowners Association (HOA) with CC&R's will be required to be submitted to the City's Planning Division for review and approval by the Planning Division, Engineering Division, and City Attorney's Office prior to Final Map approval.

Before the first unit is sold, the developer will record restrictive covenants on all of the properties. These "run with the land", meaning that all successive buyers are bound by the same covenants as the original purchaser.

A Condominium Plan shall be prepared and approved pursuant to the California Subdivision Map Act prior to the sale of any condominium units.

CHAPTER 4

INFRASTRUCTURE & PUBLIC SERVICES

General Infrastructure Plan

Development under the Specific Plan will be supported by existing and proposed infrastructure improvements. Proposed infrastructure will be subject to the local agency requirements at the time of development and must adhere to all current adoptions of design and construction codes and criteria.

Adequate infrastructure and utility systems are essential components of this Specific Plan. Identified infrastructure systems will ensure that the project area supports anticipated development with essential utilities and services as efficiently as possible. All facilities will be developed to the standards of the service provider and as required by applicable government standards. This section defines the major components of water, sewage, storm water drainage, solid waste disposal, and other essential facilities planned within the Specific Plan area.

WATER PLAN

Water Service within the Specific Plan Area is provided by the Golden State Water Company (GSWC) "Artesia System". The Artesia System also serves residents in the City of Hawaiian Gardens as well as small portions of the cities of Cerritos, Lakewood, and Long Beach. In order to better serve their customers, GSWC's Artesia System is further divided into two service areas, including: the Artesia System North Side and the Artesia System South Side. The Artesia System North Side is responsible for serving a majority of the City of Artesia, including the Specific Plan area.

The GSWC's Artesia System relies upon a complex water system network that delivers water from local groundwater as well as recycled and imported water from the Central Basin Municipal Water District (CBMWD). Approximately 67% of the available supply for the Artesia system is groundwater whereas, imported water sources account for approximately 31% of the available water supplies. The remaining 2% is provided by recycled water. Each of these water sources are briefly described below.

GROUNDWATER

The GSWC Artesia System is supplied by six active groundwater wells located in the Central Basin Pressure Area. These wells have a total capacity of 5,570 acre feet per year (AF/Y). Two of the six wells are located at the "Roseton Plant", which is just west of the Specific Plan area along Roseton Avenue. These wells have a design capacity of 1,800 gallons per minute.

IMPORTED WATER

Imported water is supplied by the Central Basin Municipal Water District (CBMWD). The CBMWD is a public agency that purchases imported water from the Metropolitan Water District of Southern California (MWD). MWD is the largest water wholesaler for domestic and municipal uses in Sothern California. The MWD is a consortium of 26 member agencies including CBMWD. The MWD service area encompasses the service areas of its 26 member agencies, approximately 5,200 square miles, and includes portions of Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura Counties.

As one of 26 member agencies, CBMWD purchases water from the MWD to supplement its local groundwater supplies. The water CBMWD purchases from MWD is imported to 24 cities, municipal water companies including the GSWC. The GSWC Artesia System has two connection lines to CBMWD, which are located in the City of Cerritos. Each of these lines provides a current capacity flow of 1,500 gallons per minute to the GSWC Artesia System. As previously mentioned, imported water sources account for approximately 31% of the GSWC's Artesia System available water supply.

Proposed System

Currently water main transition lines exist along Pioneer Boulevard. and 176th St. The water system may require additional water mains to allow for the increased land use intensity and to meet fire flow requirements. The upgrades may require improvements to the existing infrastructure outside of the limits of the Specific Plan area. The Golden State Water District will evaluate the Specific Plan infrastructure needs (and upgrades proposed in the final hydraulic analysis) and provide final requirements.

SEWER PLAN

The Specific Plan Area is located within District 19 of the Los Angeles County Sanitation District (LACSD) service area. The District provide sewer services on a regional scale and consist of 24 independent special districts serving approximately 5.7 million people in Los Angeles County. In order to maximize efficiency while reducing costs, each of the 24 Districts work cooperatively under a Joint Administration Agreement. The Districts own, operate, and maintain the large trunk sewer lines that provide the backbone of the regional wastewater conveyance system. Public sewer mains exist under Pioneer Boulevard.

Wastewater generated is treated at the Joint Water Pollution Control Plant located in the City of Carson, the Los Coyotes Water Reclamation Plant located in the City of Cerritos, and the Long Beach Water Reclamation Plant located in the City of Long Beach. Each of these treatment plants are currently operating below their ultimate capacities and are further described in the Table below.

Wastewater Treatment Plant Design Capacities

Treatment Plant	Location	Design Capacity	Average Flow
Joint Water Pollution Control	City of Carson	400.0	279.7
Los Coyotes Water	City of Cerritos	37.5	21.7
Long Beach Water	City of Long	25.0	19.1

Proposed Conditions

The sewer system may require additional sewer mains to allow for increased land use intensity. The upgrades may require improvements to the existing infrastructure outside of the limits of the Specific Plan area. The District will make a determination once a complete set of construction plans are provided.

STORMWATER DRAINAGE

The Artesia LIVE Specific Plan is located in a highly urbanized area with paved roads and other impervious surfaces. All runoff generated within the Specific Plan area is conveyed through storm drains primarily owned and operated by the Los Angeles County Department of Public Works.

The Los Angeles County Department of Public Works provides the backbone of flood control facilities for the entire Los Angeles basin as well as the San Fernando, San Gabriel, and Santa Clarita Valleys. There are three large County maintained storm drains that serve the Specific Plan area, ranging in size from 18 to 75 inches.

There is a 24-inch storm drain line that runs along Artesia Boulevard extending from Roseton Avenue west approximately 500 feet. This storm drain continues for an additional 200 feet northwest to Caine Drive. There is also a storm drain line that begins just south of the intersection of Gridley Road and Highway 91 and extends south to the intersection of Gridley Road and 183rd Street. This line varies in diameter from 18 to 24 inches. There is an additional storm drain line that extends in a north-south direction along Flallon Avenue. This line varies in size and features a 63 inch diameter north of Artesia Boulevard and a 75 inch diameter south of Artesia Boulevard.

Proposed Conditions

Under the Specific Plan, the site will consist primarily of residential and commercial land uses. As a result of the reduced impervious surfaces, the quality of rainfall runoff will likely be reduced.

SOLID WASTE

The City of Artesia contracts with private waste haulers for the collection of all refuse. Currently the City has a franchise agreement with Consolidated Disposal Service (CDS). CDS provides weekly collection of refuse, recyclables, and green waste from their respective carts or dumpsters as well as unlimited collection of bulky items and electronic waste, upon request, at no additional charge. Waste collected within the City is brought to the Puente Hills Landfill (PHLF), which is owned and operated by the County Sanitation Districts of Los Angeles County (Districts). The PHLF is located at 13130 Crossroads Parkway South in unincorporated Los Angeles County adjacent to the City of Whittier. The landfill is south of the intersection of the Pomona (60) and San Gabriel (605) freeways, approximately 15 miles northeast of the Specific Plan area. The PHLF operates under a Conditional Use Permit (CUP), which authorizes the disposal of a maximum of 13,200 tons per day.

In addition to the PHLF, there are two solid waste management facilities available to the City of Artesia including:

- Commerce Refuse-to-Energy Facility (CREF)
- Puente Hills Materials Recovery Facility (PHMRF)

Both the CREF and PHMRF are owned and operated by the Districts. The CREF is located at 5926 Sheila Street in the City of Commerce, approximately 11 miles northwest of the Specific Plan area. CREF is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons of solid waste per week. The PHMRF is located at 2808 Workman Mill Road in the City of Whittier, approximately 14 miles northeast of the Specific Plan area. The PHMRF is permitted to accept 4,400 tons per day, not to exceed 24,000 tons of solid waste per week.

Residents of Artesia use curbside recyclable and green waste containers to increase the diversion of solid waste from landfills. Development within the Specific Plan area shall be responsible for complying with City recycling programs and ordinances related to achieving the adopted diversion rates. This includes

but is not limited to the City's adopted Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE).

UTILITIES

This section includes specific information on the utilities and services provided to the Specific Plan area. Utilities described include: electricity, natural gas, telephone, and cable services.

Electricity

Southern California Edison Company (SCE) currently provides electrical services to all businesses, residences, and institutions within the City of Artesia. SCE maintains and operates the transmission and distribution infrastructure located throughout the City necessary to serve future development projects associated with the implementation of this Specific Plan. SCE has stated that it has facilities in the area and that electricity service to the Specific Plan area could be provided from existing facilities within the City.

Natural Gas

The Southern California Gas Company (The Gas Co.) provides natural gas to the Specific Plan area. The Gas Co. serves approximately 20.3 million customers through 5.7 million meters. The service area is 20,000 square miles and includes over 530 cities in Central and Southern California. Locally, the Gas Co. distributes natural gas through an extensive network of approximately 41,500 miles of underground gas mains. The Gas Co. has indicated that sufficient capacity exists within the existing infrastructure to accommodate the project. Additional points of connection will be established when necessary.

Telephone

Telephone service is offered regionally by telecommunications companies such as Verizon, AT&T, or Comcast. Telephone infrastructure and services will be installed as needed along with other utilities.

Cable

Local cable franchises, including Time Warner Cable and Comcast Cable, provide cable television services to the Specific Plan area.

PUBLIC SERVICES

This section includes specific information regarding the public services provided to the Specific Plan area. Public services provided include police protection, fire and paramedic services, public transportation, schools, libraries, and open space.

Police Protection

Police protection services are provided to the Specific Plan area and the City of Artesia as a whole by the County of Los Angeles Sheriff's Department. The Lakewood Sheriff's Station located at 5130 N. Clark Avenue in the City of Lakewood, is primarily responsible for providing law enforcement services to the Specific Plan area. Located approximately four miles northeast of the Specific Plan area, the Lakewood Station provides law enforcement services to over 300,000 residents in the contract cities of Artesia, Bellflower, Hawaiian Gardens, Lakewood, and Paramount.

Fire Protection and Paramedic Services

Fire protection services to the City of Artesia are provided under contract with the County of Los Angeles Fire Department (LACFD). The LACFD is composed of 168 fire stations that are divided among 22 battalions. The LACFD is responsible for providing fire protection services to all unincorporated county land including 59 contract cities as well as the Angeles and Los Padres National Forests. Battalion 9 and 21 are primarily responsible for serving the serving the City of Artesia. Battalion 9 also provides services to the cities of Signal Hill, Paramount, Lakewood, Hawaiian Gardens, Cerritos, and Bellflower while Battalion 21 provides services to the cities of Whittier, Norwalk, and La Habra. Station #30, located at 19030 Pioneer Boulevard in the City of Cerritos, located approximately two miles south of the Specific Plan area is the primarily response station. In addition to Station #30, the next closest station that may respond is Station #115.

Emergency Medical Services

The LACFD provides paramedic services to the City of Artesia. All uniformed LACFD personnel are trained to a minimum Emergency Medical Technician 1 standard (EMT-1), providing basic evaluation, life support and first aid, and employment of an Emergency Medical Technician defibrillator. Paramedic squad personnel are also trained to provide advanced lifesaving support including drug therapy. LACFD's emergency ambulance services are provided through a contract with CARE Ambulance. As the 911 emergency ambulance

service provider, CARE Ambulance responds alongside the LACFD paramedics to provide needed emergency transport services.

Schools

The ABC Unified School District provides educational services and facilities for students from kindergarten through twelfth grade. The District is governed by a 7-member Board of Education and includes 19 elementary schools, five middle schools, three comprehensive high schools, a college preparatory 7-12 school, a continuation high school, infant/children centers, extended-day care, and an adult school.

Library Services

The City of Artesia is served by the Los Angeles County Public Library system. The City of Artesia has one public library, the Artesia Library, located at 18722 S. Clarkdale Avenue in the Artesia Park across the street from City Hall. The Artesia Library provides basic library services to residents of the cities of Artesia and Cerritos. Services available include reference services, children's programs, a homework center, publicly available computers with Internet access, as well as a Friends of the Library rental collection.

Parks and Open Space

The City of Artesia is a highly urbanized area that is generally built out. All open space areas within the City have either been developed as recreational areas or are developed in areas where the previous use has expired. There are no areas of natural open space within the City's jurisdictional boundaries. Approximately 49 acres of open space and recreational areas are available to City residents including: 17.25 acres of City owned parks and recreational facilities and 31.41 acres of ABC Unified School District joint use school sites. An additional 6.88 acres of railroad right-of-way, owned by the Los Angeles County Metropolitan Transportation Authority provides opportunities for future recreational amenities such as a linear park.

City residents also have access to two regional parks. Although these recreational amenities lie outside of the City's jurisdictional boundaries, they offer supplementation recreational opportunities including hiking trails, fishing, tennis, basketball, and volleyball courts, a gymnasium, open grass areas etc. not offered by the City. These regional parks include:

- Cerritos Regional Park – A 56-acre regional park located approximately 2.5 miles southeast of the Specific Plan area in the City of Cerritos.

- Ralph B. Clark Regional Park – A 105-acre facility located in the City of Buena Park, approximately 8 miles northeast of the Specific Plan area.

Given that the majority of land within the City of Artesia is already developed, there are limited opportunities to expand open space resources in the City. As such, the City has historically focused on providing neighborhood and community open space and recreational facilities. In consideration of both the City-owned parks and the joint-use school sites, there is approximately 49 acres of parks and recreational facilities within the City. While the City's Parks and Recreation Department does not have an established standard for City provided parkland. It is estimated that the City provides 2.8 acres of parkland per 1,000 people.

Proposed Conditions

Implementation of the Specific Plan development will not significantly impact the fire or police services in the area. Citywide fire and police service impact fees should mitigate any changes to service demands created by the development intensities in this Plan. Agency approval processes will allow fire, police and other public agencies to comment on development prior to construction. Governing agency codes and requirements are to be used as a basis for planning and design to facilitate their respective approvals.

CHAPTER 5

IMPLEMENTATION & ADMINISTRATION

Implementation

The implementation of this Specific Plan will be accomplished through the City's development review process, considering development plans from concept to construction drawings. Upon adoption of the Plan, developers and/or property owners may prepare and submit plans for development within the Specific Plan Area. Development plans shall be prepared and submitted for review in conformance with the provisions of this Specific Plan and the requirements of the City's Code. Project review shall progress as follows:

Administration

General Plan Consistency

Per California State law, specific plans must be internally consistent with the jurisdiction's general plan. The Artesia General Plan 2030 regulates the land uses in the Artesia LIVE Specific Plan. Where Specific Plan zoning is inconsistent with the 2030 General Plan, the General Plan will be amended to ensure consistency between the two documents.

The Specific Plan is supportive of General Plan goals and policies to "provide a well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision" and "ensure mixed-use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces and attractive landscaping" (2030 General Plan, Community Development and Design Element, Goal LU-1 and associated policies). The Specific Plan provides an increased density beyond what is permitted in the General Plan. However, subject to Specific Plan approval, the General Plan allows an increased density beyond what is permitted in the General Plan land use designation. The Specific Plan Amendment also supports the City's 2021-2029 Housing Element by providing additional housing opportunities within proximity to transit and employment opportunities.

Applicability and Conformity of Development

Proposed development plans, tentative tract or parcel maps, and any other development approval, pertaining to land or property governed by this Specific Plan, must be contained within the Specific Plan.

It is expected that future development applications will be in substantial conformance with the Specific Plan, and if not, an amendment to the Specific Plan may be required. The Community Development Director or his/her designee

shall have the authority to interpret the Specific Plan requirements if ambiguity occurs about the meaning or appropriate application of provisions within the Specific Plan.

Conflict

In the event of a conflict between the provisions of the Specific Plan and the provisions identified in the AMC, the Specific Plan shall prevail. Wherever the provisions and development standards contained in the Specific Plan conflict with those contained in the AMC, the provisions of the Specific plan shall take precedence. For any other topical issue, development standard or design guideline, and/ or regulation not addressed or otherwise specified in the Specific Plan, regulation and approval shall be carried out in accordance with the provisions of the AMC.

Minor Deviations

The following items may deviate, within specified limitations, from the adopted Specific Plan but shall be considered to be in Substantial Conformance with the Specific Plan. This review shall occur at the staff level if so determined by the Community Development Director through the Administrative Review Process. The Director, however, shall have the discretion to refer any such request for modification to the Planning Commission. Conversely, the applicant shall have the right to appeal decisions of the Director to the Planning Commission.

a. 5 percent deviation from the Development Standards listed in Chapter 3: Development Standards & Guidelines.
b. Implementation of design feature(s) that would affect infrastructure and/or services as listed in Chapter 4: Infrastructure & Public Services.
c. Specific modifications of a similar nature to those listed above which are deemed by the Community Development Director to be keeping in the spirit and intent of the Specific Plan and are in conformance with the General Plan.

A minor deviation shall be granted only if the Director first finds in writing the following findings of fact. The burden of proof to establish that findings of fact can be made is on the applicant.

a. The granting of the deviation will result in design improvements, or there are space restrictions on the site which preclude full compliance with Specific Plan requirements without hardship;
b. The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injury to the property or

improvements in such Specific Plan district in which the property is located; and

c. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The Director shall consider the proposal and make findings of fact and determinations in writing. A copy of the determination shall be mailed to the applicant within 60 days from the date the application is deemed complete. With approval of the applicant, the Director may extend the time within which the determination shall be made, not to exceed an additional 120 days.

Major Deviations

Amendments may be requested at any time pursuant to Government Code Section 65453(a). Proposed amendments deemed to be Major Deviations by the Community Development Director as defined herein will be processed by the Community Development Department through the Administrative Review Process and approved by the Planning Commission; and, City Council as may be required. Subject to the determination of the Director, the changes identified below may be processed as a Specific Plan Amendment.

a. 6 percent deviation (or more) from the Development Standards listed in Chapter 3: Development Standards & Guidelines.
b. Uses not listed in Table 2.1: Allowed Land Uses.

Amendments may be requested at any time pursuant to AMC Section 9-2.3454 and Section 65453(a) of the Government Code. Depending on the nature of the proposed amendment to the Specific Plan, an additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

Maintenance and Update of the Specific Plan

As comprehensive and detailed as this Specific Plan is, and in accordance with regular reports to the Planning Commission and City Council concerning the implementation of this Specific Plan, the Community Development Department is responsible for maintaining and updating this Specific Plan, as applicable.

Application of the CEQA Process

This Specific Plan was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA). As such, a Mitigated Negative Declaration of Environmental Impact (MND) was prepared for the Specific Plan. MND identified

the potential environmental effects of the development proposed in this Specific Plan.

The Program MND analyzed the development to evaluate the potential environmental impacts of the Artesia LIVE Specific Plan. Pursuant to the provisions of Section 15162 of CEQA Guidelines, subsequent site-specific development within the Specific Plan area requiring a discretionary permit will be reviewed to determine whether the Specific Plan's MND adequately addresses the impacts of the proposed site-specific development project, in which case no further environmental analysis is needed, or if:

1) The proposed site-specific development represents a substantial change from the Specific Plan analyzed in the MND (such as a Specific Plan amendment) that could result in new significant impacts not addressed in the Specific Plan MND or that could result in substantially more severe significant impacts than those identified in the Specific Plan MND.
2) Substantial changes have occurred with respect to the circumstances under which the proposed permit is being undertaken as compared to the circumstances assumed in the Final MND. Such substantial changes could include (but are not necessarily limited to) substantial changes in land use or circulation patterns surrounding the Specific Plan area.
3) New information of substantial importance, which was not known and could not have been known at the time the Final MND was certified, shows that, as the result of the proposed project, either new significant impacts would occur, significant impacts identified in the Final MND will be substantially more severe, or mitigation measures proposed in the Final MND are infeasible or not included in the proposed project.

Pursuant to Sections 15162 and 15163 of CEQA Guidelines, a subsequent or supplemental MND would be required only if any of the above findings are made regarding a proposed development permit. If none of these above findings can be made, Section 15162(a) of CEQA Guidelines requires the City to prepare an addendum to the Specific Plan MND. Section 15164 of CEQA Guidelines states that an addendum to a previously-certified MND shall be prepared if some changes or additions are necessary to a project, but none of the conditions described in Section 15162 calling for preparation of a subsequent MND have occurred. An addendum, unlike a subsequent MND and supplement to a MND, need not be circulated for public review and can be included in or attached to the final MND.

City of Artesia

Artesia Live

Specific Plan

Commercial-Residential-Mixed Use Development

ADOPTED: NOVEMBER 2016

AMENDED: MAY 2025

Specific Plan Amendment Draft

ACKNOWLEDGEMENTS

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CHAPTER 1

INTRODUCTION

Purpose and Content

The Artesia LIVE Specific Plan is a regulatory tool for the systematic implementation of the City's General Plan and to guide development in a localized area. It establishes a link between implementing policies of the General Plan and individual development proposals within a defined boundary. While the General Plan is the overall guide for growth and development in a community, the goal of a Specific Plan is to focus on the unique characteristics of a special area by customizing the planning process and land use and zoning regulations to accommodate a desired development with guidelines and standards creating a development form and composition that supports a vibrant and active mixed use environment and neighborhood. A Specific Plan is enacted pursuant to Section 65450 et seq. of the California Government Code.

The density requirements, development standards, land use restrictions and changes to design guidelines identified in this Specific Plan are intended to replace requirements and take precedence over the City's Zoning Ordinance within the Specific Plan Area. Whenever an area of the City has been included in a Specific Plan, if such plan contains any standards related to land usage, such standards shall control to the exclusion of any contradictory provisions of the zoning code.

This Specific Plan addresses issues relating to land uses, specific development standards relating to residential development, design, building type and scale giving the developer certainty and incentives to improve the existing built environment and increase overall investment.

The Artesia LIVE Specific Plan is a City-initiated Specific Plan to demonstrate a clear vision for the new mixed use development, and is an economic development tool that will facilitate new future development. The Specific Plan includes the following entitlements:

- Amendment to the Artesia General Plan
- Zone Change to Specific Plan (SP)
- Amendment to the Zoning Code (Specific Plan)
- Amendment to the Zoning Map to the City of Artesia to change the zoning classification to the designated Specific Plan Zone.
- Conditional Use Permit for the Condominiums
- Conditional Use Permit for the use of a Hotel
- Conditional Use Permit to allow the on-site sales of distilled spirits in conjunction with the Hotel.
- Design Review

- An associated Mitigated Negative Declaration (MND), which provides mitigation measures and explains how they reduce the impacts of the project to a less than significant level.
- Tentative Tract Map 73667

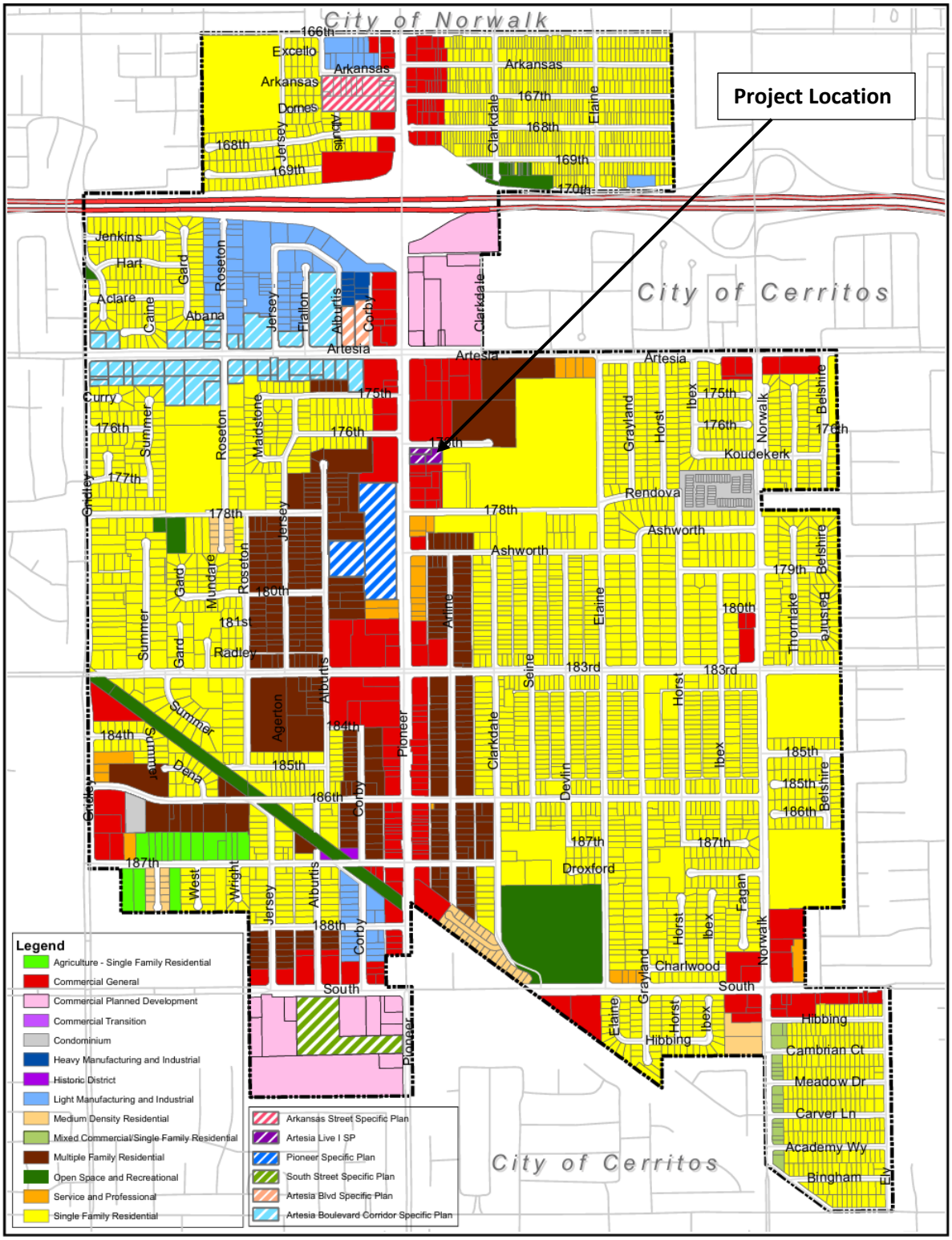
The purpose of developing a Specific Plan for Downtown Artesia is to facilitate development, especially mixed use development in the City Center area. Artesia LIVE will help develop an area that is vibrant, walkable, and the heart of City. This Specific Plan will provide opportunities to build on the City's unique historic and cultural characteristics to enhance the City Center core; create a strong community identity and sense of place; provide new employment, housing and shopping opportunities; and strengthen the City's tax base. Several opportunity sites within walking distance allow significant potential for infill development and adaptive reuse of existing under-utilized structures to better serve the area and generate new investment.

In 2025, based on changing market conditions, the Artesia LIVE Specific Plan was amended, to better represent the needs of the surrounding area and accommodate a modified mixed-use development. The amendment includes the following changes:

Original Specific Plan Development	Amended Specific Plan Development
• 7-story mixed-use building • 111 Room Hotel • 54 Residential Condominiums • 1,330 square feet of Retail Space • 9,590 square feet of Restaurant Space • 183 on-site Subterranean Parking Spaces	• 6-story mixed-use building • 83 Multi-Family Residential Condominiums • 15,410 square feet of Residential Amenity and Common Area Space • 1,600 square feet of Sky Deck Restaurant and Bar Space • 163 on-site Parking Spaces • 20 off-site Additional Commercial Parking Spaces

Project Location

The project site is located at 17610 – 17618 Pioneer Boulevard on the south east corner of Pioneer Blvd. and 176th Street intersection.



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Revised 08/06/2024

City of Artesia

Zoning Map

Vision, Goals and Objectives

The purpose of developing the Artesia LIVE Specific Plan is to bring revitalizing activities to the Downtown and to bring a new mixed use and walkable synergy in the area. The Specific Plan is anticipated to facilitate development, especially residential development in the City Center area with easy and convenient access to non-motorized transportation modes. The primary objectives of the project are to identify land use options that include increased housing densities and mixed uses, as well as create pedestrian linkages between community facilities and major recreation, retail, and residential nodes of activity.

The Artesia LIVE Specific Plan will help to transform the built environment to being an area that is vibrant, walkable, and the heart of City. This Specific Plan will provide opportunities to build on the City's unique historic and cultural characteristics to enhance the City Center core; take advantage of access to regional transit, and numerous bus routes that serve Downtown; create a strong community identity and sense of place; provide new employment, housing and shopping opportunities; and strengthen the City's tax base. The Specific Plan will guide the development of a mixed use project that will include commercial and residential development as well as streamline the development process, and serve as an incentive for economic development.

Location and Setting

The subject site is located on the south east corner of Pioneer Blvd. and 176th Street in the Artesia, California. The site is rectangular in shape and contains approximately 35,772 square feet. The vacant site is relatively flat and has a surface elevation of approximately 57 feet. The site is located approximately 1.5 miles east of the San Gabriel River channel and one mile north of the future Artesia Light Rail Station.

The project area is located in what is considered the "City Center" area of the City. The site is surrounded by retail-commercial uses and a mix of single-family and multi-family residential uses. To the east of the site is a school district maintenance yard with on-site school bus parking.

The existing zoning of the property is Commercial General and the General Plan designates the property as City Center Mixed Use. The City Center Mixed Use designation encourages the development and redevelopment of a complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area. The City Center Mixed Use Designation is intended to serve as the City's core and

encourages physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods.

Document Organization

The Artesia LIVE Specific Plan is organized to provide a framework for development and is organized in the following manner:

- Chapter 1: Introduction – Explains the overall background, purpose, vision and authority and organization of the Specific Plan.

- Chapter 2: Development Vision and Land Use - Articulates the development vision and objectives of the Specific Plan Area, opportunities and constraints, development concept and major theme, permitted uses and streetscapes.

- Chapter 3: Development Standards and Design Guidelines – Establishes development standards for the Development Plan, site design guidelines, architectural guidelines, circulation and parking standards, streetscape standards, signage standards and Lighting Standard.

- Chapter 4: Infrastructure and Public Services: Describes the various infrastructure components that will serve the project (water, waste water, electrical, cable and other utilities).

- Chapter 5: Implementation and Administration – Contains general zoning standards for the Specific Plan Area as well as procedures for Specific Plan implementation including the approval of conditional use permits and variances.

Artesia Live Specific Plan Amendment History

The City of Artesia approved the Artesia Live Specific Plan on December 13, 2017.

Specific Plan Amendment No. 1: On May 9, 2025, the City of Artesia City Council adopted Ordinance No. 25-___, to amend the Artesia Live Specific Plan to modify the proposed development project and design standards. Approvals within the resolution include:

- Amendment to the Artesia General Plan
- Amendment to the Specific Plan

- Amendment to the Zoning Code (Specific Plan)
- Design Review
- Vesting Tentative Tract Map

The amendment will provide opportunities for the growth and development of the Specific Plan area furthering the goals and objectives of the Specific Plan and General Plan.

CHAPTER 2

DEVELOPMENT VISION & LAND USE

Existing Conditions: Opportunities and Constraints

Most of the City's area is used for residences, including condominium complexes, tracts of single-family homes, town houses and multi-family apartment complexes. Commercial uses are concentrated along Artesia Boulevard, the northern portion of Pioneer Boulevard and other major key intersections.

The Specific Plan is located within an area of a hodgepodge of buildings and land uses, including commercial centers, strip malls, industrial/manufacturing areas, open space and non-confirming uses. Many of the buildings are old and reflect deferred investment, maintenance and repair. The visual character and organization of the area is disjointed with frequently incompatible buildings and improvements located adjacent to one another. Unattractive surface parking lots prevail throughout the area dividing retail and commercial buildings from one another and the roadway, and making the area unfriendly for pedestrians, shoppers, and visitors.

Overall, the City Center Area's development and land use pattern results in the absence of a "sense of place". Pedestrian activity is discouraged; visitors use their cars to travel between City Center destinations, even when located only a short distance apart; business synergy is deterred; and visitation and investment is stagnated rather than stimulated. The use of the "City Center" as the center of residential, commercial, retail, and entertainment activity for the community is not encouraged and underutilized.

Many significant opportunities are present in and around the Specific Plan area. Artesia LIVE and the areas surrounding areas provides an opportunity to create a thriving and successful center for the community.

Another major opportunity is the location of the City Center and one of the gateway cities into Los Angeles County. Artesia LIVE is within close proximity to the 91 Freeway and within approximately less than one mile from the future Artesia Light Rail Station (West Santa Ana Branch ROW). This project can implement Metro's First-Last Mile Strategy. Additionally, the project is located along the Artesia Transit Bus Line at Pioneer Boulevard, encouraging residents and visitors to use the City's transit system.

Development Concepts and Major Themes

Mixed Use Development

The land use vision also builds on the City's current policy direction and regulatory framework. As such, a large portion of the "Downtown" area has been classified "City Center", and this designation is maintained in this Specific Plan and subsequent Amendment.

In a broad sense, a mixed use project can constitute an area, a site, or a single building, which blends a combination of residential, commercial, cultural, or institutional uses. However, the whole development's links to, and position in, its community are as important as the mix itself.

New development throughout the City Center should include a mix of residential, retail, commercial, office, hotel, and civic uses. Residential uses should be located in the City Center to increase pedestrian activity, particularly at night and on weekends. Single-family residential uses should remain focused in the existing neighborhoods that surround the City Center, while new higher density residential uses should increase, within proximity to the employment and retail uses within the City Center and the future light rail station.

Permitted Land Uses

The Specific Plan is envisioned to be developed as a mixed use urban development where residents and visitors can live, visit, and dine. Within this Specific Plan, uses are anticipated to be intermingled.

The following Table 2.1 identifies the permitted uses, conditionally permitted, and prohibited uses in the Specific Plan.

Conditional uses. Certain uses may be subject to special conditions regarding the location, operation or design of the use. References to these provisions are made in Table 2.1

Prohibited uses. If a use is not specifically listed in Table 2.1, that use is prohibited. However, the Zoning Administrator shall have the authority to determine whether the proposed use is permitted based on the findings that the use is similar to and no more detrimental than a particular use permitted in the zone.

Specific Regulations. Certain uses are subject to specific regulations contained in the Artesia Zoning Code and/or this Specific Plan. References to these provisions, where necessary, are described in table 2.1.

Limitations on activities. The following activities shall not be permitted within the Specific Plan development:

1) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
2) Manufacturing or industrial activities.
3) Any other activity or use as determined by the Zoning Administrator to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.
4) After approval, the mixed use building shall not be converted to entirely residential use.

Table 2.1 Allowed Land Uses

Land Use		Specific Regulations
Alcohol Sales (Bars/Cocktail Lounges) a. On-Sale Outlets b. Off-Sale Outlets	 CUP CUP	On-Sale and Off-Sale of Alcoholic Beverages Conditionally Permitted and as regulated otherwise by Zoning Code Section 9-2.3203
Food and Beverage Sales a. Grocery Stores (includes large, full-service markets) b. Specialty Stores (deli, coffee, bakery, produce) c. Convenience Stores	 CUP P P	Permitted Uses and as otherwise regulated by Title 9, Zoning, AMC
Home Occupations	A	Permitted as an Accessory Use per Section 9-2.2803 of the AMC.
Multi-Unit Residential	P	Permitted Use and otherwise regulated by Article 20, Design Review Approval of the AMC.
Restaurants a. Restaurants with no Alcohol Sales b. Restaurants with Alcohol Sales	 P P	On-Sale of Alcoholic Beverages Permitted and as regulated otherwise by Zoning Code Section 9-2.3202 of the AMC
Wireless Telecommunication Facility	CUP	Conditionally Permitted Use in accordance with Article 42 of Title 9, Zoning of the AMC.

Streetscapes

This Plan provides comprehensive streetscape standards for all of the public rights-of-way adjacent to the project to ensure that the different uses coexist with one another while reinforcing the Plan's unified and integrated urban planning vision. Accordingly, Chapter 3 provides plans and guidelines that address the treatment, improvement, and use of the public rights-of-way, including landscaping.

Place-Making

The Specific Plan and subsequent Amendment also establish a vision for the Project Area as a "Place" with a unique identity and character. Place-making is a critical environmental and functional component to all successful developments. Within the Artesia LIVE Specific Plan, a sense of "place" will be established by providing a mix of commercial and residential uses; densities that support a dynamic and synergetic environment; a comprehensive plan for abundant landscaping and attractive streetscape; and superior architecture.

Sustainable design and "green" construction materials, means and methods will also be encouraged. The use of reclaimed water for irrigation, water wise and drought tolerant plant material, and the use of materials that reduce the Specific Plan's carbon footprint will lead to a healthy environment to live, work and shop. Leadership in Energy and Environmental Design (LEED), Green Building Rating System certification (or a similar standard) is encouraged for the development of the Specific Plan.

CHAPTER 3

DEVELOPMENT STANDARDS & DESIGN GUIDELINES

Introduction

This chapter provides standards and guidelines for development and design of the mixed-use project. The purpose of these standards and guidelines is to implement a high-quality mixed use development consistent with the City Center Mixed Use General Plan Land Use Designation.

Mixed-use development proposed in the Specific Plan area integrates complementary residential and commercial development on the same parcel or contiguous group of parcels. Development will be integrated vertically, with residential and rooftop commercial uses above subterranean parking. It provides opportunities to weave residential and public uses into the commercial fabric to create an active area and enhance the vitality of the City Center.

These standards and guidelines apply to the mixed-use development of this plan and supplement other applicable regulations in the City's Zoning Code. These design standards and guidelines are intended to provide property owners and their designers with basic design criteria that are intended to reinforce the desired building and district character.

The provisions of this Plan have been established to provide for the orderly development of the Property. Application of the Plan is intended to protect the health, safety, and welfare of the community. In order to provide relief and allow deviations from the underlying development standards and Zoning Code requirements in the Artesia Municipal Code the following control mechanisms shall be applied:

Development Standards – Development Plan (Site Plan)

The following development standards shall apply to the overall mixed-use development within the Plan area.

YARD AREAS (Setbacks)

The following required setbacks shall be observed:

Front Yards: Pioneer Boulevard. – 5 feet minimum
176th Street – 4 feet minimum
Side Yards: Zero Lot Line
Rear Yards: Zero Lot Line

BUILDING LENGTH AND HEIGHT

Maximum Building Length – 256 feet
Maximum Building Width – 132 feet
Maximum Building Height – 6 Stories or 60-feet maximum

BUILDING AREA BREAKDOWN

Project Summary	
Total Units	83 units
Gross Land Area	0.84 acre
Gross Density	98.8 du/ac
Total Net Rentable	64,171 sq. ft.
Building Gross Summary	
Gross Residential Area	87,937.9 sq. ft.
Indoor Amenity Space at 3rd Level	2,357 sq. ft.
Gross Garage Area	53,945 sq. ft.
Rooftop Commercial	1,600 sq. ft.
Stairs/Elevators/Lobby & Corridor Circulation	19,029 sq. ft.
Total Gross Building Area	164,869 sq. ft.
Floor Area Ratio (FAR) Summary	
6th Level	15,918.3 sq. ft.
5th Level	21,755.8 sq. ft.
4th Level	21,755.8 sq. ft.
3rd Level	21,755.8 sq. ft.
2nd Level	3,425.0 sq. ft.
1st Level	2,094.2 sq. Ft.
(Excluding Garage Area & Stair/Elevator Counted at One Level Only)	*86,704.9 sq. ft.*
Floor Area Ratio	*2.37*

MAXIMUM DENSITY – Residential Component

The site plan attached hereto and incorporated herein by this reference identifies the boundaries for a mixed-use development. Based on the total square footage within the boundary site, the density shall not exceed 100 units per acre. This standard exceeds the density requirements under the General Plan 2030. As a result, an amendment to the General Plan will be processed in conjunction with the Specific Plan.

Maximum Density	2011 Specific Plan/City Center Mixed Use (General Plan Land Use Designation)	2025 Amended Specific Plan
Multi-Family Residential	70 du/acre maximum	100 du/acre

MINIMUM FLOOR AREAS (Residential Units) – Each dwelling unit shall have and maintain gross floor areas, excluding private patios, balconies and garages as follows:

Number of Bedrooms	Number of Units Per Type	Proposed New Specific Plan Requirement
Studio Units	12	452 sq. ft. – 549 sq. ft.
One bedroom Units	41	634 sq. ft. – 716 sq. ft.
Two-bedroom Units	30	1,025 sq. ft. – 1,045 sq. ft.
Total	83	87,937.9 sq.ft.

OPEN SPACES

Private Open Space – Each one bedroom types A1/A2 or two bedroom unit shall provide private open space areas in the form of a balcony having access from within the main dwelling unit. All such balconies and patios shall be substantially enclosed by a solid wall or rail at least 48" in height. Items that may be stored on the balconies and patios shall be limited to patio furniture, potted plants, and outdoor barbeque, which shall be addressed in the homeowners association. The following table identifies private open spaces for individual units.

Number of Bedrooms	Number of Units Per Type	Proposed New Specific Plan Open Space Requirement
Studio Units (Type S4 only)	20	62 sq.ft.
One bedroom Units (Types A1 and A2)	18	62 sq.ft. – 97 sq.ft.
Two bedroom Units	30	64 sq. ft. – 70 sq. ft.
Total	54	4,738 sq.ft.

Common Open Space - All residents shall be provided with common open space areas conveniently located throughout the site. Amenities shall include but are not limited to a courtyard, lounge/fitness area, lobby, and sky deck.

PROPOSED DEVELOPMENT – Rooftop Commercial

Sky Deck Restaurant	
Amenity	**Square Footage**
Outdoor Bar/Dining Area	419 sq. ft.
Kitchen/Service	705 sq. ft.
Service/Office/Utilities	223 sq. ft.
Bathroom	253 sq. ft.
TOTAL AREA	1,600 sq. ft.
Parking Required	
Total Restaurant Area	1,600 sq. ft.
Required Parking	8.00 spaces
Occupant Load	
Kitchen/Service/Bath (200 gross)	6 persons
Bar/Dining Area (15 gross)	28 persons
TOTAL OCCUPANCY LOAD	34 persons

***Parking Requirement per City: 1 space per 200 sq. ft. Gross Floor Area (Restaurant)**

PARKING STANDARDS

The Specific Plan provides a total of 163 on-site parking spaces. Residential parking spaces shall follow the following minimum requirements: one space per unit for studio units, one and half spaces per unit for one-bedroom units, and two spaces per unit for two-bedroom units. Twenty commercial off-site parking spaces are also included as part of the Specific Plan.

Architectural Design Guidelines

The architecture for the entire development shall be that of an urban contemporary theme. Design shall be distinctly California Urban with contemporary geometric shapes accented with gentle curves and decorative façade trims to create visual interest.

BUILDING ARTICULATION AND FAÇADE

- Small scale articulation, materials, colors and textures are appropriate at locations experienced by pedestrians. Articulation techniques may include change in texture, change in color, change in material, change in plane, lattice work and trellis elements, pilasters, decorative light fixtures, material inlays, variation of architectural styles, murals, graphics, or other visual variations.

- Primary exposures/elevations and areas visible from the public right-of-way shall be detailed and articulated consistent with the architectural style and character of the development.

- Building massing should consist of a variety of heights to provide visual interest. This modulation may occur through materials used for the building façade treatments. Appropriate base materials may include plaster, ceramic tile, metal, granite stone, marble, brick, colored concrete, and split-face concrete block wall.

- Roofs:

    - Tower elements or other prominent building features should be used to accentuate key elements such as building entries, pedestrian nodes, plazas and courtyards.
    - The massing of visible roof elevations should be broken up with the addition of sloping roof elements or parapet treatments with architectural details.
    - Portions of roof tops or podiums should be used creatively for such uses as outdoor recreation and/or outdoor open space, to the extent feasible.
    - Roof-mounted equipment should be screened so that it is not visible from the streets, walkways or street level parking lots and should be consistent with the architecture of the building. This applies to all types of equipment including mechanical equipment,

communications dishes or antennas, skylights, exhaust fans, ducts, or any other non-architectural element.

- Wall material and glazing should be clear or very lightly tinted. Maximum tinting should not exceed 10%. Reflective glass should not be utilized.

- Arcades, trellises and awnings are encouraged where appropriate to help protect pedestrians and outdoor seating areas from weather elements and to buffer residents above the ground floor.

- Display windows should be at pedestrian eye level to stimulate street-scene interest and promote a viable business climate.

- Walls and fences should relate to the architectural detail of the building. Materials for the construction of walls may include glass, steel, acrylic panels, sustainable wood products, cast concrete, smooth faced stucco and recycled content materials. The use of traditional chainlink fences, sanded or gun-shot stucco, and slit-rail type fences are not permitted.

- Plazas should create a relationship and transition between interior architectural space and the street environment. Techniques include enhanced paving materials, café seating, fixed and movable furniture, seating walls, landscaped features, lighting, art and fountains. Diverse and unique design expressions are encouraged.

- Courtyards and patios should be at least 25% landscaped. Where feasible, a minimum of one shade tree or ornamental tree shall be planted. Amenities should include movable furniture, umberellas, water features, works of Art, ornamental planting areas, accent lighting and enhanced paving.

- All electrical lines, switch gears, transformers, and appurtenances, should be installed underground or screened from view of the public domain. Water meters, above ground control panels, and valves should not be placed in the public right-of-way and should be screened (through a combination of fences, walls, or plant materials) so that they are not visible from the street.

- Loading docks and service areas should be designed in a functional and aesthetic manner. Disruption of vehicle and pedestrian circulation should be avoided to the extent reasonably feasible. They should be located in inconspicuous areas and screened from view with opaque walls or landscaped treatments appropriate to the architectural character of the

property. To the extent reasonably feasible, service entrances should be located where so they do not interfere with customer and resident access.

- The materials used for sidewalks may vary but should be consistent with architectural and functional nature of the adjacent uses. Generally, sidewalks should be natural grey concrete with non-slip surfaces and tooled, with saw cut joints at intervals no greater than 4 feet. Special treatment such as color and patterning or special paving are encouraged.

Circulation and Parking

The circulation and parking for the Specific Plan will utilize the roadway network system that is currently in place. The plan integrates with the street network and urban fabric of the City Center neighborhood. The project will maintain a comfortable pedestrian environment and encourage the use of transit along Pioneer Boulevard. Improvements and changes have been identified in order to improve overall circulation, accommodate new activity, and to plan for adequate parking. Street improvements, access and parking requirements are based on a comprehensive traffic analysis, which is provided in **Appendix B**.

Vehicular and pedestrian ingress and egress to the site shall be provided from Pioneer Boulevard. and 176th Street. The common driveway width and parking areas shall be designed to meet Los Angeles County Fire Department requirements and to avoid any potential circulation issues.

VEHICLE MILES TRAVELED

Under SB 743, passed in July 2020, the negative environmental impacts of development and transportation projects are measured according to the overall amount that people drive (known as vehicles-miles traveled, or VMT). Under this Specific Plan Amendment, the project shall adhere to the County of Los Angeles VMT Guidelines. Per the County of Los Angeles VMT Guidelines, a development project may need to be assessed for VMT impacts if the project conflicts or is inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)(1). The County's guidelines provide screening and impact criteria to determine if the project conflicts or is inconsistent with CEQA guidelines. (See: Traffic Impact Analysis, RK Engineering, August 2024.)

The County of Los Angeles VMT Guidelines recommends the following impact criteria:

A residential project would result in a potentially significant VMT impact if the project's residential VMT per capita would not be 16.8% below the existing residential VMT per capita for the Baseline Area in which the project is located.

The proposed project fulfills the intent of the Senate Bill 743 and the County of Los Angeles VMT Guidelines by reducing regional traffic congestion by offering a mix of uses on a single parcel. In addition, the Traffic Impact Analysis prepared for the project indicates that the project impact is less than significant in regard to VMT.

PARKING

Parking for the Specific Pan will be provided by the development of an underground parking structure to be used by residents of the condominiums, staff and visitors. Standards are provided in Chapter 3 of this Specific Plan.

ADDITIONAL PARKING SOLUTIONS

The Specific Plan provides 163 on-site parking spaces and 20 commercial off-site parking spaces. The following solutions may be implemented as part of this Specific Plan if there is a need for additional parking:

1. The Developer shall utilize valet service to increase additional parking spaces by utilizing the driveway areas immediately adjacent to parking spaces in the project's valet parking area. This will provide, at minimum, ten (10) additional parking spaces.
2. The Developer shall implement ridesharing programs, transit subsidy programs, bike share programs, and other multi-modal forms of transportation programs for project visitor, patron, and employee transportation to the project site.
3. The Developer shall use its best efforts to enter into a reciprocal parking agreement with the adjacent Cerritos Presbyterian Church property located at 11841 178th Street to utilize parking spaces in the Church's parking lot for project visitors, patrons and employees during peak project demand hours.
4. The Developer shall use its best efforts and work with the City to implement a project shuttle system to and from a City-owned parking lot for use by project visitors, patrons and employees.
5. The Developer shall use its best efforts to enter into reciprocal parking agreements with other property owners of parking lots within the immediate vicinity of the Specific Plan area to provide shuttle service to and parking spaces for project visitors, patrons and employees during peak project demand hours.

Signage

The Specific Plan envisions an ambitious, bold and comprehensive sign program that contributed to and promotes the character of the City Center. Providing all types of signage and display mediums is essential to achieve the social and economic objectives (both commercial and residential) that will maximize the City Center's revitalization. The Sign Program is intended to encourage creativity while maintaining appropriate and economically viable signage. The Program establishes regulations and design standards that ensure implementation of a successful sign program for the Artesia LIVE Specific Plan.

The Sign Program will require signage that:

- Uses clear, attractive graphics;
- Is coordinated with the architectural elements of the building;
- Promotes a modern, vibrant image of Artesia;
- Protects and enhances the Pioneer Boulevard corridor and adjacent properties.

The main building and restaurant signage will be located on north elevation of the building facing 176th Street. The main building and restaurant signage will consist of the following:

- A main restaurant sign at the corner of 176th Street and Pioneer Boulevard that is 19 feet in width and one-foot-9-inches in height (19'-0" x 1'-9") for a total area of 32 square feet;
- a main building sign at the corner of 176th Street and Pioneer Boulevard that is 2'-3" (width) x 19'6" (height) for a total area of 44 square feet;
- and a main building number at the corner of 176th Street that is 5'-0" (width) x 1'-3" (height) for a total area of 8 square feet.

A 5' x 9" parking entrance wall sign and 1'-4" (height) building number sign will be located along Pioneer Boulevard and 176th Street to identify parking entrances for the project. The entrances along 176th Street and Pioneer Boulevard will also include residential/guest/retail signage at the ground level entry at 176th Street and will be 6'-0" (width) x 1'4" (height) to comprise an 8 square feet area. Building number signage at ground level entrances at Pioneer Boulevard will be 6'0" (width) x 1'-4" (height) to comprise an 8 square feet area.

All signs included in the project's Sign Program will be required to obtain permits from the City. The tenant of the rooftop restaurant/bar shall submit any additional design and signage plans to the landlord for approval prior to applying for a permit from the City. The restaurant/bar signage are designed incorporating

metal/canned letters with back lighting or approved equal design. City staff will determine the consistency of the proposed signs with the approved Sign Program in this Specific Plan. Signs not included in this program and planned for the project site will be required to comply with existing sign provisions in the Artesia Municipal Code.

Lighting

Lighting is a fundamental amenity for streets, access-ways, paseos, parking lots, plazas, courtyards, and open spaces. Properly designed lighting establishes a safe and humane environment for walking and driving and fosters a more livable urban atmosphere. Proper lighting can also create interest by illuminating architectural and landscaped features, special spaces, and help to convey an overall feeling of activity during the evening.

Lighting within the Specific Plan shall be pedestrian-friendly and contribute to the user's experience as well as enhance the overall quality of the environment and immediate neighborhood. The principal lighting standard should support a pedestrian scale that enhances a sense of place and creates an identity for the City Center neighborhood.

The following general guidelines apply to architectural lighting in the Specific Plan.

- It is preferable for fixtures to be placed close together with lower light levels than further apart with intense and varied light levels that create an uncomfortable environment for people.

- Luminars should be selected to provide quality lighting with the intensity and character appropriate to the area. Each luminar should be contemporary in design and provide a consistent design theme.

- Light fixtures should not cause glare or reflect into upper stories of the building. Exterior lighting shall be properly shielded and controlled to prevent light wash and glare. Light fixtures should use a reflector and/or refractor system for efficient distribution of lighting to reduce glare. All exterior lighting should be designed downward (except where appropriate) in a manner that reduces light and glare pollution onto neighboring properties and roadways. Cut-off shields are recommended to prevent lighting from being emitted above the horizontal relative to the light source. Small decorative "glow" elements are permitted to emit light above the horizontal.

- All lighting should be color-corrected in a range that enhances the environment or feature to be illuminated. All lighting shall abide by the current building and energy codes and the Artesia Municipal Code. Lamp quality and brightness should be appropriate for the intended use and provide functional need as well as aesthetic interest. The application of LEED guidelines (or similar standards) shall be used as a minimum baseline. Master color metal halide or warm compact fluorescent lamps are encouraged. Lighting controls shall be integrated to automatically monitor lighting needs.

- To establish a strong residential character and sense of neighborhood, selective architectural accenting, such as lighting at entrances, signage elements, and architectural features may be used.

- The following guidelines apply to residential and balcony lighting.

    - Lighting fixtures should be directed toward building walls and architectural features to prevent night wash and preserve the night sky.
    - The color and quality of light should support the architectural character and textures of the building.
    - Light fixtures and appurtenances should be hidden and/or integrated into the architectural character and vernacular of the building to the extent reasonably feasible.
    - The use of architectural features such as soffits, beams, or fenestrations to conceal light units is encouraged.
    - Light shield transmission on architectural lights should be limited to 60% transmittance.
    - In general, balcony lighting should provide architectural highlights with no illumination beyond the direct boundary of the balcony.

- The following guidelines apply to commercial and mixed-use lighting.

    - Additional lighting such as bollard lights, step lights, and wall mounted fixtures are encouraged.
    - Illumination levels and light distribution for architectural lighting should be controlled to prevent hot spots and reflectance.
    - Architectural features such as entries, columns, fenestrations, and ornamentation should be illuminated to an aesthetically pleasing level.
    - All luminars should be directed toward the building façade to prevent atmospheric light wash.

- The color and quality of the light should support the architectural character and textures of the building.
- Light fixtures and appurtenances should be hidden and/or integrated into the architectural character and vernacular of the building to the extent reasonably feasible.
- All fixtures should incorporate low cut-off angles and shielding to direct light towards the intended target.

Landscaping

The landscaping required pursuant to this Plan will comply with the City's Landscaping Ordinance, and render use of the Property compatible with surrounding and adjacent uses.

A detailed landscaping and Irrigation Plan designed by a licensed landscape architect will be submitted with the plan check submittal to the Building Division. The "Landscaping Plan" will conform to the landscaping requirements of the City's Landscaping Ordinance and any other applicable requirements as provided in this subchapter. The Property Owner shall be responsible for all on-site landscaping as shown on the landscaping plans. An agronomical soil testing report shall be provided by the contractor.

Landscape treatment will be provided to enhance architectural features, strengthen vistas and provide shade. Unity of design will be achieved by repetition of certain plant varieties and other materials and by correlation of adjacent developments.

Plant material will be selected for interest in its structure, texture and color and for its ultimate growth. Plants that are hardy, harmonious to the design, and of good appearance shall be used. Drought tolerant landscaping will be provided.

In locations where plants will be susceptible to injury by pedestrian or motor traffic, they will be protected by appropriate curbs, tree guards or other devices. All landscape areas are to be irrigated with an automatic irrigation system.

Parking areas and circulation areas will be enhanced with landscaped spaces containing tree or tree groupings. All trees within five feet of hardscape shall have a 12 inch deep linear root barrier. All planter areas shall receive a three inch layer of shredded organic mulch. Soil compaction shall be no greater than 85 percent on landscape areas. Additionally, all finish grades shall be 1.5 inches below finish surface paving.

The Project shall include six cercidium trees, three cotinus coggygria trees, one koelreuteria bipinnata tree, and seven lophostemon confertus trees. Succulents, shrubs, accent grasses, evergreens, and deciduous vines shall consist of agave blue glow, bulbine frutescens, callistemon little john, cuppressus sempervirens, dianella variegata, dietes bicolor, Laurus nobilis, muhlehnbergia regal mist, podocarpus macrophyllus, vitez trifolia, and vitis roger's red. Groundcover shall be comprised of myoporium parvifolium, huntington carpet, decomposed granite, and decorative rock.

Upon approval of the proposed Landscaping and Irrigation Plan by the Planning Division, the landscaped areas will be installed and permanently maintained in accordance therewith.

The precise size and species of trees will be identified on the Landscape and Irrigation Plan submitted during plan check.

Pedestrian, Transit, Decorative Amenities and Public Art

Any design and layout of pedestrian, transit and decorative amenities within the project area and the public right-of-way shall be architecturally compatible and harmonious with the urban contemporary architectural theme. Creativity, functionality and quality is also encouraged in the design, layout, use and placement of these amenities, which shall be maintained, free from deterioration, blight, disrepair and vandalism.

Any proposed amenity and/or public art design, including its placement within the development or public right-of-way, shall be reviewed and approved by the City's Arts Commission or the City Council.

Maintenance

The site, including but not limited to, buildings and landscaped areas will be continuously maintained. Continued good appearance depends upon the extent and quality of the maintenance. Materials and finishes will be selected for their durability and wear as well as their beauty. Provisions for washing and cleaning of buildings and structures, and control of dirt and refuse, will be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt and rubbish will be avoided.

Ongoing maintenance for the entire project site will be addressed in detail in the CC&R's. The residential homeowner's association will enforce their own CC&R's. A maintenance schedule will be included in the CC&R's.

Utilities

All existing and proposed utilities will be underground. All existing overhead utilities along Pioneer Boulevard. and 176th Street (street frontage of the project) will be relocated underground. There will not be any utility line that is visible.

Subdivision Map Legal Requirements

Pursuant to state law, the City of Artesia is vested in the regulation and control of design and improvements of residential subdivisions.

No subdivision will be approved unless those on-site and off-site improvements which are found by the City Engineer to be reasonably necessary to service the development are constructed or guaranteed to be constructed by the subdivider, which include, but are not limited to, the following improvements:

a. Developer shall provide a domestic water distribution system that is designed and constructed to service the development proposed in accordance with said water provider's development standards.
b. Developer shall install sanitary sewers to serve each lot in a division of land. The sewer system shall be designed and constructed to serve the development proposed in accordance with the Los Angeles County Sanitation District's development standards and the requirements of the City Engineer, and the outlet to be used for the sewers shall be designated by the City Engineer.
c. Developer shall provide a storm water drainage system designed and constructed to serve the development. The internal system shall carry water to the main line and shall be designed with maximum on site infiltration as approved by the City Engineer.
d. Utility lines, including electric, communications, street lighting, and cable television, shall be required to be placed underground. The Developer shall be responsible for complying with the requirements of Section 9-1.714 of the AMC, and shall make necessary arrangements with the utility companies for the installation of such facilities. Appurtenances and associated equipment, such as surface-mounted transformers, pedestals-mounted terminal boxes

and meter cabinets, and concealed ducts in an underground system may be placed aboveground.

e. Developer shall provide any and all other improvements found necessary by the City to provide all services to each unit proposed to be created.

Sale of Condominiums

This Specific Plan will require that the condominiums be sold at market rate and not retained by the developer/owner for the purposes of renting or leasing.

HOMEOWNERS ASSOCIATION (RESIDENTIAL) - COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)

A Homeowners Association (HOA) with CC&R's will be required to be submitted to the City's Planning Division for review and approval by the Planning Division, Engineering Division, and City Attorney's Office prior to Final Map approval.

Before the first unit is sold, the developer will record restrictive covenants on all of the properties. These "run with the land", meaning that all successive buyers are bound by the same covenants as the original purchaser.

A Condominium Plan shall be prepared and approved pursuant to the California Subdivision Map Act prior to the sale of any condominium units.

CHAPTER 4

INFRASTRUCTURE & PUBLIC SERVICES

General Infrastructure Plan

Development under the Specific Plan will be supported by existing and proposed infrastructure improvements. Proposed infrastructure will be subject to the local agency requirements at the time of development and must adhere to all current adoptions of design and construction codes and criteria.

Adequate infrastructure and utility systems are essential components of this Specific Plan. Identified infrastructure systems will ensure that the project area supports anticipated development with essential utilities and services as efficiently as possible. All facilities will be developed to the standards of the service provider and as required by applicable government standards. This section defines the major components of water, sewage, storm water drainage, solid waste disposal, and other essential facilities planned within the Specific Plan area.

WATER PLAN

Water Service within the Specific Plan Area is provided by the Golden State Water Company (GSWC) "Artesia System". The Artesia System also serves residents in the City of Hawaiian Gardens as well as small portions of the cities of Cerritos, Lakewood, and Long Beach. In order to better serve their customers, GSWC's Artesia System is further divided into two service areas, including: the Artesia System North Side and the Artesia System South Side. The Artesia System North Side is responsible for serving a majority of the City of Artesia, including the Specific Plan area.

The GSWC's Artesia System relies upon a complex water system network that delivers water from local groundwater as well as recycled and imported water from the Central Basin Municipal Water District (CBMWD). Approximately 67% of the available supply for the Artesia system is groundwater whereas, imported water sources account for approximately 31% of the available water supplies. The remaining 2% is provided by recycled water. Each of these water sources are briefly described below.

GROUNDWATER

The GSWC Artesia System is supplied by six active groundwater wells located in the Central Basin Pressure Area. These wells have a total capacity of 5,570 acre feet per year (AF/Y). Two of the six wells are located at the "Roseton Plant", which is just west of the Specific Plan area along Roseton Avenue. These wells have a design capacity of 1,800 gallons per minute.

IMPORTED WATER

Imported water is supplied by the Central Basin Municipal Water District (CBMWD). The CBMWD is a public agency that purchases imported water from the Metropolitan Water District of Southern California (MWD). MWD is the largest water wholesaler for domestic and municipal uses in Sothern California. The MWD is a consortium of 26 member agencies including CBMWD. The MWD service area encompasses the service areas of its 26 member agencies, approximately 5,200 square miles, and includes portions of Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura Counties.

As one of 26 member agencies, CBMWD purchases water from the MWD to supplement its local groundwater supplies. The water CBMWD purchases from MWD is imported to 24 cities, municipal water companies including the GSWC. The GSWC Artesia System has two connection lines to CBMWD, which are located in the City of Cerritos. Each of these lines provides a current capacity flow of 1,500 gallons per minute to the GSWC Artesia System. As previously mentioned, imported water sources account for approximately 31% of the GSWC's Artesia System available water supply.

Proposed System

Currently water main transition lines exist along Pioneer Boulevard. and 176th St. The water system may require additional water mains to allow for the increased land use intensity and to meet fire flow requirements. The upgrades may require improvements to the existing infrastructure outside of the limits of the Specific Plan area. The Golden State Water District will evaluate the Specific Plan infrastructure needs (and upgrades proposed in the final hydraulic analysis) and provide final requirements.

SEWER PLAN

The Specific Plan Area is located within District 19 of the Los Angeles County Sanitation District (LACSD) service area. The District provide sewer services on a regional scale and consist of 24 independent special districts serving approximately 5.7 million people in Los Angeles County. In order to maximize efficiency while reducing costs, each of the 24 Districts work cooperatively under a Joint Administration Agreement. The Districts own, operate, and maintain the large trunk sewer lines that provide the backbone of the regional wastewater conveyance system. Public sewer mains exist under Pioneer Boulevard.

Wastewater generated is treated at the Joint Water Pollution Control Plant located in the City of Carson, the Los Coyotes Water Reclamation Plant located in the City of Cerritos, and the Long Beach Water Reclamation Plant located in the City of Long Beach. Each of these treatment plants are currently operating below their ultimate capacities and are further described in the Table below.

Wastewater Treatment Plant Design Capacities

Treatment Plant	Location	Design Capacity	Average Flow
Joint Water Pollution Control	City of Carson	400.0	279.7
Los Coyotes Water	City of Cerritos	37.5	21.7
Long Beach Water	City of Long	25.0	19.1

Proposed Conditions

The sewer system may require additional sewer mains to allow for increased land use intensity. The upgrades may require improvements to the existing infrastructure outside of the limits of the Specific Plan area. The District will make a determination once a complete set of construction plans are provided.

STORMWATER DRAINAGE

The Artesia LIVE Specific Plan is located in a highly urbanized area with paved roads and other impervious surfaces. All runoff generated within the Specific Plan area is conveyed through storm drains primarily owned and operated by the Los Angeles County Department of Public Works.

The Los Angeles County Department of Public Works provides the backbone of flood control facilities for the entire Los Angeles basin as well as the San Fernando, San Gabriel, and Santa Clarita Valleys. There are three large County maintained storm drains that serve the Specific Plan area, ranging in size from 18 to 75 inches.

There is a 24-inch storm drain line that runs along Artesia Boulevard extending from Roseton Avenue west approximately 500 feet. This storm drain continues for an additional 200 feet northwest to Caine Drive. There is also a storm drain line that begins just south of the intersection of Gridley Road and Highway 91 and extends south to the intersection of Gridley Road and 183rd Street. This line varies in diameter from 18 to 24 inches. There is an additional storm drain line that extends in a north-south direction along Flallon Avenue. This line varies in size and features a 63 inch diameter north of Artesia Boulevard and a 75 inch diameter south of Artesia Boulevard.

Proposed Conditions

Under the Specific Plan, the site will consist primarily of residential and commercial land uses. As a result of the reduced impervious surfaces, the quality of rainfall runoff will likely be reduced.

SOLID WASTE

The City of Artesia contracts with private waste haulers for the collection of all refuse. Currently the City has a franchise agreement with Consolidated Disposal Service (CDS). CDS provides weekly collection of refuse, recyclables, and green waste from their respective carts or dumpsters as well as unlimited collection of bulky items and electronic waste, upon request, at no additional charge. Waste collected within the City is brought to the Puente Hills Landfill (PHLF), which is owned and operated by the County Sanitation Districts of Los Angeles County (Districts). The PHLF is located at 13130 Crossroads Parkway South in unincorporated Los Angeles County adjacent to the City of Whittier. The landfill is south of the intersection of the Pomona (60) and San Gabriel (605) freeways, approximately 15 miles northeast of the Specific Plan area. The PHLF operates under a Conditional Use Permit (CUP), which authorizes the disposal of a maximum of 13,200 tons per day.

In addition to the PHLF, there are two solid waste management facilities available to the City of Artesia including:

- Commerce Refuse-to-Energy Facility (CREF)
- Puente Hills Materials Recovery Facility (PHMRF)

Both the CREF and PHMRF are owned and operated by the Districts. The CREF is located at 5926 Sheila Street in the City of Commerce, approximately 11 miles northwest of the Specific Plan area. CREF is permitted to accept up to 1,000 tons per day, not to exceed 2,800 tons of solid waste per week. The PHMRF is located at 2808 Workman Mill Road in the City of Whittier, approximately 14 miles northeast of the Specific Plan area. The PHMRF is permitted to accept 4,400 tons per day, not to exceed 24,000 tons of solid waste per week.

Residents of Artesia use curbside recyclable and green waste containers to increase the diversion of solid waste from landfills. Development within the Specific Plan area shall be responsible for complying with City recycling programs and ordinances related to achieving the adopted diversion rates. This includes

but is not limited to the City's adopted Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE).

UTILITIES

This section includes specific information on the utilities and services provided to the Specific Plan area. Utilities described include: electricity, natural gas, telephone, and cable services.

Electricity

Southern California Edison Company (SCE) currently provides electrical services to all businesses, residences, and institutions within the City of Artesia. SCE maintains and operates the transmission and distribution infrastructure located throughout the City necessary to serve future development projects associated with the implementation of this Specific Plan. SCE has stated that it has facilities in the area and that electricity service to the Specific Plan area could be provided from existing facilities within the City.

Natural Gas

The Southern California Gas Company (The Gas Co.) provides natural gas to the Specific Plan area. The Gas Co. serves approximately 20.3 million customers through 5.7 million meters. The service area is 20,000 square miles and includes over 530 cities in Central and Southern California. Locally, the Gas Co. distributes natural gas through an extensive network of approximately 41,500 miles of underground gas mains. The Gas Co. has indicated that sufficient capacity exists within the existing infrastructure to accommodate the project. Additional points of connection will be established when necessary.

Telephone

Telephone service is offered regionally by telecommunications companies such as Verizon, AT&T, or Comcast. Telephone infrastructure and services will be installed as needed along with other utilities.

Cable

Local cable franchises, including Time Warner Cable and Comcast Cable, provide cable television services to the Specific Plan area.

PUBLIC SERVICES

This section includes specific information regarding the public services provided to the Specific Plan area. Public services provided include police protection, fire and paramedic services, public transportation, schools, libraries, and open space.

Police Protection

Police protection services are provided to the Specific Plan area and the City of Artesia as a whole by the County of Los Angeles Sheriff's Department. The Lakewood Sheriff's Station located at 5130 N. Clark Avenue in the City of Lakewood, is primarily responsible for providing law enforcement services to the Specific Plan area. Located approximately four miles northeast of the Specific Plan area, the Lakewood Station provides law enforcement services to over 300,000 residents in the contract cities of Artesia, Bellflower, Hawaiian Gardens, Lakewood, and Paramount.

Fire Protection and Paramedic Services

Fire protection services to the City of Artesia are provided under contract with the County of Los Angeles Fire Department (LACFD). The LACFD is composed of 168 fire stations that are divided among 22 battalions. The LACFD is responsible for providing fire protection services to all unincorporated county land including 59 contract cities as well as the Angeles and Los Padres National Forests. Battalion 9 and 21 are primarily responsible for serving the serving the City of Artesia. Battalion 9 also provides services to the cities of Signal Hill, Paramount, Lakewood, Hawaiian Gardens, Cerritos, and Bellflower while Battalion 21 provides services to the cities of Whittier, Norwalk, and La Habra. Station #30, located at 19030 Pioneer Boulevard in the City of Cerritos, located approximately two miles south of the Specific Plan area is the primarily response station. In addition to Station #30, the next closest station that may respond is Station #115.

Emergency Medical Services

The LACFD provides paramedic services to the City of Artesia. All uniformed LACFD personnel are trained to a minimum Emergency Medical Technician 1 standard (EMT-1), providing basic evaluation, life support and first aid, and employment of an Emergency Medical Technician defibrillator. Paramedic squad personnel are also trained to provide advanced lifesaving support including drug therapy. LACFD's emergency ambulance services are provided through a contract with CARE Ambulance. As the 911 emergency ambulance

service provider, CARE Ambulance responds alongside the LACFD paramedics to provide needed emergency transport services.

Schools

The ABC Unified School District provides educational services and facilities for students from kindergarten through twelfth grade. The District is governed by a 7-member Board of Education and includes 19 elementary schools, five middle schools, three comprehensive high schools, a college preparatory 7-12 school, a continuation high school, infant/children centers, extended-day care, and an adult school.

Library Services

The City of Artesia is served by the Los Angeles County Public Library system. The City of Artesia has one public library, the Artesia Library, located at 18722 S. Clarkdale Avenue in the Artesia Park across the street from City Hall. The Artesia Library provides basic library services to residents of the cities of Artesia and Cerritos. Services available include reference services, children's programs, a homework center, publicly available computers with Internet access, as well as a Friends of the Library rental collection.

Parks and Open Space

The City of Artesia is a highly urbanized area that is generally built out. All open space areas within the City have either been developed as recreational areas or are developed in areas where the previous use has expired. There are no areas of natural open space within the City's jurisdictional boundaries. Approximately 49 acres of open space and recreational areas are available to City residents including: 17.25 acres of City owned parks and recreational facilities and 31.41 acres of ABC Unified School District joint use school sites. An additional 6.88 acres of railroad right-of-way, owned by the Los Angeles County Metropolitan Transportation Authority provides opportunities for future recreational amenities such as a linear park.

City residents also have access to two regional parks. Although these recreational amenities lie outside of the City's jurisdictional boundaries, they offer supplementation recreational opportunities including hiking trails, fishing, tennis, basketball, and volleyball courts, a gymnasium, open grass areas etc. not offered by the City. These regional parks include:

- Cerritos Regional Park – A 56-acre regional park located approximately 2.5 miles southeast of the Specific Plan area in the City of Cerritos.

- Ralph B. Clark Regional Park – A 105-acre facility located in the City of Buena Park, approximately 8 miles northeast of the Specific Plan area.

Given that the majority of land within the City of Artesia is already developed, there are limited opportunities to expand open space resources in the City. As such, the City has historically focused on providing neighborhood and community open space and recreational facilities. In consideration of both the City-owned parks and the joint-use school sites, there is approximately 49 acres of parks and recreational facilities within the City. While the City's Parks and Recreation Department does not have an established standard for City provided parkland. It is estimated that the City provides 2.8 acres of parkland per 1,000 people.

Proposed Conditions

Implementation of the Specific Plan development will not significantly impact the fire or police services in the area. Citywide fire and police service impact fees should mitigate any changes to service demands created by the development intensities in this Plan. Agency approval processes will allow fire, police and other public agencies to comment on development prior to construction. Governing agency codes and requirements are to be used as a basis for planning and design to facilitate their respective approvals.

CHAPTER 5

IMPLEMENTATION & ADMINISTRATION

Implementation

The implementation of this Specific Plan will be accomplished through the City's development review process, considering development plans from concept to construction drawings. Upon adoption of the Plan, developers and/or property owners may prepare and submit plans for development within the Specific Plan Area. Development plans shall be prepared and submitted for review in conformance with the provisions of this Specific Plan and the requirements of the City's Code. Project review shall progress as follows:

Administration

General Plan Consistency

Per California State law, specific plans must be internally consistent with the jurisdiction's general plan. The Artesia General Plan 2030 regulates the land uses in the Artesia LIVE Specific Plan. Where Specific Plan zoning is inconsistent with the 2030 General Plan, the General Plan will be amended to ensure consistency between the two documents.

The Specific Plan is supportive of General Plan goals and policies to "provide a well planned community with sufficient land uses and intensities to meet the needs of anticipated growth and achieve the community's vision" and "ensure mixed-use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces and attractive landscaping" (2030 General Plan, Community Development and Design Element, Goal LU-1 and associated policies). The Specific Plan provides an increased density beyond what is permitted in the General Plan. However, subject to Specific Plan approval, the General Plan allows an increased density beyond what is permitted in the General Plan land use designation. The Specific Plan Amendment also supports the City's 2021-2029 Housing Element by providing additional housing opportunities within proximity to transit and employment opportunities.

Applicability and Conformity of Development

Proposed development plans, tentative tract or parcel maps, and any other development approval, pertaining to land or property governed by this Specific Plan, must be contained within the Specific Plan.

It is expected that future development applications will be in substantial conformance with the Specific Plan, and if not, an amendment to the Specific Plan may be required. The Community Development Director or his/her designee

shall have the authority to interpret the Specific Plan requirements if ambiguity occurs about the meaning or appropriate application of provisions within the Specific Plan.

Conflict

In the event of a conflict between the provisions of the Specific Plan and the provisions identified in the AMC, the Specific Plan shall prevail. Wherever the provisions and development standards contained in the Specific Plan conflict with those contained in the AMC, the provisions of the Specific plan shall take precedence. For any other topical issue, development standard or design guideline, and/ or regulation not addressed or otherwise specified in the Specific Plan, regulation and approval shall be carried out in accordance with the provisions of the AMC.

Minor Deviations

The following items may deviate, within specified limitations, from the adopted Specific Plan but shall be considered to be in Substantial Conformance with the Specific Plan. This review shall occur at the staff level if so determined by the Community Development Director through the Administrative Review Process. The Director, however, shall have the discretion to refer any such request for modification to the Planning Commission. Conversely, the applicant shall have the right to appeal decisions of the Director to the Planning Commission.

a. 5 percent deviation from the Development Standards listed in Chapter 3: Development Standards & Guidelines.
b. Implementation of design feature(s) that would affect infrastructure and/or services as listed in Chapter 4: Infrastructure & Public Services.
c. Specific modifications of a similar nature to those listed above which are deemed by the Community Development Director to be keeping in the spirit and intent of the Specific Plan and are in conformance with the General Plan.

A minor deviation shall be granted only if the Director first finds in writing the following findings of fact. The burden of proof to establish that findings of fact can be made is on the applicant.

a. The granting of the deviation will result in design improvements, or there are space restrictions on the site which preclude full compliance with Specific Plan requirements without hardship;
b. The granting of the exception, with any conditions imposed, will not be materially detrimental to the public welfare or injury to the property or

improvements in such Specific Plan district in which the property is located; and

c. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The Director shall consider the proposal and make findings of fact and determinations in writing. A copy of the determination shall be mailed to the applicant within 60 days from the date the application is deemed complete. With approval of the applicant, the Director may extend the time within which the determination shall be made, not to exceed an additional 120 days.

Major Deviations

Amendments may be requested at any time pursuant to Government Code Section 65453(a). Proposed amendments deemed to be Major Deviations by the Community Development Director as defined herein will be processed by the Community Development Department through the Administrative Review Process and approved by the Planning Commission; and, City Council as may be required. Subject to the determination of the Director, the changes identified below may be processed as a Specific Plan Amendment.

a. 6 percent deviation (or more) from the Development Standards listed in Chapter 3: Development Standards & Guidelines.
b. Uses not listed in Table 2.1: Allowed Land Uses.

Amendments may be requested at any time pursuant to AMC Section 9-2.3454 and Section 65453(a) of the Government Code. Depending on the nature of the proposed amendment to the Specific Plan, an additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

Maintenance and Update of the Specific Plan

As comprehensive and detailed as this Specific Plan is, and in accordance with regular reports to the Planning Commission and City Council concerning the implementation of this Specific Plan, the Community Development Department is responsible for maintaining and updating this Specific Plan, as applicable.

Application of the CEQA Process

This Specific Plan was reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA). As such, a Mitigated Negative Declaration of Environmental Impact (MND) was prepared for the Specific Plan. MND identified

the potential environmental effects of the development proposed in this Specific Plan.

The Program MND analyzed the development to evaluate the potential environmental impacts of the Artesia LIVE Specific Plan. Pursuant to the provisions of Section 15162 of CEQA Guidelines, subsequent site-specific development within the Specific Plan area requiring a discretionary permit will be reviewed to determine whether the Specific Plan's MND adequately addresses the impacts of the proposed site-specific development project, in which case no further environmental analysis is needed, or if:

1) The proposed site-specific development represents a substantial change from the Specific Plan analyzed in the MND (such as a Specific Plan amendment) that could result in new significant impacts not addressed in the Specific Plan MND or that could result in substantially more severe significant impacts than those identified in the Specific Plan MND.
2) Substantial changes have occurred with respect to the circumstances under which the proposed permit is being undertaken as compared to the circumstances assumed in the Final MND. Such substantial changes could include (but are not necessarily limited to) substantial changes in land use or circulation patterns surrounding the Specific Plan area.
3) New information of substantial importance, which was not known and could not have been known at the time the Final MND was certified, shows that, as the result of the proposed project, either new significant impacts would occur, significant impacts identified in the Final MND will be substantially more severe, or mitigation measures proposed in the Final MND are infeasible or not included in the proposed project.

Pursuant to Sections 15162 and 15163 of CEQA Guidelines, a subsequent or supplemental MND would be required only if any of the above findings are made regarding a proposed development permit. If none of these above findings can be made, Section 15162(a) of CEQA Guidelines requires the City to prepare an addendum to the Specific Plan MND. Section 15164 of CEQA Guidelines states that an addendum to a previously-certified MND shall be prepared if some changes or additions are necessary to a project, but none of the conditions described in Section 15162 calling for preparation of a subsequent MND have occurred. An addendum, unlike a subsequent MND and supplement to a MND, need not be circulated for public review and can be included in or attached to the final MND.

Appendix A

Development Plans

Appendix B

Mitigated Negative Declaration

Appendix C

Vehicle Miles Traveled Analysis

PROJECT DATA

The following table provides data related to various development standards of the proposed project, in comparison to the previously approved development project and the current Artesia Live Specific Plan.

	Pioneer Place (proposed)	Artesia Live (previously approved)
Unit Types	12 Studio units 41 One bedroom units 30 Two bedroom units Total: 83	0 Studio units 6 One bedroom units 9 One bedroom + den units 1 Two bedroom unit 38 Three bedroom units Total: 54
Unit size	Studio: 452 sf – 549 sf	No studios
	One bedroom: 634 sf – 716 sf	One bedroom: 678 sf
		One bedroom + den: 765 sf
	Two bedroom: 1,026 sf – 1,045 sf	Two bedroom: 1,376 sf
		Three bedroom: 1,265 sf – 1,632 sf
Private open space	Studio units: no open space.	One bedroom: Not provided
	One bedroom units. 3 out of the 41 units have no open space. Range 62sf – 97 sf.	One bedroom + den: 106 sf
	Two bedroom units. 64 sf – 70 sf.	Two bedroom units: Not provided
		Three bedroom units: 87sf – 158 sf
Common open space	Indoor lounge, gym, outdoor courtyard, roof garden/deck. Totaling 10,672 sf	Roof top garden and a gym totaling 3,075 sf.
Parking	Hotel (N/A)	Hotel: 111 spaces (1 per room)
	Studios:1 space per unit. (12 units)	N/A
	One bedroom: 1.5 per unit (41 units)	One bedroom: 1.25 per unit (6 units)

	Pioneer Place (proposed)	Artesia Live (previously approved)
Parking		One bedroom + den -1.5 per unit (9 units)
	Two bedroom. 2 per unit. (30)	Two bedrooms. 1.5 per unit (1 unit)
		Three bedrooms 2 per unit (38 units)
	Guest. 0.25 per unit	Guest. 0.25 per unit
	Retail N/A	Retail 1/250 sf
	Food (restaurant/bar) 1 space/200sf	Food (restaurant/bar) 1 space /200sf
83 units: 134 spaces required and 134 provided Guest: 21 spaces required and 21 provided Restaurant/bar: 8 spaces required and 8 provided Additional extra 20 spaces to be provided off-site Total required: 163 spaces Total provided: 183 spaces		Hotel: 111 spaces required 54 units: 98.5 required Guest: 14 required Retail: 5.3 required Restaurant/bar: 48 required Total required: 276 spaces Total provided: 183 spaces
Setbacks	Front (Pioneer Blvd) 5’	Front (Pioneer Blvd) 5’
	Street Side (176th St.) 4’	Street Side (176th St.) 4’
	Side Yard (south) 6’	Side Yard (south) 0’
	Rear Yard (east) 15’ but balconies encroach 4’ and the portion of the first floor garage has 0 setback	Rear Yard. 0’
Height	Six stories: 64’ to top of parapet and 71’ to top of elevator shaft	Seven stories. 96’
Landscaping	Required: 5% (1,830 sf) of lot to be landscaped. Provided: 13% (4,629 sf)	Required 5% of lot Landscape amount not specified.
Commercial Uses	Hotel: None Retail: None Restaurant: 1,600 sf square foot rooftop restaurant with alcohol sales	Hotel: 111 rooms Retail: 1,330 sf retail space Restaurant: 9,590 sf restaurant area(s) with alcohol sales

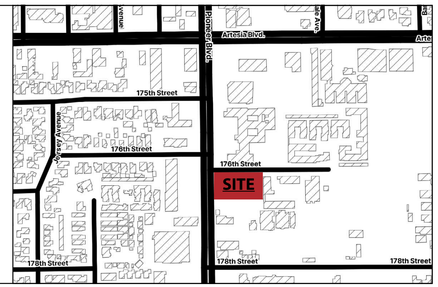
PIONEER PLACE

17610 PIONEER BLVD. ARTESIA, CA 90701

SHEET INDEX

SHEET	DESCRIPTION
CS	COVER SHEET
A-1.1	PLOT
A-1.2	PROJECT SUMMARY & MAPS
	VESTING TENTATIVE PARCEL MAP (CIVIL DWG.)
	CONCEPTUAL GRADING EXHIBIT (CIVIL DWG.)
	CONCEPTUAL UTILITY EXHIBIT (CIVIL DWG.)
A-2.1-6	FLOOR PLANS (1 - 6TH LEVELS & ROOF)
A-3.1-2	PRECEDENT BUILDING & SKYDECK IMAGES
A-4.1-4	PERSPECTIVE VIEWS
A-5.1-4	BUILDING ELEVATIONS
A-5.5	MATERIAL PALETTE
A-6.1	BUILDING SECTION
A-7.1-3	UNIT PLANS
A-8.1	BUILDING SIGNAGE

VICINITY MAP



OWNER/APPLICANT: PIONEER HOLDINGS, LLC.

PLANNING ENTITLEMENT SUBMITTAL

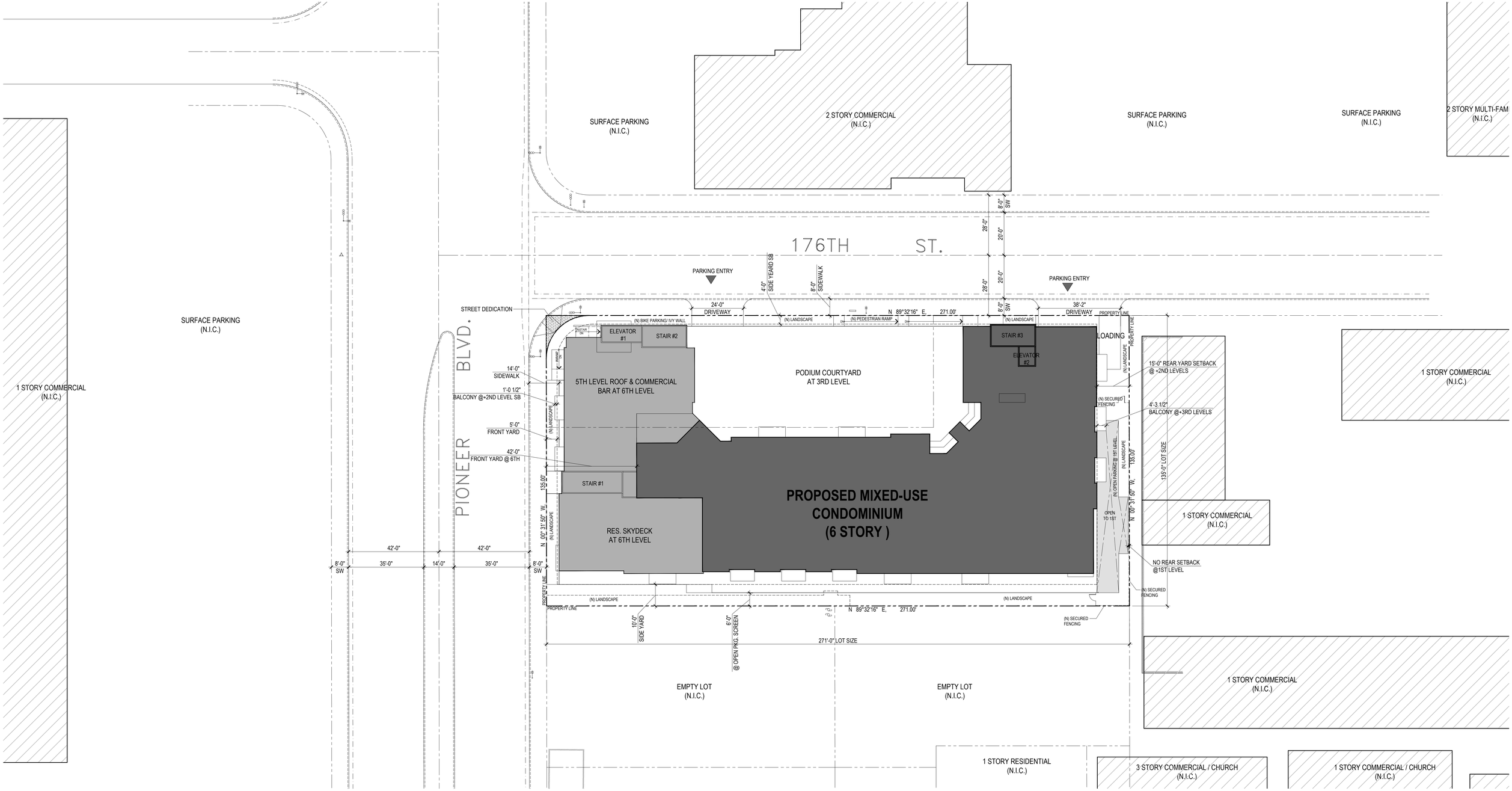
ARTESIA LIVE 1 SPECIFIC PLAN

DATE: 3/21/2025

JOB# 240716

HUMPHREYS

18500 Von Karman Ave., Suite 240, Irvine, CA 92612 | 949.955.9400 | www.humphreys.com



PROJECT SUMMARY		
TOTAL UNITS :	83	UNITS
GROSS LAND AREA:	0.84	(+/-) ACRE
GROSS DENSITY:	98.8	DU/AC
TOTAL NET RENTABLE:	64,171	S.F.
BUILDING GROSS SUMMARY		
GROSS RESIDENTIAL AREA:	87,937.9	S.F.
INDOOR AMENITY SPACE AT 3RD LEVEL:	2,357	S.F.
GROSS GARAGE AREA:	53,945	S.F.
ROOFTOP COMMERCIAL:	1,600	S.F.
STAIRS/ELEVATORS/LOBBY & CORRIDOR CIRCULATION	19,029	S.F.
TOTAL GROSS BUILDING AREA:	164,869	S.F.

FLOOR AREA RATIO (FAR) SUMMARY		
(EXCLUDING GARAGE AREA & STAIR/ELEVATOR COUNTED AT ONE LEVEL ONLY	86,704.9	S.F.
FLOOR AREA RATIO (F.A.R.):	2.37	F.A.R.

SETBACK PROPOSED:	
PIONEER BLVD. :	5 FT. AT 1-5TH LEVEL
	36 FT. AT 6TH LEVEL
176TH ST. :	4 FT.
SIDE (SOUTH SIDE):	6 FT. (1-2ND) & 15 FT. (+3RD ABOVE)
REAR (EAST SIDE):	0 FT. (1-2ND) & 15 FT. (+3RD ABOVE)

MAX. HEIGHT / STORY PROPOSED:	6	STORY
PROPOSED HEIGHT: 50 FT. AT PIONEER	60 FT.	

ZONING INFO	
CURRENT ZONING:	ARTESIA LIVE 1 SPECIFIC PLAN
PROPOSED ZONING:	*APPLICABLE PROCESS*
	ARTESIA LIVE 1 SPECIFIC PLAN
LOT APN:	7033-007-016; 7033-007-017; 7033-007-018

LOT INFO:		
LOT SIZE:	SF	Acre
W/O STREET DEDICATION:	36,584	0.840
W/ STREET DEDICATION:	36,498	0.838
PROPOSED BUILDING COVERAGE:	31,254	
**PROPOSED HARDSCAPE COVERAGE:		
TOTAL LOT COVERAGE:	31,254	
W/O STREET DEDICATION:	85.4%	
W/ STREET DEDICATION:	85.6%	

**LANDSCAPE ARCHITECT TO PROVIDE

NORTH

0' 20' 40' 60'

SCALE: 1" = 20' (ON 11"X17" SHEET)

HUMPHREYS

18500 Von Karman Ave., Suite 240, Irvine, CA 92612 | 949.955.9400 | www.humphreys.com

CLIENT
PIONEER HOLDINGS, LLC.
1221 S. Hacienda Blvd. Hacienda Heights, CA 91745
Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PLOT PLAN

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
A-1.1

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AERIAL SITE MAP

PROJECT DIRECTORY

PROJECT ADDRESS: 17610 PIONEER BLVD. ARTESIA, CA 90701

OWNER:
PIONEER HOLDINGS, LLC.
1221 S. HACIENDA BLVD.
HACIENDA HEIGHTS, CA 91745
CONTACT: Raymond Zheng
PHONE: (626) 429-3218
E-MAIL: raymond@atlas-development.us

LANDSCAPE ARCHITECT:
EMERALD DESIGN / MIG
109 W. UNION AVE.
FULLERTON, CA 92832
CONTACT: Ryan Martin
PHONE: (714) 871-3638
E-MAIL: rmartin@migcom.com

ARCHITECT:
HUMPHREYS & PARTNERS ARCHITECTS
1124 BRISTOL STREET
COSTA MESA, CA 92626
CONTACT: Vince Chupka
PHONE: (949) 955-9400
E-MAIL: vince@humphreys.com

CIVIL ENGINEER:
HUNSAKER & ASSOCIATES
3 HUGHES IRVINE, CA 92618
CONTACT: Ben Etemadi
PHONE: (949) 583-1010
E-MAIL: betemadi@hunsaker.com

PROJECT INFORMATION & DATA

4-STORY (TYPE-V) OVER 2-STORY (TYPE-I) PARKING GARAGE

UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	UNIT TYPE	TOTAL UNITS	TL. BALC/PATIO	TL. NET	TL. GROSS	%	% CAT	PARKING REQ.	
S1	STUDIO	541.4	0	541.4	3	32	0	1,624.2	1,624.2	3.6%	38.6%	1.00	3.00
S2	STUDIO	548.7	0	548.7	3		0	1,646.1	1,646.1	3.6%		1.00	3.00
S3	STUDIO	452.4	0	452.4	6		0	2,714.4	2,714.4	7.2%		1.00	6.00
S4	STUDIO	633.9	62	695.9	20		1,240	12,678.0	13,918.0	24.1%		1.00	20.00
A1	1BR/1BA	633.9	62	695.9	6	21	372	3,803.4	4,175.4	7.2%	25.3%	2.00	12.00
A2	1BR/1BA	715.9	97	812.9	12		1,164	8,590.8	9,754.8	14.5%		2.00	24.00
A3	1BR/1BA	636.8	0	636.8	3		0	1,910.4	1,910.4	3.6%		2.00	6.00
B1	2BR/2BA	1,025.8	70	1,095.8	7	30	490	7,180.6	7,670.6	8.4%	36.1%	2.00	14.00
B2	2BR/2BA	1,044.5	64	1,108.5	23		1,472	24,023.5	25,495.5	27.7%		2.00	46.00
TOTAL					83	83	4,738	64,171.4	68,909.4	100%	100%		134.0

AVERAGE NET UNIT SIZE :	773.1	S.F.
AVERAGE GROSS UNIT SIZE :	830.2	S.F.
GROSS RESIDENTIAL AREA:	87,937.9	S.F.
RESIDENTIAL EFFICIENCY:	73.0%	EFF.

PROJECT SUMMARY		
TOTAL UNITS :	83	UNITS
GROSS LAND AREA:	0.84	(+/-) ACRE
GROSS DENSITY:	98.8	DU/AC
TOTAL NET RENTABLE:	64,171	S.F.
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STAIRS/ELEVATORS/LOBBY & CORRIDOR CIRCULATION	19,029	S.F.
TOTAL GROSS BUILDING AREA:	164,869	S.F.

FLOOR AREA RATIO (FAR) SUMMARY		
6TH LEVEL	15,918.3	S.F.
5TH LEVEL	21,755.8	S.F.
4TH LEVEL	21,755.8	S.F.
3RD LEVEL	21,755.8	S.F.
2ND LEVEL	3,425.0	S.F.
1ST LEVEL	2,094.2	S.F.
(EXCLUDING GARAGE AREA & STAIR/ELEVATOR COUNTED AT ONE LEVEL ONLY)	86,704.9	S.F.
FLOOR AREA RATIO (F.A.R.):	2.37	F.A.R.

TOTAL PARKING REQUIRED		TOTAL
RESIDENTIAL PARKING		
RESIDENTIAL PARKING REQUIRED:		134
RESIDENTIAL & GUEST (ADA ONLY):	4	
TOTAL RESIDENTIAL REQUIRED:		134
GUEST PARKING @ 1 PER 4 DU:		20.75
TOTAL RES. & GUEST REQUIRED:		155
TOTAL PARKING REQUIRED (COMMERCIAL)		
COMMERCIAL PARKING & USPS (1 PER 200 SF):		8
COMMERCIAL (ADA STALL REQ'D):	1	
TOTA PROJECT PARKING REQUIRED:		163

TOTAL PARKING PROVIDED	1ST	2ND	TOTAL
STANDARD (RESIDENTS):	38	61	99
ADA: (RESIDENTS)		3	3
TANDEM (RESIDENTS):	10	2	12
COMPACT TANDEM (RESIDENTS):	9	11	20
SUB-TOTAL RESIDENTS:	*57*	*77*	*134*
STANDARD (GUEST):	20		20
ADA (GUEST):	1		1
SUB-TOTAL GUESTS:	*21*		*21*
COMMERCIAL/RESTAURANT (W/1 ADA):	8		8
TOTAL ON-SITE PARKING PROVIDED :	86	77	163
OFF-SITE ADDITIONAL COMMERCIAL PARKING PROPOSED (1 ADA PROV'D):			20
TOTAL PROJECT PARKING PROVIDED:			183

ZONING INFO	
CURRENT ZONING:	ARTESIA LIVE 1 SPECIFIC PLAN
PROPOSED ZONING:	*APPLICABLE PROCESS*
	ARTESIA LIVE 1 SPECIFIC PLAN
LOT APN:	7033-007-016; 7033-007-017; 7033-007-018

LOT INFO:		
LOT SIZE:	SF	Acre
W/O STREET DEDICATION:	36,584	0.840
W/ STREET DEDICATION:	36,498	0.838
PROPOSED BUILDING COVERAGE:	31,254	
**PROPOSED HARDSCAPE COVERAGE:		
TOTAL LOT COVERAGE:	31,254	
W/O STREET DEDICATION:	85.4%	
W/ STREET DEDICATION:	85.6%	

**LANDSCAPE ARCHITECT TO PROVIDE

SETBACK PROPOSED:	
PIONEER BLVD. :	5 FT. AT 1-5TH LEVEL
	36 FT. AT 6TH LEVEL
176TH ST. :	4 FT.
SIDE (SOUTH SIDE):	6 FT. (1-2ND) & 15 FT. (+3RD ABOVE)
REAR (EAST SIDE):	0 FT. (1-2ND) & 15 FT. (+3RD ABOVE)

MAX. HEIGHT / STORY PROPOSED:		6	STORY
PROPOSED HEIGHT:	50 FT. AT PIONEER	60 FT.	

RESIDENTIAL AMENITY & COMMON AREA (OPEN SPACE PROVIDED)			
LOCATIONS:			SF
INDOOR AMENITY AT 3RD LEVEL			2,357
COURTYARD AT 3RD LEVEL			6,264
SKYDECK AT 6TH LEVEL(RESIDENTIAL)			2,051
COMMON OPEN SPACE:	128.6	per Unit	10,672
UNIT BALCONY PROVIDED: (None for Studio Units)			4,738
TOTAL OPEN SPACE:	185.7	per Unit	15,410

SKY DECK RESTAURANT INFO		
OUTDOOR BAR/DINING AREA:	419.0	S.F.
KITCHEN / SERVICE:	705.0	S.F.
SERVICE/ OFFICE/ UTIL:	223.0	S.F.
BATHROOM:	253.0	S.F.
TOTAL AREA:	1,600.0	S.F.
PARKING REQUIRED:		
TOTAL RESTAURANT AREA:	1,600.0	S.F.
REQUIRED PARKING (1 Stall/200 SF):	8.00	SPACES
OCCUPANT LOAD:		
KITCHEN/ SERVICE/BATH: 200 GROSS	6	
BAR/DINING AREA: 15 GROSS	28	
TOTAL OCCUPANCY LOAD:	34	

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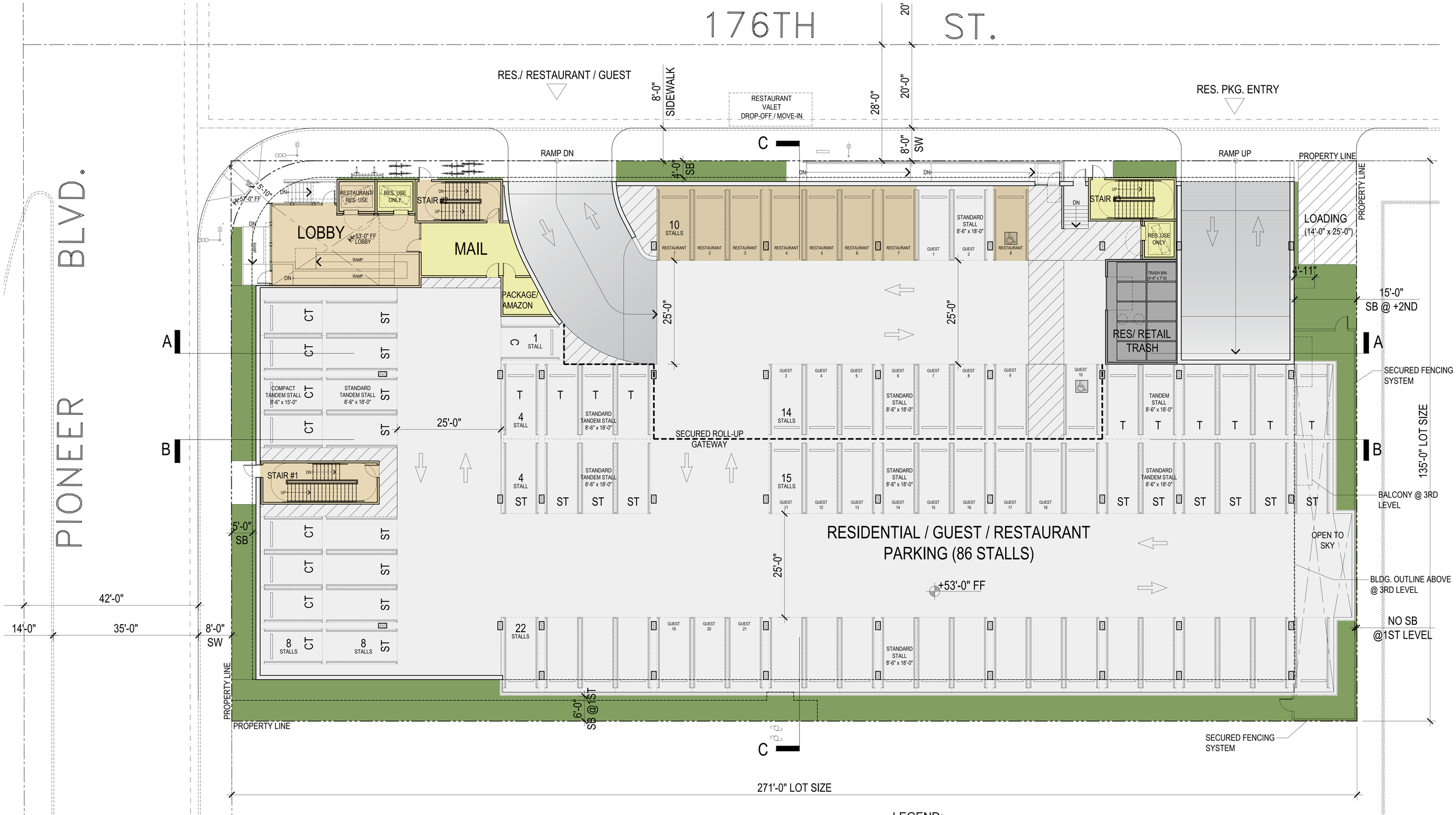

LEGEND:

- RESIDENTIAL UNIT
- RESIDENTIAL CIRULCATION / AMENITY
- RESTAURANT USE & LIMITED RESTAURANT CIRCULATION WITH RESIDENTIAL; PARKING STALLS FOR RESTAURANT AT 1ST LEVEL

NORTH

0' 10' 20' 30'

SCALE: 1" = 10' (ON 11"X17" SHEET)

HUMPHREYS

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CLIENT
PIONEER HOLDINGS, LLC.
1221 S. Hacienda Blvd. Hacienda Heights, CA 91745
Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
1ST LEVEL PLAN

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
A-2.1

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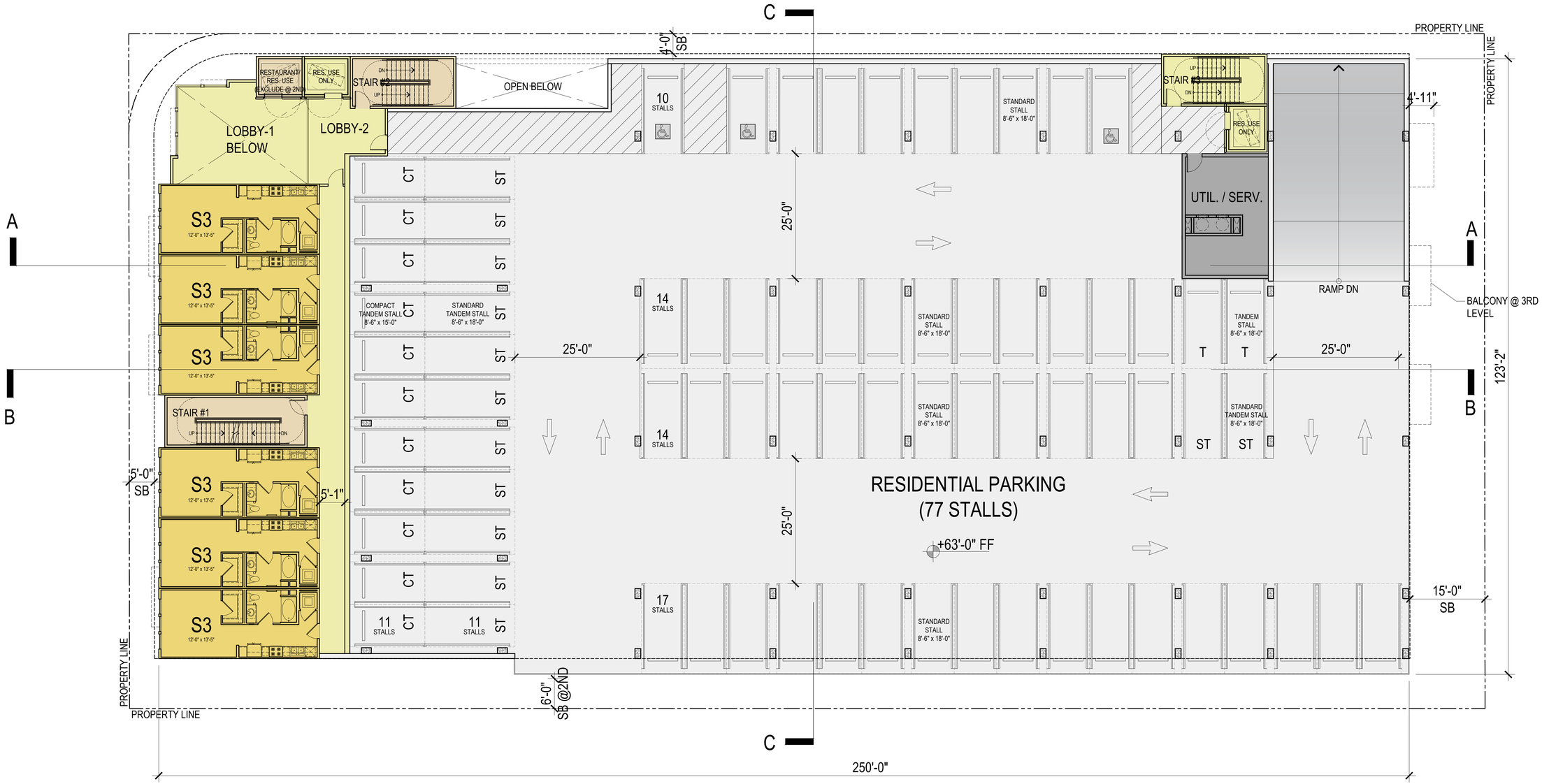

LEGEND:

- RESIDENTIAL UNIT
- RESIDENTIAL CIRULCATION / AMENITY
- RESTAURANT USE & LIMITED RESTAURANT CIRCULATION WITH RESIDENTIAL

NORTH

0' 10' 20' 30'

SCALE: 1" = 10' (ON 11"X17" SHEET)

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
2ND LEVEL PLAN

DATE
3/21/2025
DRAWN BY

JOB NUMBER
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A-2.2

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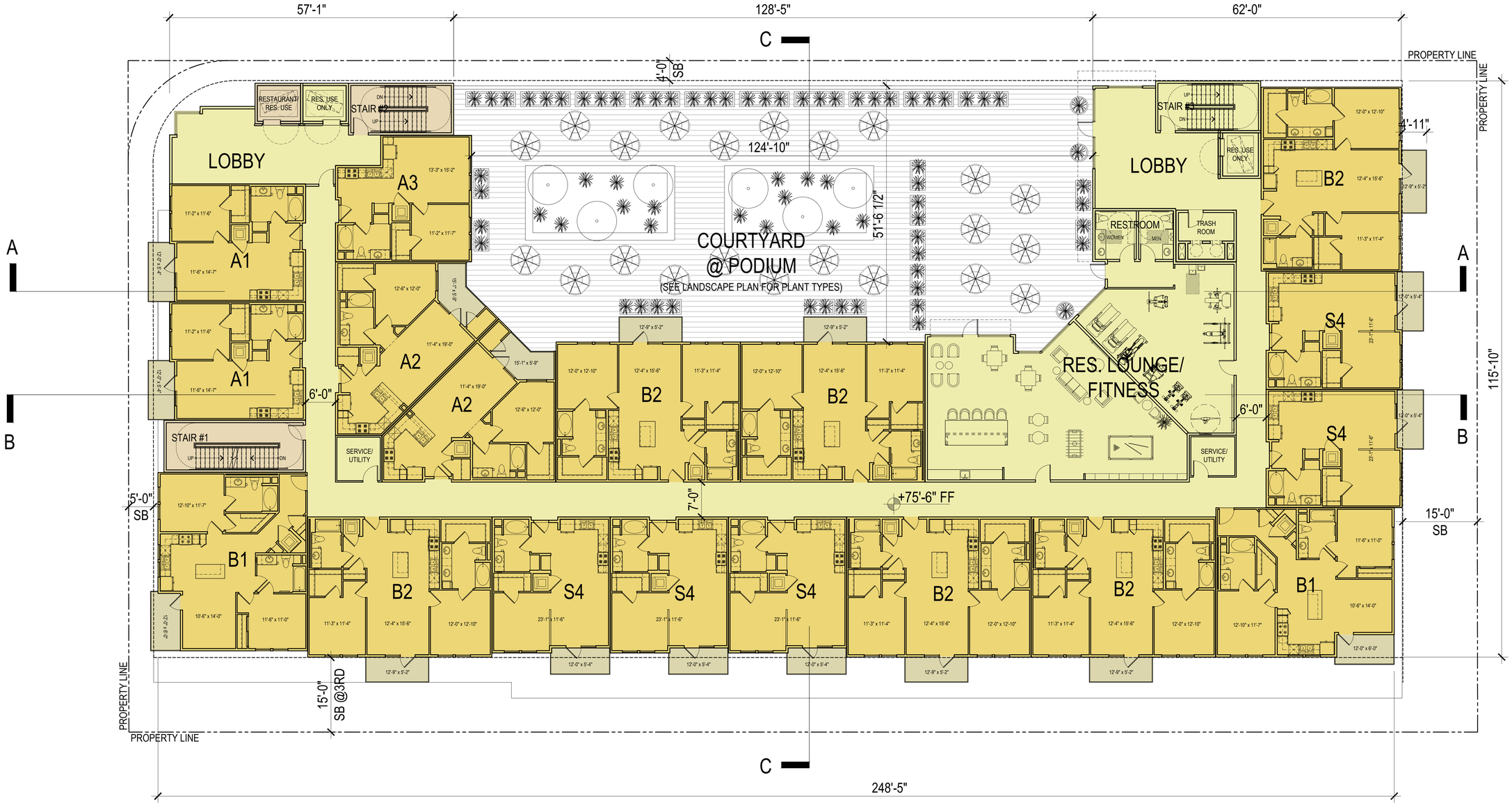

LEGEND:

- RESIDENTIAL UNIT
- RESIDENTIAL CIRULCATION / AMENITY
- RESTAURANT USE & LIMITED RESTAURANT CIRCULATION WITH RESIDENTIAL

NORTH

0' 10' 20' 30'

SCALE: 1" = 10' (ON 11"X17" SHEET)

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
3RD LEVEL PLAN

DATE
3/21/2025
DRAWN BY

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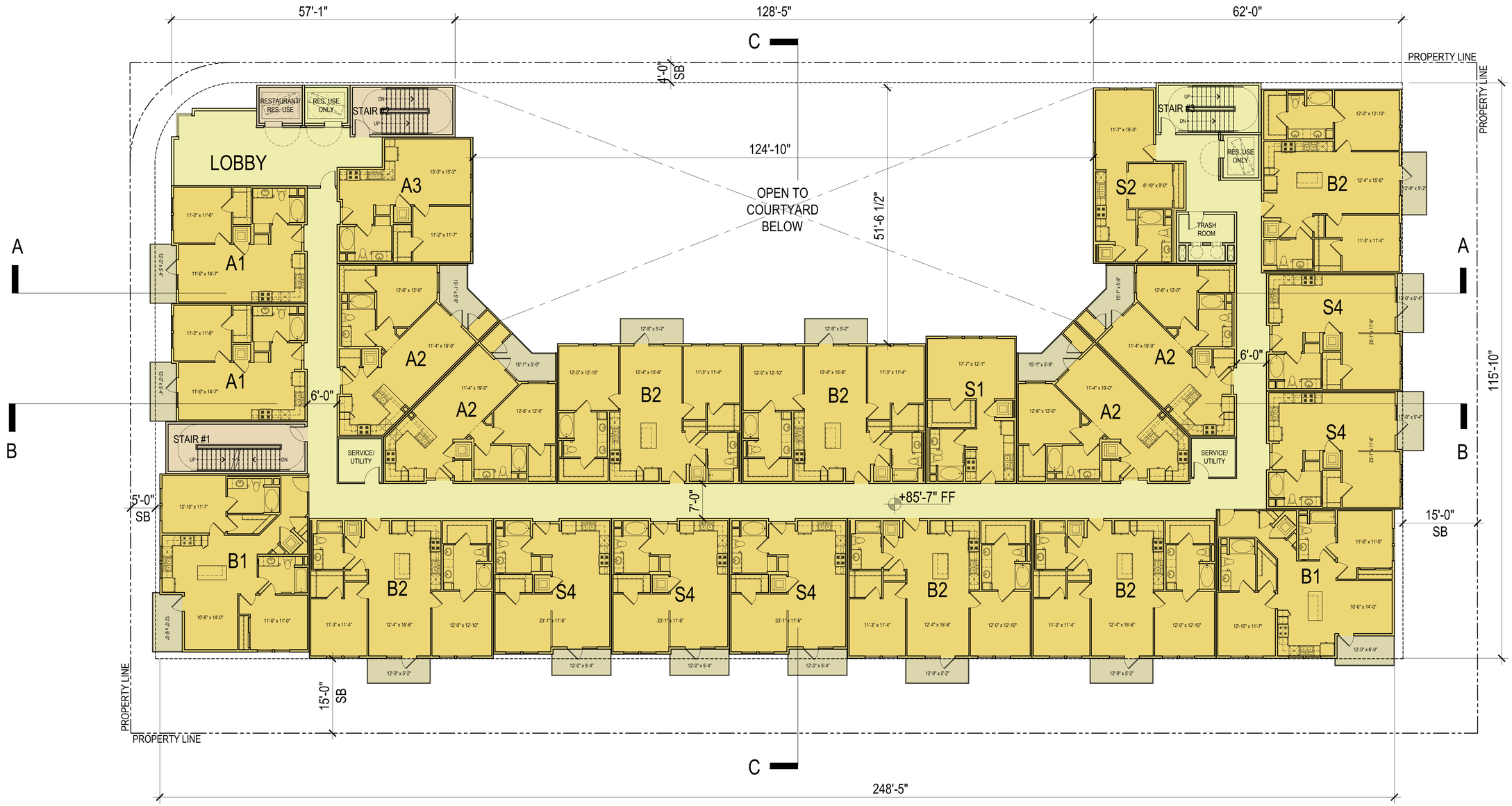

LEGEND:

- RESIDENTIAL UNIT
- RESIDENTIAL CIRULCATION / AMENITY
- RESTAURANT USE & LIMITED RESTAURANT CIRCULATION WITH RESIDENTIAL

NORTH

0' 10' 20' 30'

SCALE: 1" = 10' (ON 11"X17" SHEET)

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
4 - 5TH LEVEL PLAN

DATE
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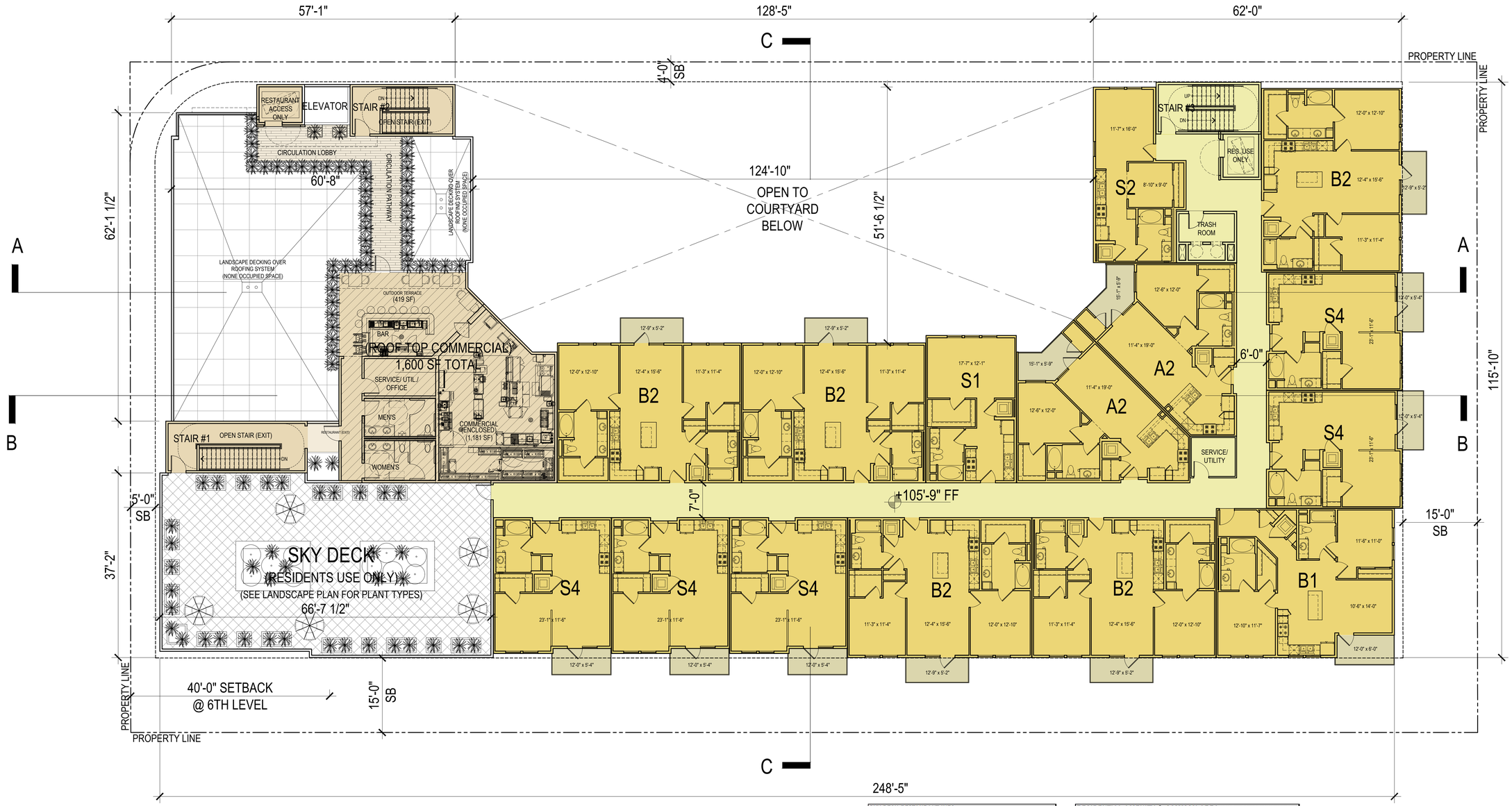

LEGEND:

- RESIDENTIAL UNIT
- RESIDENTIAL CIRULCATION / AMENITY
- RESTAURANT USE & LIMITED RESTAURANT CIRCULATION WITH RESIDENTIAL

SKY DECK RESTAURANT INFO			
OUTDOOR BAR/DINING AREA:		419.0	S.F.
KITCHEN / SERVICE:		705.0	S.F.
SERVICE/ OFFICE/ UTIL:		223.0	S.F.
BATHROOM:		253.0	S.F.
TOTAL AREA:		1,600.0	S.F.
PARKING REQUIRED:			
TOTAL RESTAURANT AREA:		1,600.0	S.F.
REQUIRED PARKING (1 Stall/200 SF):		8.00	SPACES
OCCUPANT LOAD:			
KITCHEN/ SERVICE/BATH:	200 GROSS	6	
BAR/DINING AREA:	15 GROSS	28	
TOTAL OCCUPANCY LOAD:		34	

RESIDENTIAL AMENITY & COMMON AREA (OPEN SPACE PROVIDED)		
LOCATIONS:		SF
INDOOR AMENITY AT 3RD LEVEL		2,357
COURTYARD AT 3RD LEVEL		6,264
SKYDECK AT 6TH LEVEL(RESIDENTIAL)		2,051
COMMON OPEN SPACE:	128.6 per Unit	10,672
UNIT BALCONY PROVIDED: (None for Studio Units)		4,738
TOTAL OPEN SPACE:	185.7 per Unit	15,410

NORTH

0' 10' 20' 30'

SCALE: 1" = 10' (ON 11"X17" SHEET)

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PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
6TH LEVEL PLAN

DATE
3/21/2025
DRAWN BY

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SHEET
A-2.5

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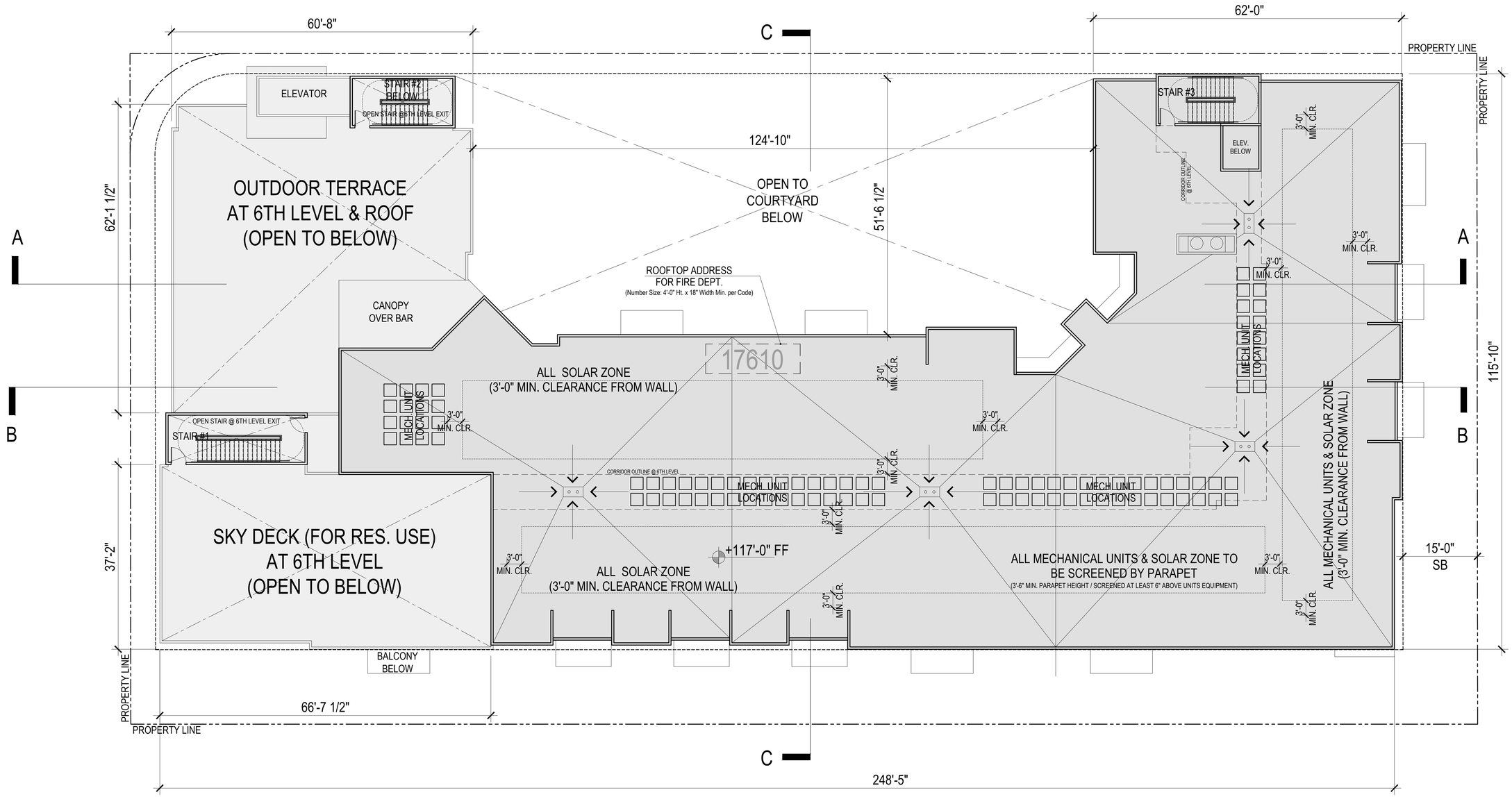

NORTH

0' 10' 20' 30'

SCALE: 1" = 10' (ON 11"X17" SHEET)

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
ROOF LEVEL PLAN

DATE
3/21/2025
DRAWN BY

JOB NUMBER
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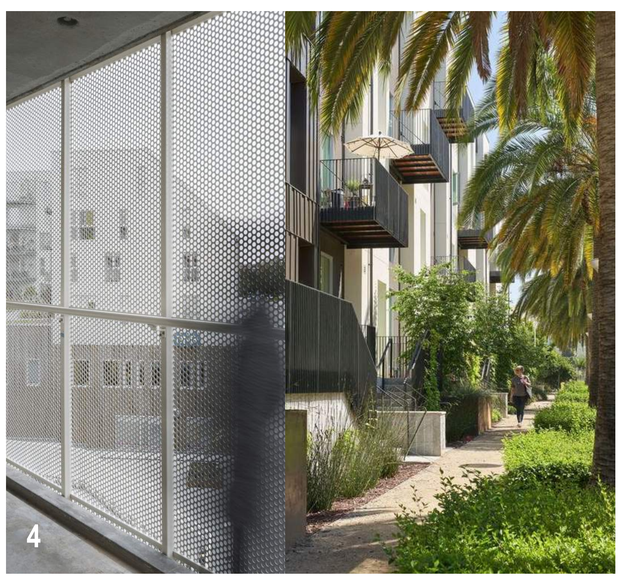
1

2

3


4

5

6

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PRECEDENT IMAGES

DATE
3/21/2025
DRAWN BY

JOB NUMBER
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SHEET
A-3.1

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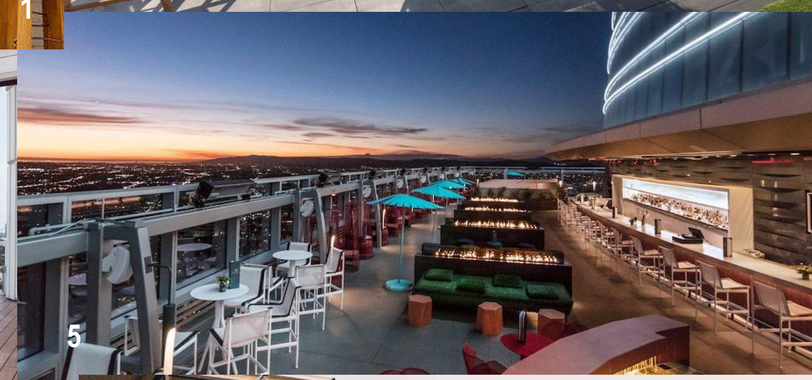

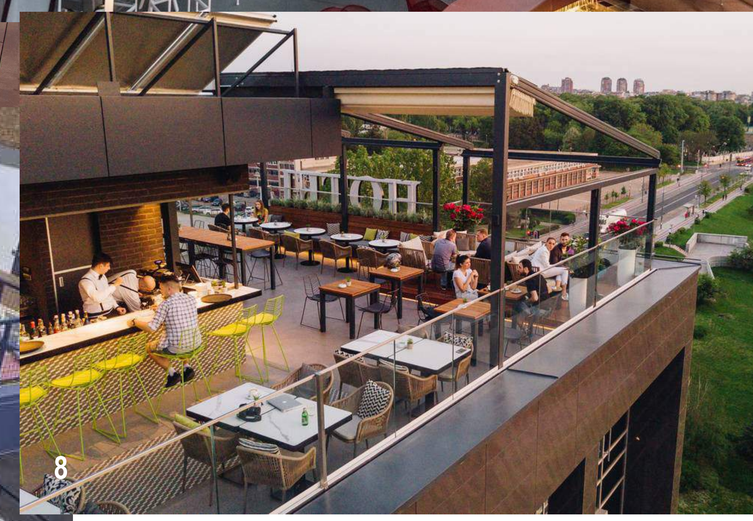

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PRECEDENT IMAGES FOR SKYDECK & RESTAURANT

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
A-3.2

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NORTHWEST BUILDING CORNER FROM PIONEER BLVD & 176TH ST (WEST & NORTH ELEVATION)

NORTHWEST BUILDING CORNER ALONG PIONEER BLVD (WEST ELEVATION)

EAST BUILDING VIEW ALONG PIONEER BLVD (WEST ELEVATION)

NORTHWEST BUILDING VIEW ALONG SOUTH OF PIONEER BLVD (NORTH & WEST ELEVATION)

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Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PERSPECTIVE VIEWS

DATE
3/21/2025
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JOB NUMBER
22183

SHEET
A-4.1

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SOUTHWEST BUILDING VIEW FROM PIONEER BLVD (SOUTH & WEST ELEVATION)

SOUTHWEST BUILDING VIEW FROM SIDWALK AT PIONEER BLVD (SOUTH ELEVATION)

SOUTH BUILDING VIEW FROM ADJACENT LOT (SOUTH ELEVATION)

NORTHEAST BUILDING AERIAL VIEW FROM 176TH ST. (EAST ELEVATION)

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CLIENT
PIONEER HOLDINGS, LLC.
1221 S. Hacienda Blvd. Hacienda Heights, CA 91745
Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PERSPECTIVE VIEWS

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
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NORTHWEST BUILDING CORNER VIEW FROM 176TH ST & PIONEER BLVD (NORTH & WEST ELEVATION)

SOUTH SIDEWALK VIEW ALONG PIONEER BLVD AT THE INTERSECTION OF 176TH ST (WEST ELEVATION)

SOUTHWEST BUILDING CORNER FROM RETAIL PARKING LOT ALONG 176TH ST (NORTH & EAST ELEVATION)

SOUTHWEST COURTYARD VIEW FROM NEAR AMENITY TOWARDS THE SKYDECK RESTAURANT (SOUTH & WEST COURTYARD)

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CLIENT
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Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PERSPECTIVE VIEWS

DATE
3/21/2025
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SOUTHEAST AERIAL VIEW FROM SKYDECK RESTAURANT

NORTHWEST VIEW FROM SKYDECK RESTAURANT BAR

EAST AERIAL VIEW FROM STAIR BETWEEN RESTAURANT & RESIDENT SKYDECK

NORTHEAST VIEW FROM RESIDENTIAL SKYDECK TOWARDS RESTAURANT AT PIONEER BLVD

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
PERSPECTIVE VIEWS

DATE
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JOB NUMBER
22183

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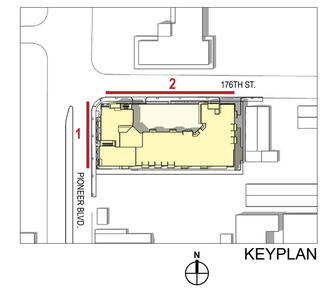
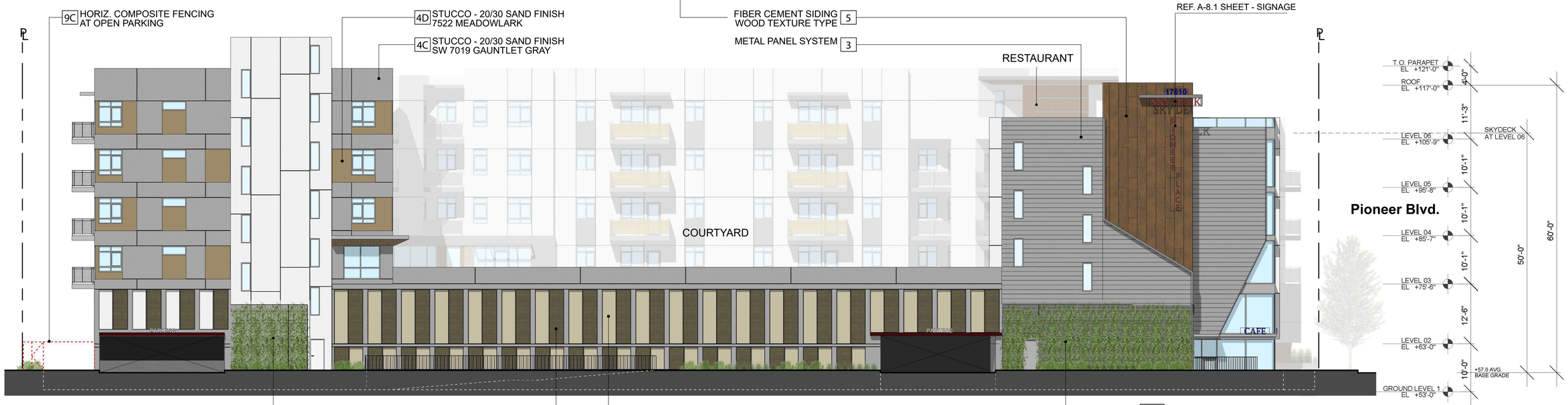
1 WEST ELEVATION - PIONEER BLVD.



KEYPLAN



2 NORTH ELEVATION - 176TH ST.

NOT TO SCALE @ 11X17
SCALE: 1" = 10'-0" @ 24X36
0 5' 10' 20'

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
3/21/2025
DRAWN BY

JOB NUMBER
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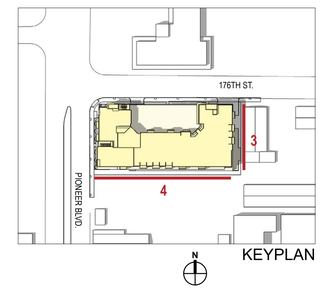
3 EAST ELEVATION



KEYPLAN

4 SOUTH ELEVATION

NOT TO SCALE @ 11X17
SCALE: 1" = 10'-0" @ 24X36
0 5' 10' 20'

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
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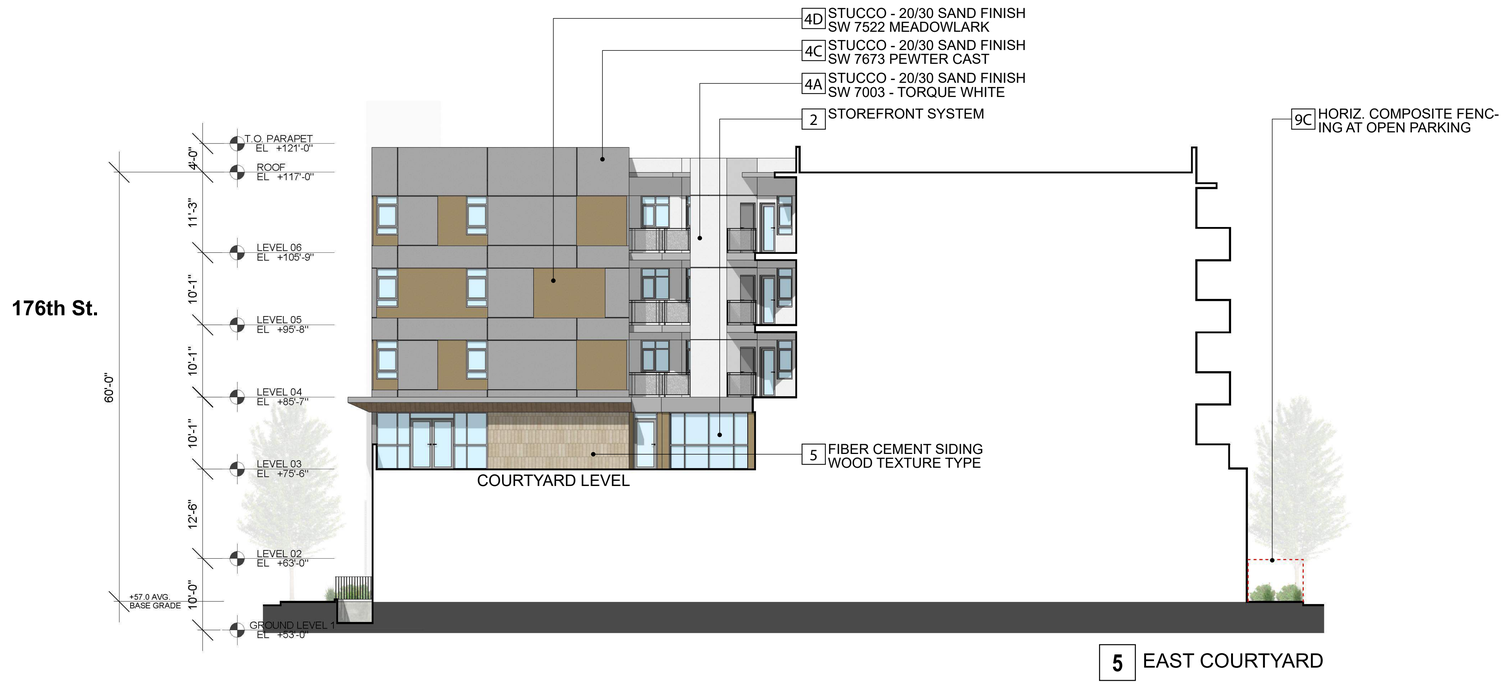
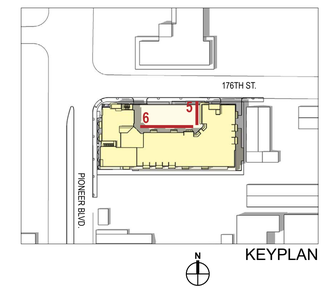


5 EAST COURTYARD



KEYPLAN

6 SOUTH COURTYARD

NOT TO SCALE @ 11X17
SCALE: 1" = 10'-0" @ 24X36
0 5' 10' 20'

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PROJECT INFO
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17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1
SPECIFIC PLAN

SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
3/21/2025
DRAWN BY

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SHEET
A-5.3

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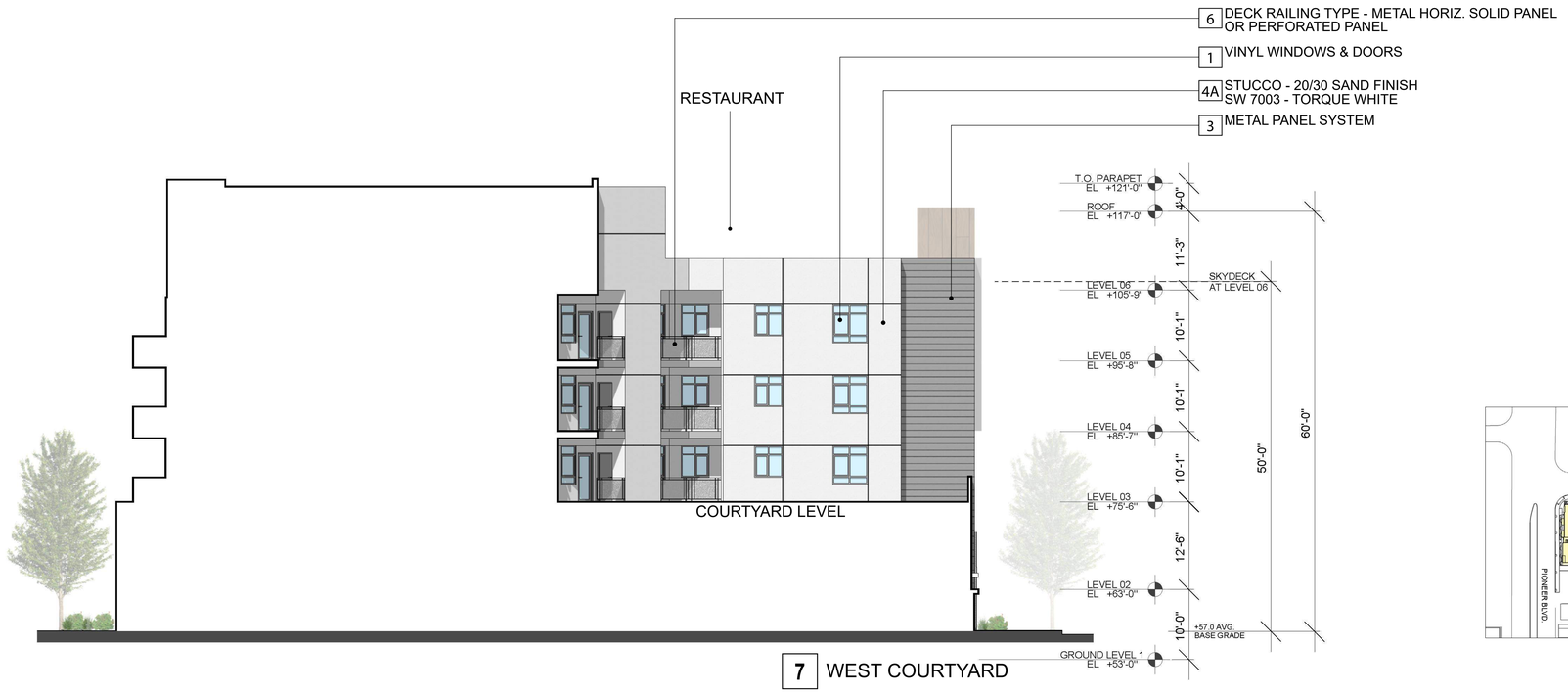
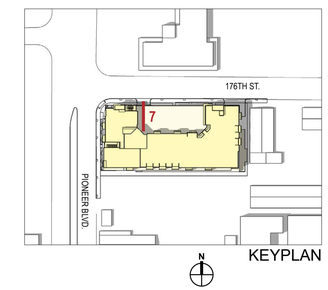


7 WEST COURTYARD



KEYPLAN

NOT TO SCALE @ 11X17
SCALE: 1" = 10'-0" @ 24X36
0 5' 10' 20'

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

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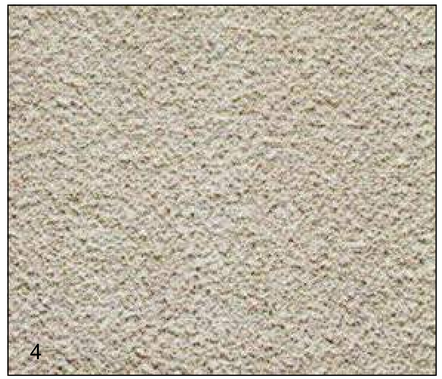
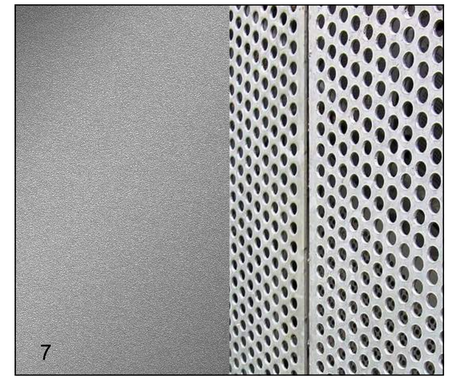
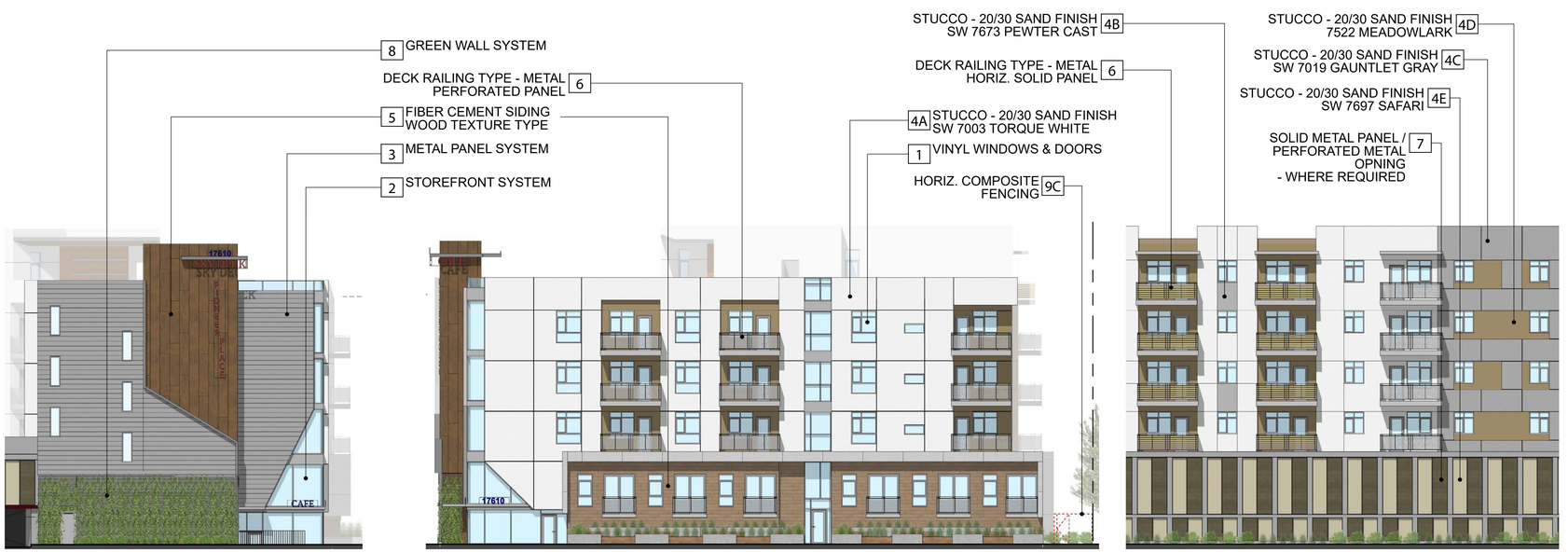
MATERIAL PALETTE







COLOR: SHERWIN WILLIAM PAINT MFR.

A. SW 7003 - TORQUE WHITE
B. SW 7673 - PEWTER CAST
C. SW 7019 - GAUNTLET GRAY
D. SW 7522 - MEADOWLARK
E. SW 7697 - SAFARI

MATERIAL:

1. VINYL WINDOWS & DOORS - GRAY OR EQUAL FINISH
2. STOREFRONT SYSTEM - ALUM. / CLEAR ANODIZED
3. METAL PANEL - HORIZONTAL PATTERN; CONCEALED FASTENER
4. STUCCO - 20/30 SAND FINISH
5. FIBER CEMENT SIDING - WOOD TEXTURE
6. DECK RAILING - HORZ. METAL PANEL & METAL PERFORATED PANEL
7. SOLID METAL PANEL / PERFORATED METAL OPENING - WHERE REQUIRED
8. GREEN WALL SYSTEM
9. HORIZONTAL COMPOSITE FENCING - 6 FT. HT. K

A

B

C

D

E

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CLIENT
PIONEER HOLDINGS, LLC.
1221 S. Hacienda Blvd. Hacienda Heights, CA 91745
Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
MATERIAL PALETTE

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
A-5.5

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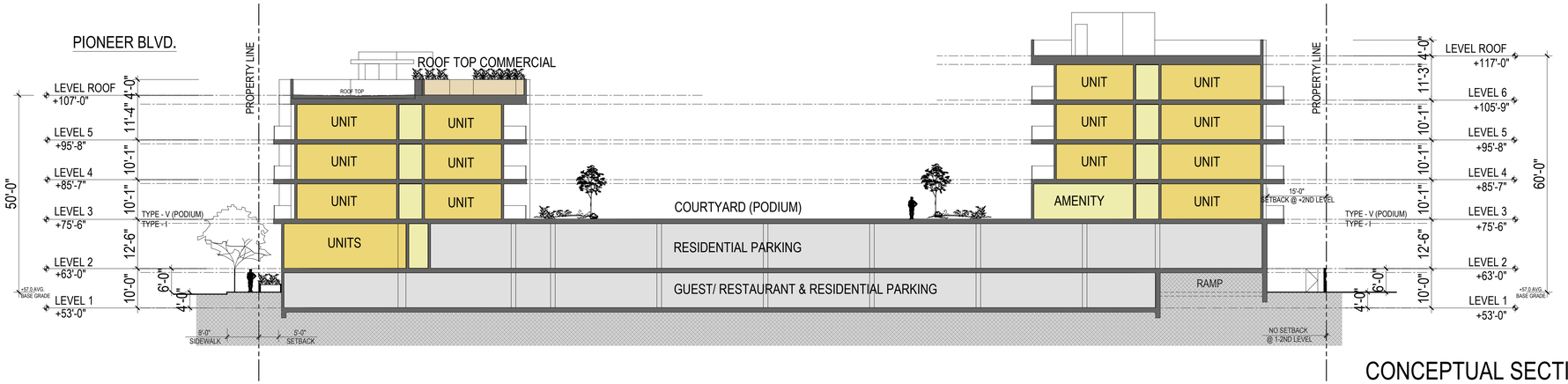
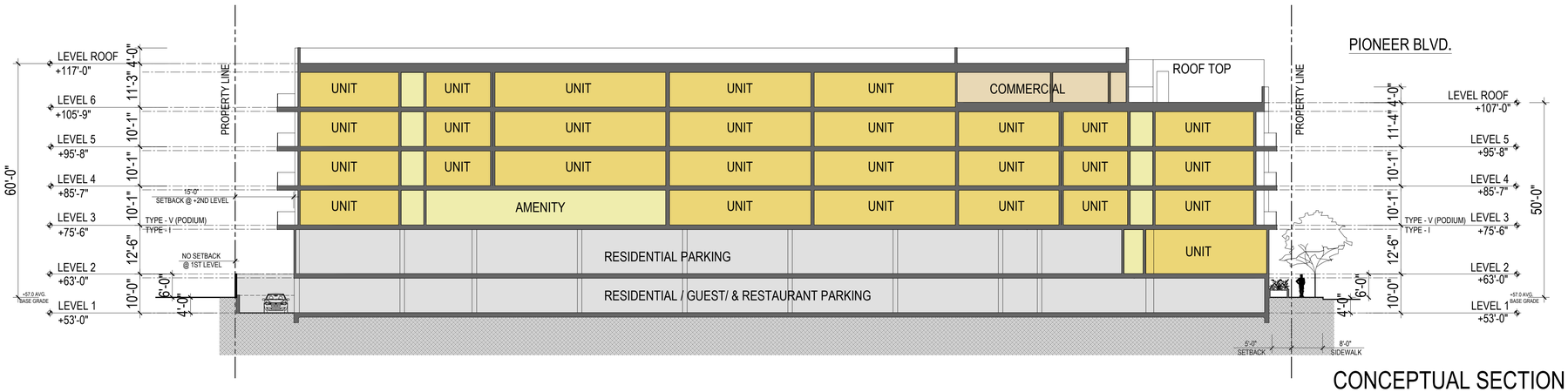
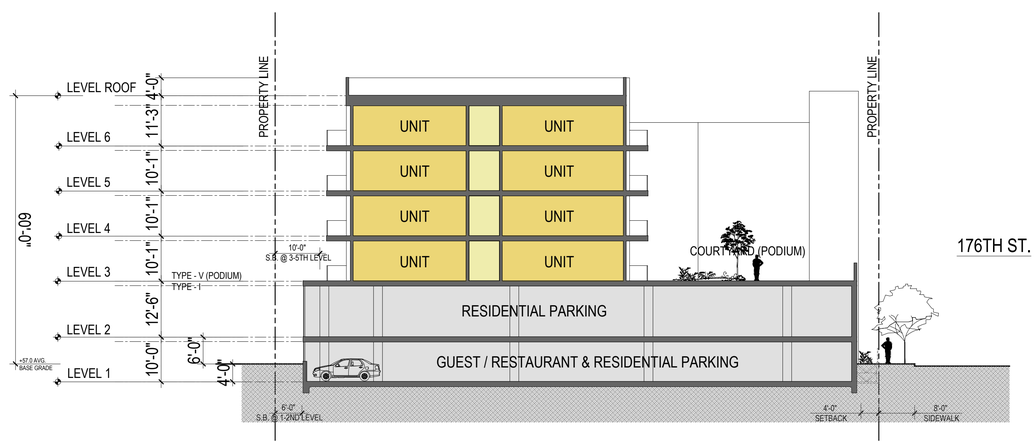


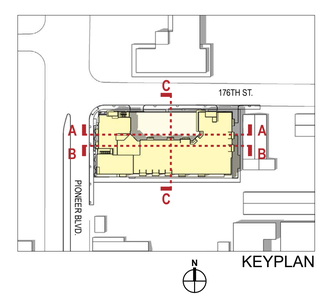
CONCEPTUAL SECTION A-A



CONCEPTUAL SECTION B-B



CONCEPTUAL SECTION C-C



KEYPLAN

0' 16' 32' 48'

SCALE: 1/16" = 1' (ON 11"X17" SHEET)

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
SECTIONS

DATE
3/21/2025
DRAWN BY

JOB NUMBER
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SHEET
A-6.1

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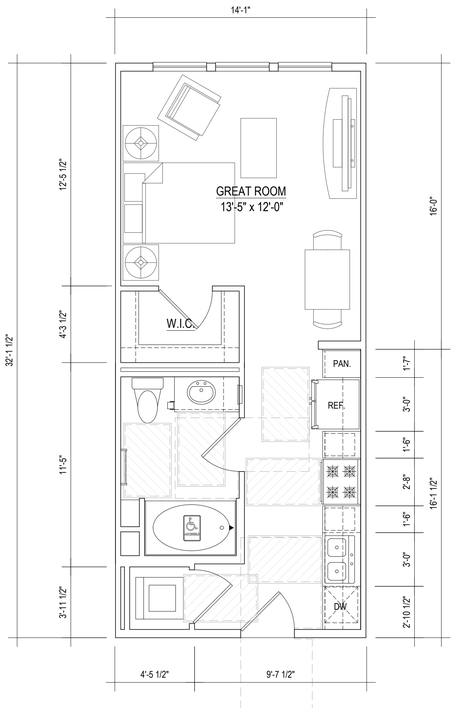
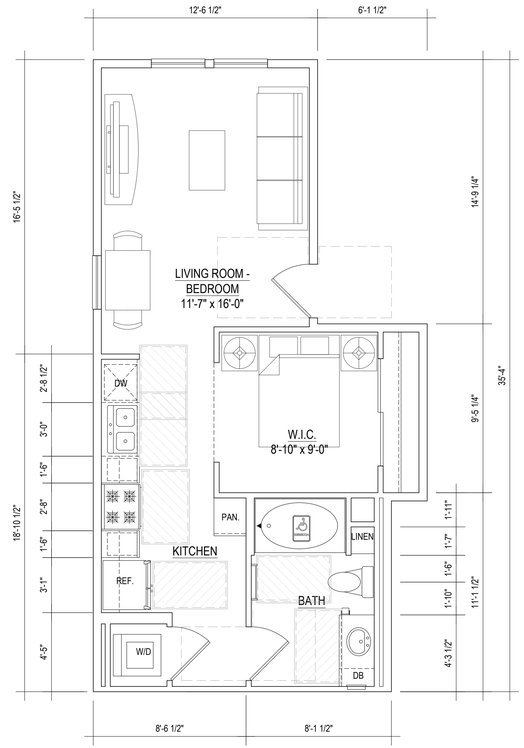


3 UNIT S3 FLOOR PLAN

SCALE : 1/4" = 1'-0"

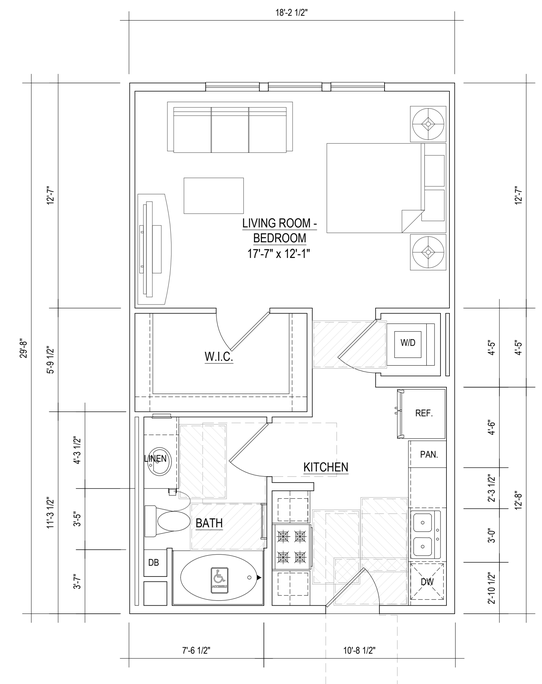
NET AREA: 452.4 SQ. FT.
BALCONY AREA: 0.0 SQ. FT.
STUDIO / 1 BATH



2 UNIT S2 FLOOR PLAN

SCALE : 1/4" = 1'-0"

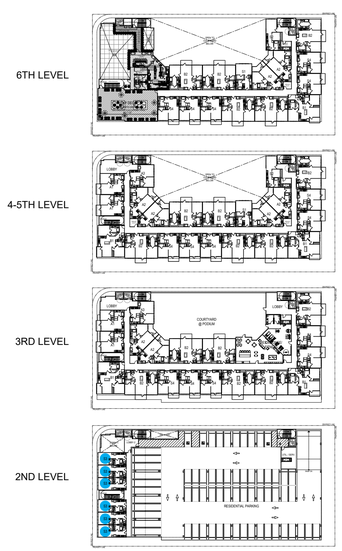
NET AREA: 548.7 SQ. FT.
BALCONY AREA: 0.0 SQ. FT.
STUDIO / 1 BATH

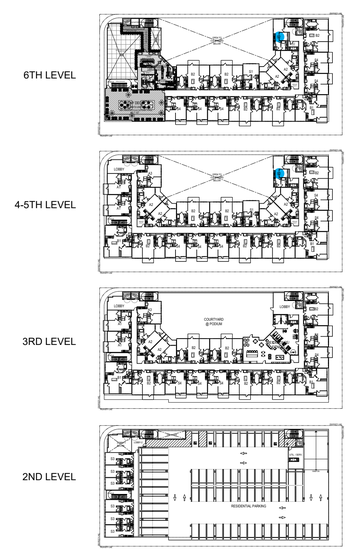


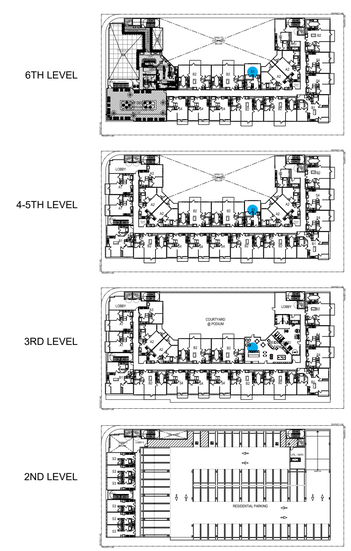
1 UNIT S1 FLOOR PLAN

SCALE : 1/4" = 1'-0"

NET AREA: 541.4 SQ. FT.
BALCONY AREA: 0 SQ. FT.
STUDIO / 1 BATH







KEY PLAN

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Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
UNIT PLANS

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
A-7.1

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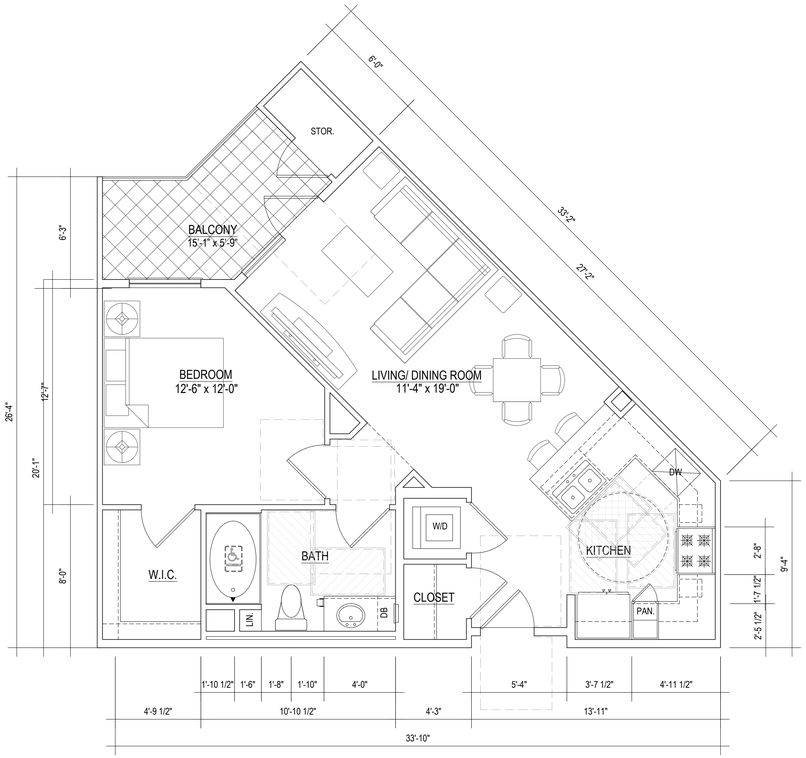


3 UNIT A2 FLOOR PLAN

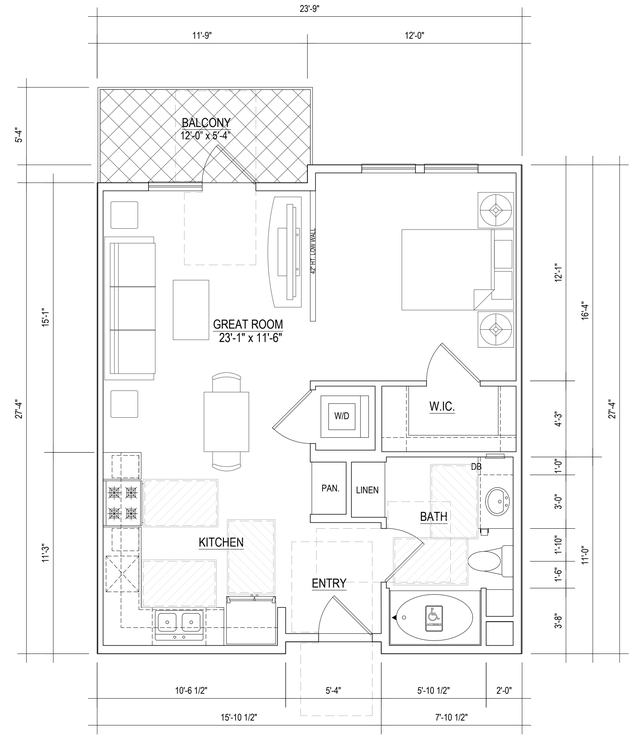
SCALE : 1/4" = 1'-0"

NET AREA: 715.9 SQ. FT.
BALCONY AREA: 97.8 SQ. FT.
1 BED ROOM / 1 BATH

2 UNIT A1 FLOOR PLAN

SCALE : 1/4" = 1'-0"

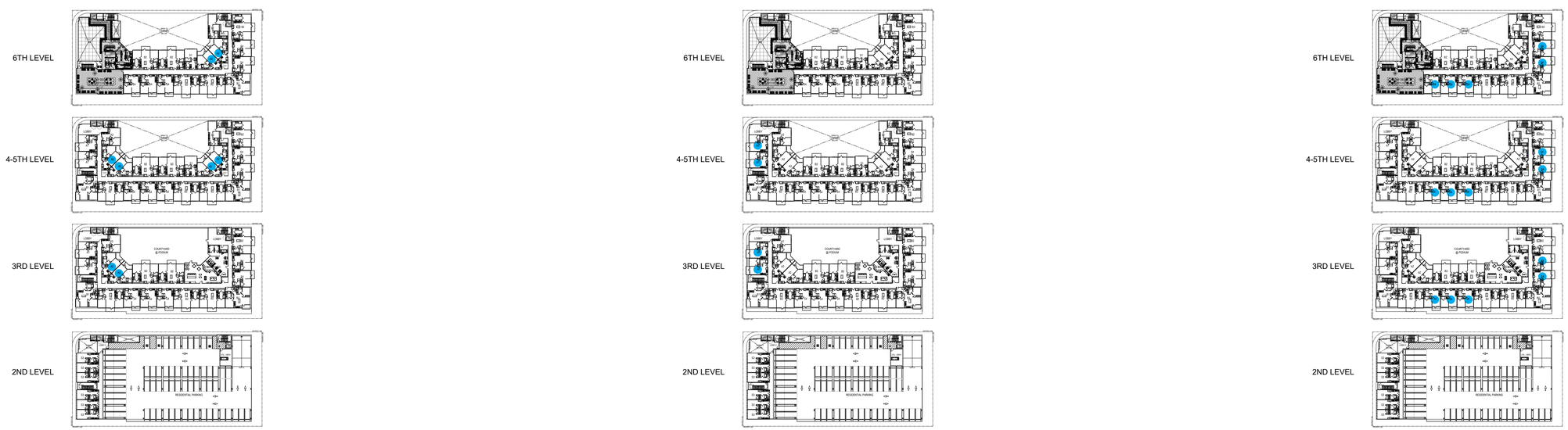
NET AREA: 633.9 SQ. FT.
BALCONY AREA: 61 SQ. FT.
1 BED ROOM / 1 BATH



1 UNIT S4 FLOOR PLAN

SCALE : 1/4" = 1'-0"

NET AREA: 633.9 SQ. FT.
BALCONY AREA: 61 SQ. FT.
STUDIO / 1 BATH



KEY PLAN

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ISSUE
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UNIT PLANS

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JOB NUMBER
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SHEET
A-7.2

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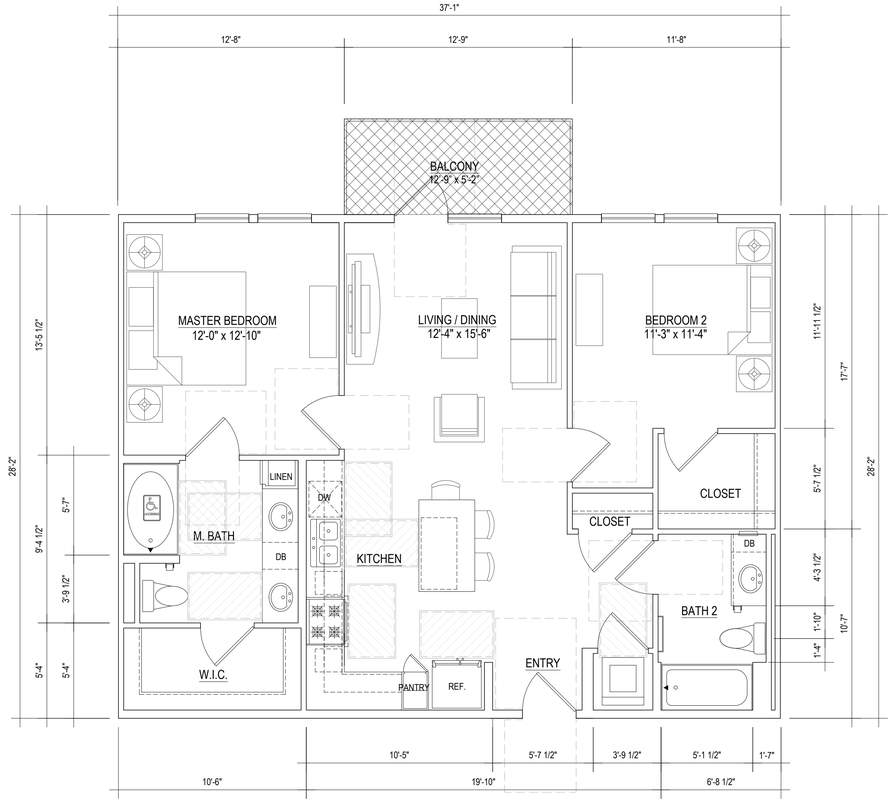
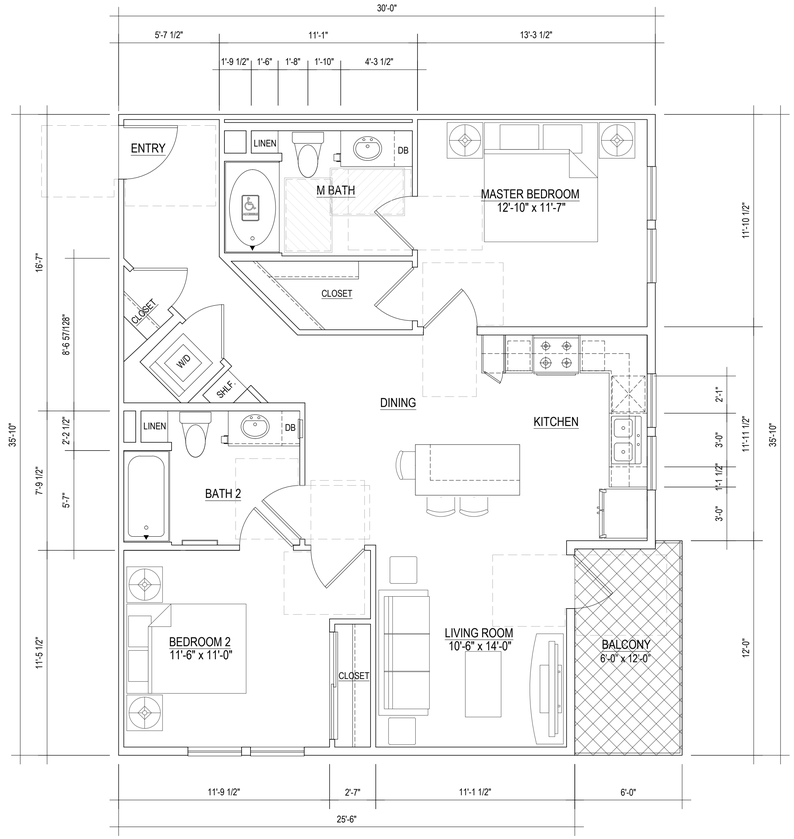
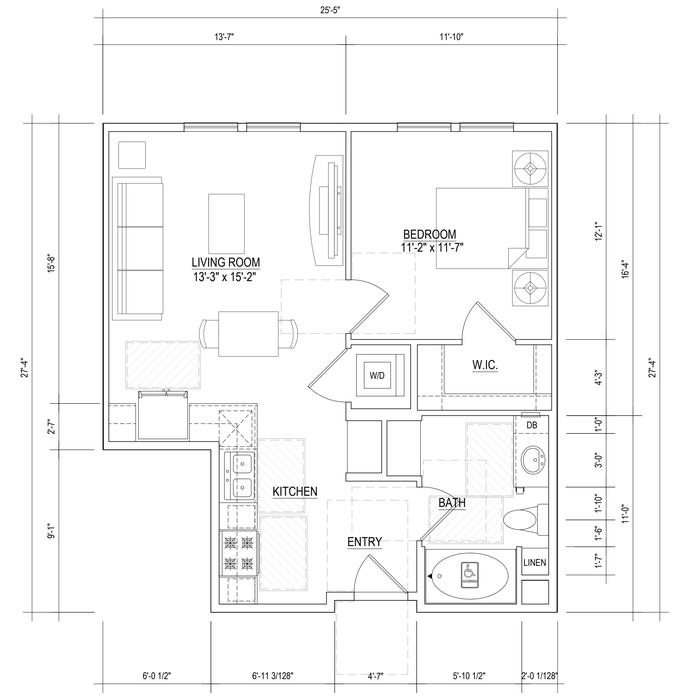






3 UNIT B2 FLOOR PLAN

SCALE : 1/4" = 1'-0"

NET AREA: 1,044.5 SQ. FT.
BALCONY AREA: 63 SQ. FT.
2 BED ROOM / 2 BATH

2 UNIT B1 FLOOR PLAN

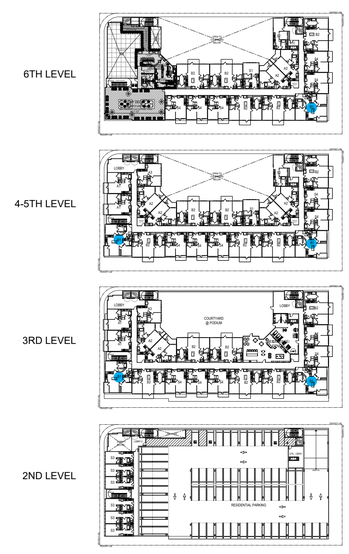
SCALE : 1/4" = 1'-0"

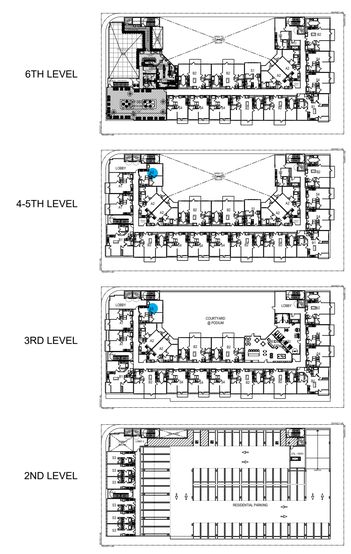
NET AREA: 1,025.8 SQ. FT.
BALCONY AREA: 69 SQ. FT.
2 BED ROOM / 2 BATH

1 UNIT A3 FLOOR PLAN

SCALE : 1/4" = 1'-0"

NET AREA: 636.8 SQ. FT.
BALCONY AREA: 0 SQ. FT.
1 BED ROOM / 1 BATH





KEY PLAN

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PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1
SPECIFIC PLAN

SHEET DESCRIPTION
UNIT PLANS

DATE
3/21/2025
DRAWN BY

JOB NUMBER
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SHEET
A-7.3

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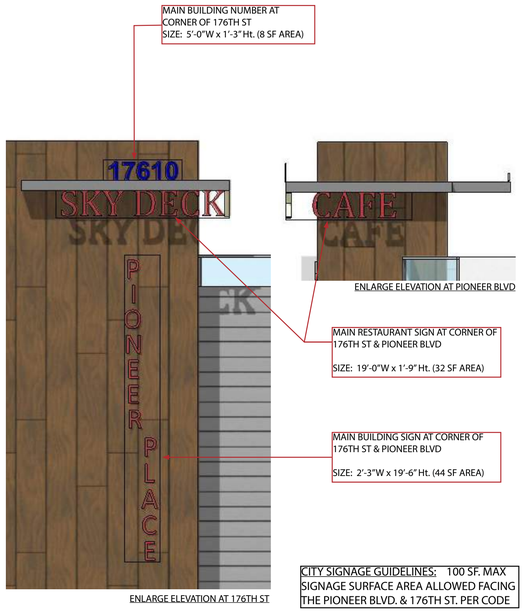
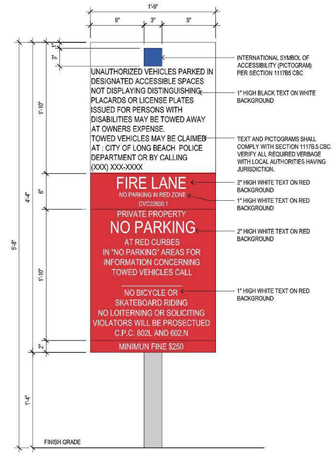


CITY SIGNAGE GUIDELINES: 100 SF. MAX SIGNAGE SURFACE AREA ALLOWED FACING THE PIONEER BLVD. & 176TH ST. PER CODE

BUILDING ID:

BACKLIT LED LIGHT BOX
(100 s.f.)

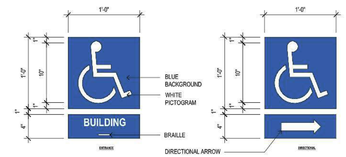
15 MAIN SIGNAGE & RESTAURANT
CONCEPTUAL - COLOR TBD



PROJECT CODE ENFORCEMENT:

POST: 3" ALUMINUM SQUARE TUBE
PANEL: DOT ALUMINUM PANEL WITH BACK PAINTED TO MATCH POST
GRAPHICS REFLECTIVE VINYL FILM

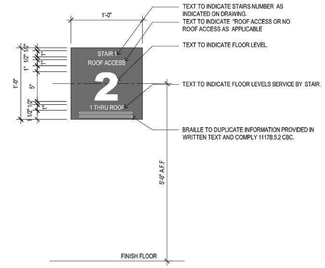
12 PROJECT CODE ENFORCEMENT SIGN
1 1/2" = 1'-0"



ACCESSIBLE ENTRANCE SIGN (ADA):

FACE:3/8" NON GLARE ACRYLIC 2ND SURFACE PAINTED 7 FROSTED EDGES
TEXT:3/4" T ALL MIN ADA TACTILE TO COMPLY WITH SECTION 1117B5.5 CBC
PICTOGRAM: TO COMPLY WITH SECTION 1117B5.5 AND 1117B5 .8.1 CBC
BRAILLE: TO COMPLY WITH SECTION 1117B5.6 CBC
MOUNTING: 12" FROM EDGE OF DOOR ON LATCH SIDE, 60" AFF TO CENTER OF SIGN

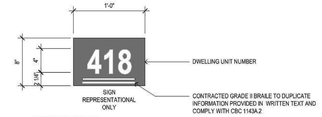
9 ACCESSIBLE ENTRANCE SIGN
1 1/2" = 1'-0"



STAIRWELL LEVEL INDICATOR:

FACE: 1 /8" PHOTOPOLYMER WITH TIPPED GRAPHICS
GRAPHICS: DOMED RAISED ADA
BRAILLE: GRADE II DOMED RAISED ADA

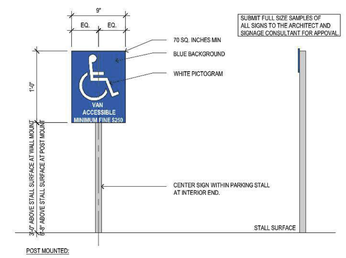
7 STAIR IDENTIFICATION SIGN
1 1/2" = 1'-0"



ROOM ID W/ BACKER (ADA):

BACKER: 1/4" ACRYLIC PAINTED (CUT OUT DETAIL)
FACE: 3/8" NON GLARE ACRYLIC 2ND SURFACE PAINTED ABD
FROSTED EDGES
COPY: RAISED ADA APPLIED TACTILE
BRAILLE: RAISED GRADE RASTER (CLEAR)
MOUNTING:VHB AND SILICONE, DOOR HANDLE SIDE 2"
FROM DOOR TRIM/ FRAME CENTER OF SIGN TO BE AT 60" AFF

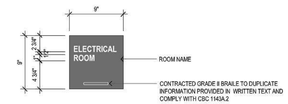
4 DWELLING UNIT IDENTIFICATION SIGN
1 1/2" = 1'-0"



POST MOUNTED:

BACKER: 3 /16" PAINTED ALUMINUM
POST: 4" ALUMINUM SQUARE TUBE
PANEL: DOT ALUMINUM PANEL AND WITH BACK
PAINTED TO MATCH POST GRAPHIC AND REFLECTIVE VINYL FILM

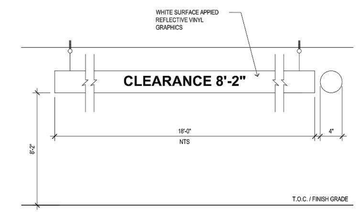
8 DISABLED PARKING STALL SIGN
1 1/2" = 1'-0"



ROOM ID:

FACE: 1/4" NON GLARE ACRYLIC 2ND SURFACE VGA AD PAINTED BACKGROUND

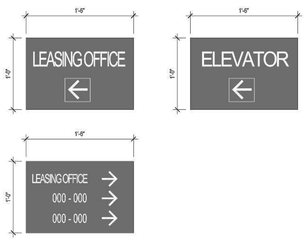
6 ELECTRICAL ROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"



PARKING DECK CLEARANCE BAR:

6" X 2" PAINTED SQUARE ALUMINIUM TUBE WITH REFLECTIVE VINYL GRAPHICS

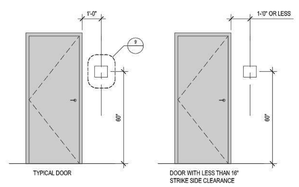
3 GARAGE HEIGHT LIMIT SIGN
1 1/2" = 1'-0"



DIRECTIONAL SIGN:

FACE: .080 ALUMINUM PAINTED
GRAPHICS: VINYL GRAPHICS APPLIED

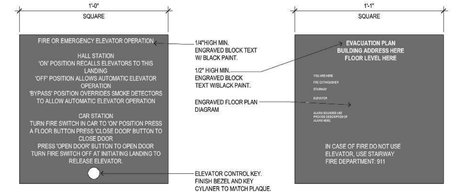
14 DIRECTIONAL SIGN
CONCEPTUAL



SIGNAGE NOTES:

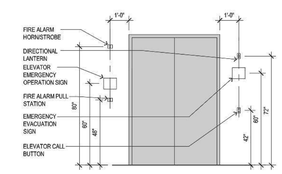
1. SIGN LOCATIONS SHALL COMPLY WITH SECTION 1117B.5.7 CBC

11 SIGNAGE LOCATION - TYP.
1 1/2" = 1'-0"



SIGN:

FACE: BRUSHED SATIN STAINLESS STEEL PLAQUE (U.N.O.)
GRAPHICS: VINYL GRAPHICS APPLIED



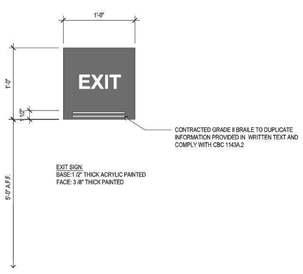
ELEVATION REPRESENTATIONAL ONLY:
1.REFER TO INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF ITEMS INDICATED HEREON

5 EMERGENCY EVACUATION AND INSTRUCTION SIGN
N.T.S.

BUILDING NUMBERS
1/2" THICK FLAT CUT OUT ACRYLIC STUD MOUNTED FLUSH
VERIFY ANY REGULATIONS; VERIFY MOUNTING LOCATION, AREA SIZE AND WALL CONSTRUCTION FOR MOUNTING PROVISION
VERIFY NUMBERS NEEDED

PARKING ID:
1/2" THICK FLAT CUT OUT ACRYLIC STUD MOUNTED FLUSH
VERIFY MOUNTING LOCATION, AREA SIZE AND WALL CONSTRUCTION FOR MOUNTING PROVISION

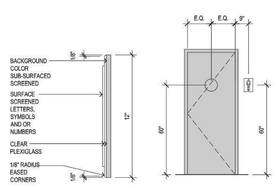
2 BUILDING NUMBER & PARKING ENTRANCE WALL SIGN
CONCEPTUAL - COLOR TBD



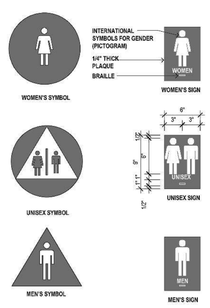
13 EXIT SIGN
N.T.S

RESTROOM ID- ADA (CALIFORNIA STATE):

FACE: 1/4" ACRYLIC PAINTED
COPY & ICONS: ADA APPLIED TACTILE
BRAILLE: ADA RASTER
MOUNTING: CENTER OF DOOR, 60" AFF TO CENTER OF SIGN



SECTION N.T.S.

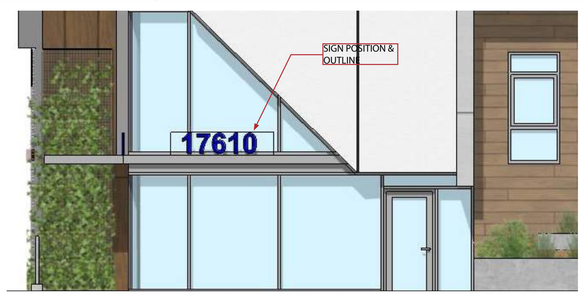


ADA RESTROOM ID- (SL):

FACE: 1/8" CLEAR PHOTOPOLYMER
BACK -PAINTED WITH RAISED GRAPHICS 7 GRADE II DOMED BRAILLE
MOUNTING: 9" FROM EDGE OF DOOR ON LATCH SIDE, 60" AFF TO CENTER OF SIGN

10 ACCESSIBLE RESTROOM IDENTIFICATION SIGN
1 1/2" = 1'-0"

RES. / GUEST/ RETAIL SIGNAGE AT GROUND LEVEL ENTRY
AT 176TH ST - SIZE: 6'-0"W x 1'-4" Ht. (8 SF AREA)



BUIDLING NUMBER SIGNAGE AT GROUND LEVEL ENTRY
AT PIONEER BLVD - SIZE: 6'-0"W x 1'-4" Ht. (8 SF AREA)

COLORS & FINISHES

COLORS SHOWN HERE MAY NOT EXACTLY MATCH MANUFACTURE COLOR CHART SWATCH OR ACTUAL SAMPLE.

SW 7667 ZIRCON
SW 7068 GRIZZLE GRAY
BLACK
WHITE
REFLECTIVE HANDICAP BLUE
REFLECTIVE RED

1 ENTRANCE SIGN
CONCEPTUAL - COLOR TBD

HUMPHREYS
18500 Von Karman Ave., Suite 240, Irvine, CA 92612 | 949.955.9400 | www.humphreys.com

CLIENT
PIONEER HOLDINGS, LLC.
1221 S. Hacienda Blvd. Hacienda Heights, CA 91745
Contact: Raymond Zheng Phone: (626) 429-3218

PROJECT INFO
PIONEER PLACE
17610 PIONEER BLVD. ARTESIA, CA 90701

ISSUE
ARTESIA LIVE 1 SPECIFIC PLAN

SHEET DESCRIPTION
BUILDING SIGNAGE

DATE
3/21/2025
DRAWN BY

JOB NUMBER
22183

SHEET
A-8.1

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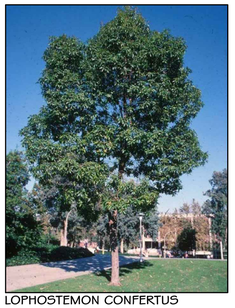

LOPHOSTEMON CONFERTUS

MUSKOGEE-CRAPE-MYRTLE

KOELREUTERIA BIPINNATA

COTINUS COGGYGRIA

PHOENIX DACTILFERA

AGAVE-BLUE-GLOW

CALLISTEMON LITTEL JOHNS

DIETES-BICOLOUR

RHAMNUS-CALIFORNICA-EVE-CASE

VITEX TRIFOLIA

DECORATIVE ROCK

MYOPORUM PARVIFOLIUM

MUHLENBERGIA REGAL MIST

DIANELLA TASMANICA 'VARIEGATA'

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	FORM/ FUNCTION	MATURE HEIGHT AND SPREAD
	LOPHOSTEMON CONFERTUS	BRISBANE BOX TREE	24" BOX	10	MOD	EVERGREEN TREE	40'H X 25'W
	LAGERSTROEMIA MUSKOGEE STANDARD TRUNK	MUSKOGEE CRAPE MYRTLE	24" BOX	11	MOD	FLOWERING TREE	20'H X 15'W
	KOELREUTERIA BIPINNATA	GOLDEN RAIN TREE	24" BOX	1	MOD	LARGE EVERGREEN TREE	30'H X 25'W
	COTINUS COGGYGRIA	SMOKE TREE	20 GAL	6	LOW	DECIDUOUS TREE	9'H X 9'W
	PHOENIX DACTYLIFERA	DATE PALM	17' BTH	4	LOW	SPECIMEN PALM	50'H X 20'W

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	REMARKS	MATURE HEIGHT AND SPREAD
	AGAVE 'BLUE GLOW'	BLUE BLUE GLOW	5 GAL	48	LOW	EVERGREEN SUCCULENT	30"H X 30"W
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	38	LOW	MEDIUM EVERGREEN SHRUB	3'H X 30"W
	DIETES BICOLOR	YELLOW BUTTERFLY LILY	5 GAL	46	LOW	FLOWERING SMALL SHRUB	30"H X 30"W
	RHAMNUS 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	44	LOW	MEDIUM EVERGREEN SHRUB	4'H X 4'W
	VITEX TRIFOLIA 'PURPUREA' TREE FORM	ARABIAN LILAC	15 GAL	18	LOW	LARGE EVERGREEN SHRUB	10 'H X 10'W
	DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	1 GAL	56	LOW	EVERGREEN COMPACT SHRUB	24"H X 24"W
	MYOPORUM PARVIFOLIUM	NCN	1 GAL	@ 18" OC	LOW	LOW GROUNDCOVER	12"H X 6'W
	MUHLENBERGIA 'REGAL MIST'	PINK MUHLY	1 GAL	@ 30" OC	LOW	ACCENT GRASSES	3'H X 30"W
	DECORATIVE ROCK						

LANDSCAPE NOTES

LANDSAPE TOTALS
Landscape required (5%) - 18,077 SF
Landscape Total Area Provided - 29,88 SF

LANDSCAPE NOTES

- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.

Prepared by:
EMERALD DESIGN
305 N. Harbor Blvd, Suite 222
Fullerton, California 92832
Tel: (714) 680-0417
California License #3098
Email: eric@emeraldladesign.com

ATLAS
Development
1221 S Hacienda
Blvd, Hacienda
Heights, California
949-878-7218

Pioneer place

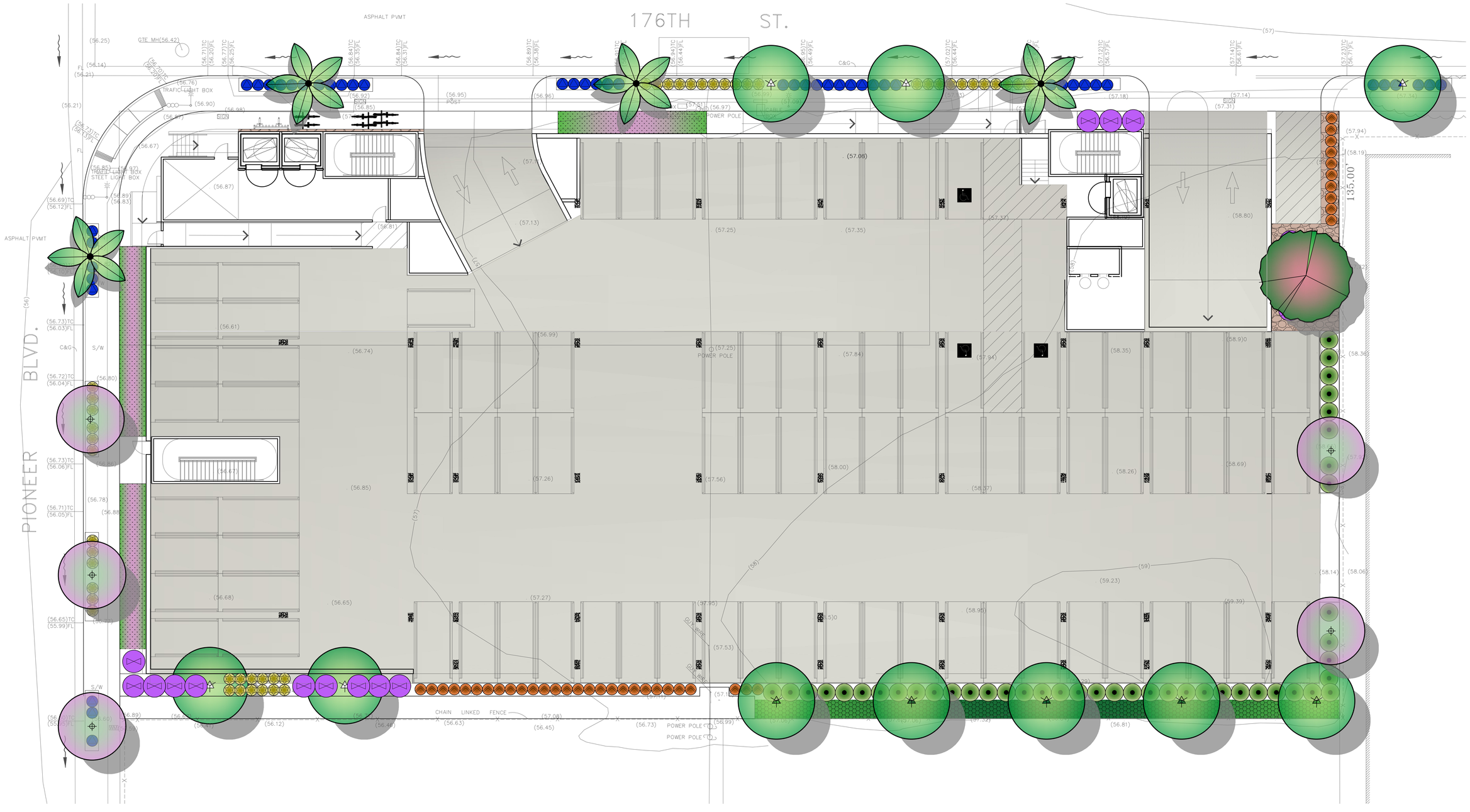
17610-17618 Pioneer Boulevard, Artesia, CA

Landscape Legend and Image Board

LC1.0

June 25, 2024

These documents are subject to change due to public agency comment, client-requested revisions, and in house review, and are therefore, not acceptable for bidding or construction.
The landscape architect is not responsible for contract bids or project construction made from any document bearing this note.



Prepared by:

EMERALD DESIGN

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Email: eric@emeraldladesign.com

ATLAS
Development
1221 S Hacienda
Blvd, Hacienda
Heights, California
949-878-7218

Pioneer place

17610-17618 Pioneer Boulevard, Artesia, CA

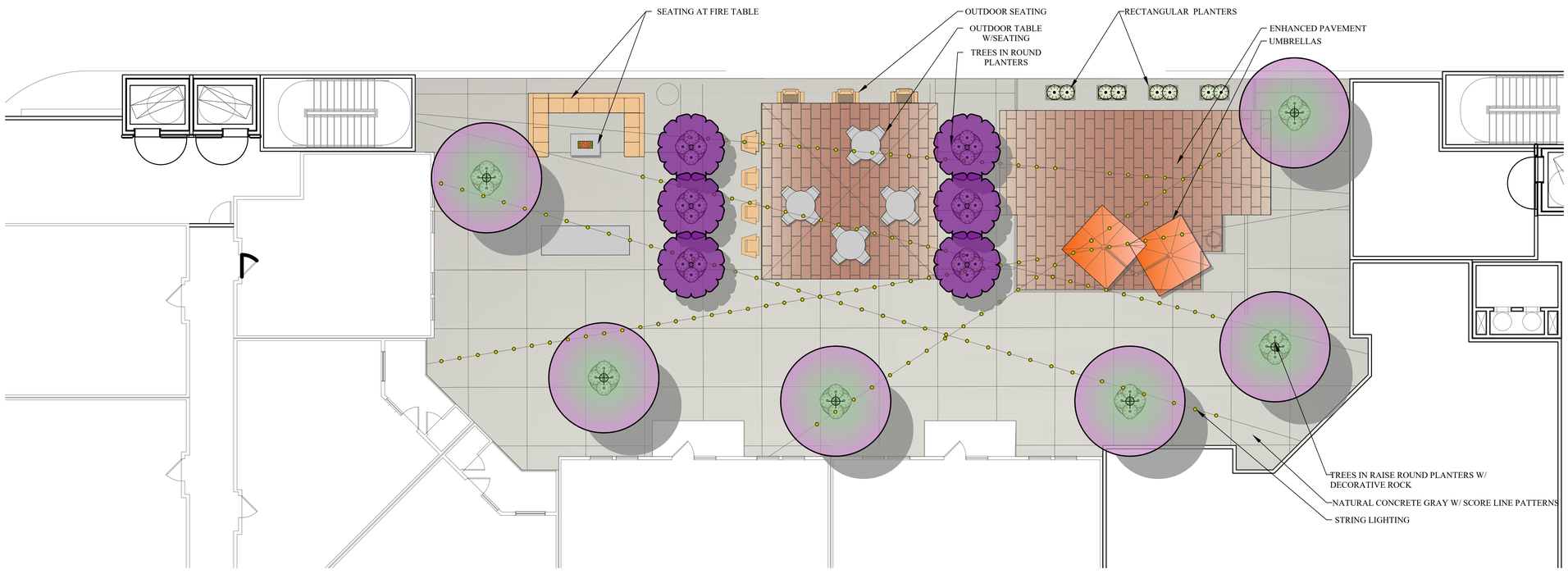
0 10' 20' 30' 40'
1"=10'-0"

Landscape Conceptual Plan- 1st Floor

LC1

June 25, 2024

These documents are subject to change due to public agency comment, client-requested revisions, and in house review, and are therefore, not acceptable for bidding or construction.
The landscape architect is not responsible for contract bids or project construction made from any document bearing this note.



Prepared by:
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Tel: (714) 680-0417
California License #3098
Email: eric@emeraldladesign.com

ATLAS
Development
1221 S Hacienda
Blvd, Hacienda
Heights, California
949-878-7218

Pioneer place

17610-17618 Pioneer Boulevard, Artesia, CA

0 5' 10' 15' 20' 25' 30' 35'
1/8"=1'-0"

Landscape Conceptual Plan-3rd Floor

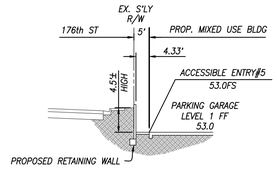
LC2

June 25, 2024

These documents are subject to change due to public agency comment, client-requested revisions, and in house review, and are therefore, not acceptable for bidding or construction.
The landscape architect is not responsible for contract bids or project construction costs from any document bearing this note.

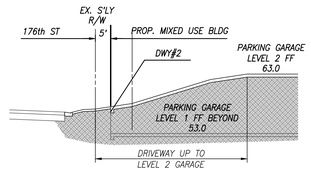
LEGEND OF ABBREVIATIONS & SYMBOLS

T.C.	TOP OF CURB	100	EXIST. CONTOUR
F.L.	FLOWLINE ELEV.	100	PROP. CONTOUR
T.G.	TOP OF GRATE		PROPERTY LINE
G.B.	GRADE BREAK		DAYLIGHT LINE
F.G.	FINISH GRADE	2%	SHEET FLOW RATE
R.G.	ROUGH GRADE		GRADED SWALE
F.S.	FINISH SURFACE		CENTERLINE
INV.	INVERT OF DRAIN	HP	SWALE HIGH POINT
P.	PAD ELEVATION		AREA DRAIN LINE AND INLET
F.F.	FINISH FLOOR ELEV.		TOP OF SLOPE
SU	SLAB UNDERCUT		TOE OF SLOPE
G.F.F.	GARAGE FINISH FLOOR		RETAINING WALL
B.V.C.	BEGIN VERTICAL CURVE		EXISTING STREET LIGHT
E.V.C.	END VERTICAL CURVE	C.B.	EXISTING CATCH BASIN
P.I.	POINT OF INTERSECTION		EXISTING CURB DRAIN OUTLET
E.P.	EDGE OF PAVEMENT		EXISTING STREET SIGN
T.W.	TOP OF WALL ELEV.		EXISTING WATER METER
T.F.	TOP OF FOOTING ELEV.		EXISTING VAULT (CATV OR TEL)
E.F.	EXTENDED FOOTING		
L.	LENGTH		LEVEL 1 FOOTPRINT
DWY.	DRIVEWAY		
N.T.S.	NOT TO SCALE		EX. WATER
D.F.	DEEPENED FOOTING		EX. SEWER
B.F.	BOTTOM OF FOOTING		EX. GAS
J.T.	JOINT TRENCH		EX. FIRE HYDRANT
			PROP. FIRE HYDRANT



SECTION "E-E"

SCALE: 1"=20'



SECTION "F-F"

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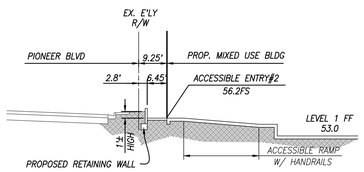
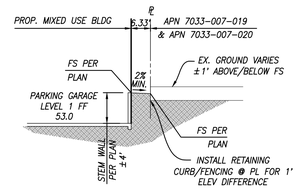


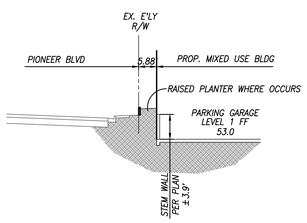
SECTION "A-A"

SCALE: 1"=20'



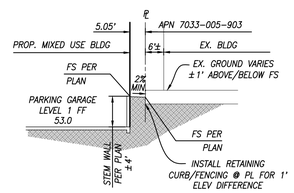
SECTION "G-G"

SCALE: 1"=20'



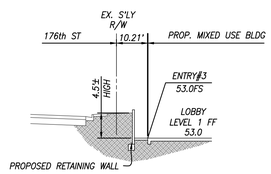
SECTION "B-B"

SCALE: 1"=20'



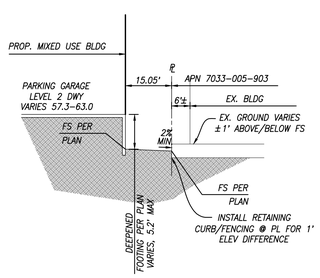
SECTION "H-H"

SCALE: 1"=20'



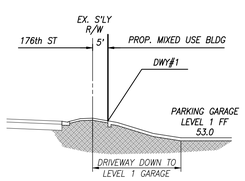
SECTION "C-C"

HORIZ SCALE: 1"=20'
VERT SCALE: 1"=10'



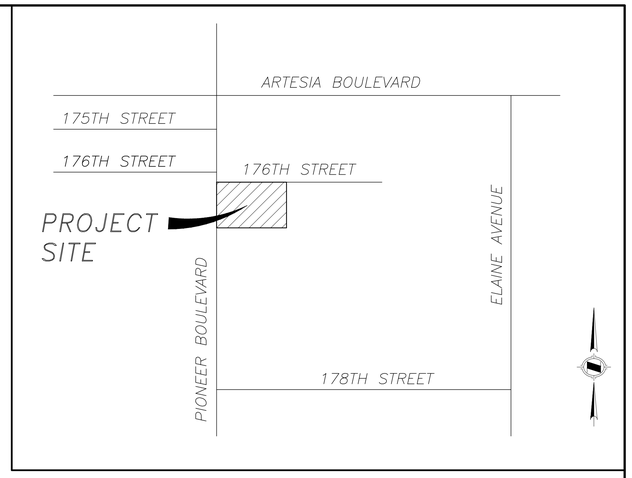
SECTION "I-I"

SCALE: 1"=20'



SECTION "D-D"

SCALE: 1"=20'



VICINITY MAP

N.T.S.
SECTION 31, T.3S., R.11W., S.B.B.M.

PARKING SUMMARY

RESIDENTIAL PARKING	REQUIRED	PROVIDED
RESIDENT – STANDARD, COMPACT TANDEM OR TANDEM STALLS	125	125
RESIDENT – ADA STALL	2	2
RESIDENT – ADA STALL W/ EV CHARGING	1	1
RESIDENT – EV CHARGING	6	6
TOTAL RESIDENTIAL PARKING	134	134

GUEST PARKING	REQUIRED	PROVIDED
GUEST – STANDARD STALL	20	20
GUEST – ADA STALL	1	1
TOTAL GUEST PARKING	21	21

COMMERCIAL PARKING	REQUIRED	PROVIDED
ON-SITE REGULAR	5	5
ON-SITE ADA W/ EV CHARGING	1	1
ON-SITE ELECTRIC VEHICLE	2	2
OFF-SITE REGULAR (@17509 PIONEER BLVD**)	0	19
OFF-SITE ADA (@17509 PIONEER BLVD**)	0	1
TOTAL COMMERCIAL PARKING	8	28

** OFF-SITE PARKING IS PROVIDED AT 17509 PIONEER BLVD

	REQUIRED	PROVIDED
TOTAL PARKING (RESIDENTIAL + GUEST + COMMERCIAL)	163	183

BENCHMARK:

B.M NUMBER: 2Y8942
QUAD (YEAR): BASELINE (2005)
ELEVATION: 56.267

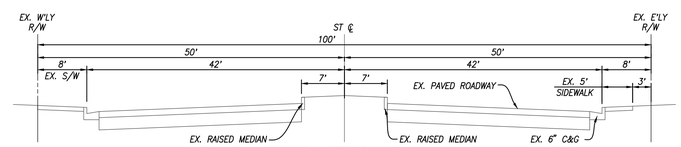
DESCRIPTION: RDBM TAG IN E CB 4FT NO BCR @ NE COR PIONEER BLVD AND 178TH ST & 46FT NO C/L INT.

BASIS OF BEARING:

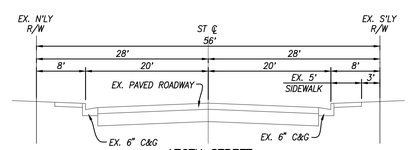
CENTERLINE OF 176TH STREET N 89°32'26" E PER PARCEL MAP NO 23660 PM 261/41

DEVELOPER:

PIONEER HOLDING, LLC
1221 S. HACIENDA BLVD.
HACIENDA HEIGHTS, CA 91745
(626) 429-3218
ATTENTION: RAYMOND ZHANG



PIONEER BLVD
SCALE: NTS
35MPH POSTED SPEED, 45MPH DESIGN SPEED



176TH STREET
SCALE: NTS
NO POSTED SPEED, 25MPH DESIGN SPEED

LEGEND

- PROJECT BOUNDARY LINE
- RIGHT-OF-WAY
- PROPOSED EASEMENTS
- EXISTING EASEMENTS

NOTES

1. PROPERTY ADDRESS:
   17610 PIONEER BLVD, ARTESIA, CA 90701 [7033-007-016]
   17618 PIONEER BLVD, ARTESIA, CA 90701 [7033-007-017]
   ADDRESS NOT AVAILABLE [7033-007-018]
2. ASSESSOR'S PARCEL NUMBERS: 7033-007-016, 7033-007-017 AND 7033-007-018
3. EXISTING LAND USE: COMMERCIAL & VACANT LOT
4. PROPOSED LAND USE: MIXED USE
5. EXISTING ZONING: PIONEER SPECIFIC PLAN
6. PROPOSED ZONING: PIONEER SPECIFIC PLAN
7. SITE AREA
   NET: 0.84 AC
8. FLOOD ZONE: PER FEMA'S WEBSITE ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP NO. 06037C1980F DATED SEPTEMBER 26, 2008.
9. UTILITY PURVEYORS:
   SEWER: LA COUNTY SANITATION DISTRICT
   WATER: GOLDEN STATE WATER COMPANY
   ELECTRICITY: SOUTHERN CALIFORNIA EDISON (SCE)
   GAS: SOCAL GAS COMPANY
   CABLE TELEVISION: FRONTIER
   INTERNET: FRONTIER OR OTHER SERVICE PROVIDE SUCH AS SPECTRUM, ETC
   SCHOOL DISTRICT: ABC UNIFIED SCHOOL DISTRICT
11. EXISTING CONTOUR INTERVAL: 1 FOOT
12. ESTIMATED EARTHWORK QUANTITIES:
    CUT: 9,035 CYS
    FILL: 1,535 CYS
    IMPORT: 7,500 CYS
13. THE PRELIMINARY GEOTECHNICAL/SOILS REPORT WAS PREPARED BY GEOTEK, INC.
14. THERE ARE NO EXISTING WELLS ON THE SITE.

LEGAL DESCRIPTION

PARCEL 1: THE EAST 291 FEET OF THE WEST 321 FEET OF THE NORTH 132 FEET OF THE SOUTH 20 ACRES OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 11 WEST, IN THE RANCHO LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF PIONEER BOULEVARD, 60 FEET WIDE, WITH THE SOUTH LINE OF NORTH 29.66 FEET ACRES OF SAID NORTHWEST QUARTER, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID EAST LINE 762.52 FEET, MORE OR LESS, FROM THE SOUTH LINE OF ARTESIA AVENUE, 60 FEET WIDE; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 200 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 52 FEET THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 200 FEET TO SAID EAST LINE OF PIONEER BOULEVARD; THENCE NORTHERLY ALONG SAID BOULEVARD 52 FEET TO THE POINT OF BEGINNING.

PARCCEL 2: THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 11 WEST, S.B.B.M., IN THE RANCHO LOS COYOTES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF PIONEER BOULEVARD, 60 FEET WIDE, WITH THE SOUTH LINE OF THE NORTH 29.66 FEET ACRES OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID EAST LINE 762.52 FEET, MORE OR LESS, FROM THE SOUTH LINE OF ARTESIA AVENUE, 60 FEET WIDE; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 200 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 52 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 200 FEET TO SAID EAST LINE OF PIONEER BOULEVARD; THENCE NORTHERLY ALONG SAID BOULEVARD 52 FEET TO THE POINT OF BEGINNING.

APN: 7033-007-016, 7033-007-017, 7033-007-018

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

TIN N. HUYNH
HUNSAKER & ASSOCIATES IRVINE, INC.

DATE 12/23/2024

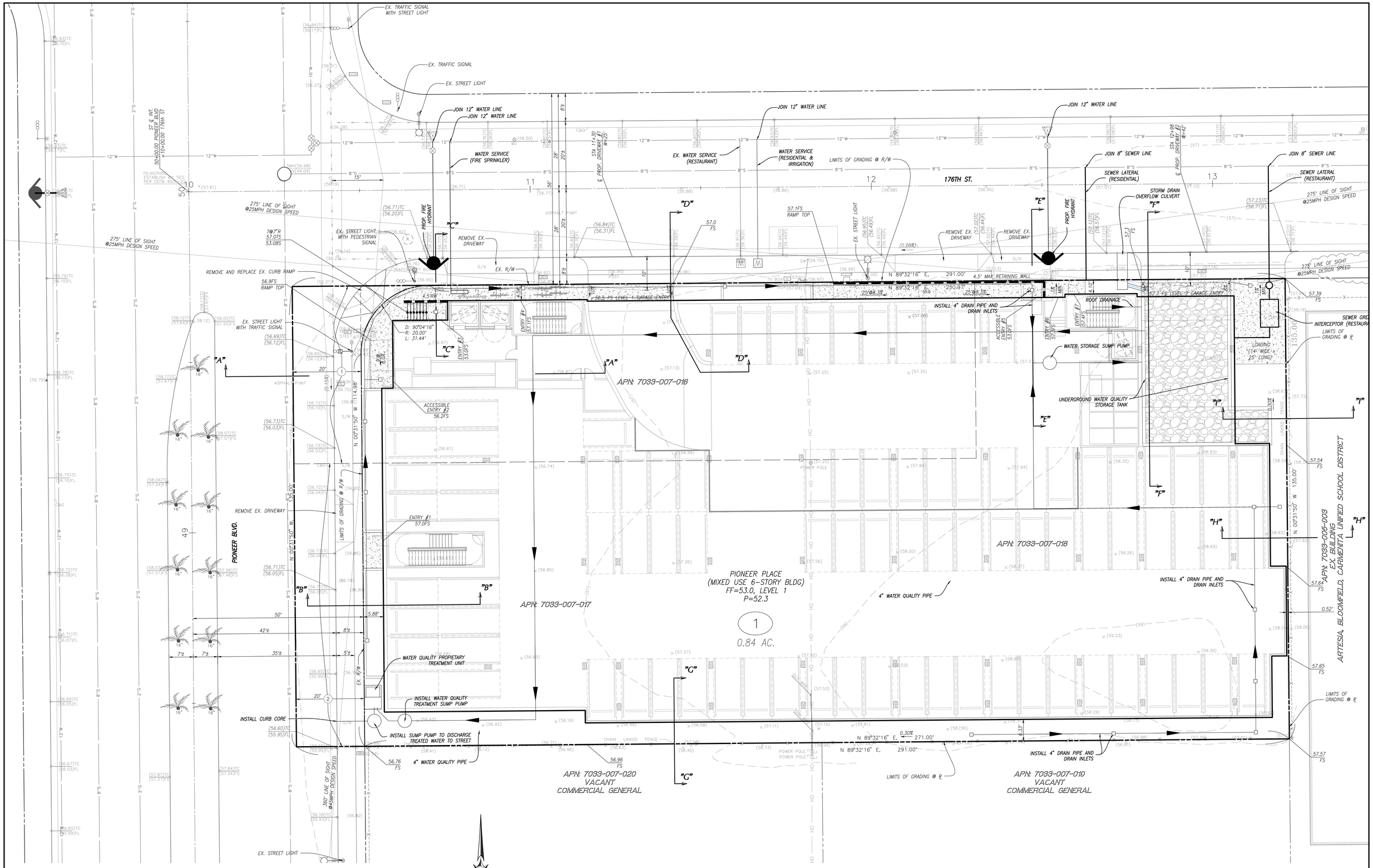
REGISTERED PROFESSIONAL ENGINEER
TIN N. HUYNH
NO. 69273
Exp. 06/30/26
CIVIL
STATE OF CALIFORNIA

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP
01/02/25 BY: TNH
DATE OF THIS PLOT
01/02/25

DATE: 1/2/2025
PREPARED BY:

HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

VESTING TENTATIVE TRACT MAP No. 84570
PIONEER PLACE - ARTESIA, CA
LEVEL 1/STREET LEVEL GRADING
SHEET 1 OF 2



EXISTING EASEMENTS

1. EASEMENT FOR PUBLIC STREET, ROAD OR HIGHWAY RECORDED DECEMBER 9, 1966, AS DOCUMENT NO. 3245, OF OFFICIAL RECORDS.
2. EASEMENT FOR ROAD RECORDED DECEMBER 8, 1966, AS DOCUMENT NO. 2897, OF OFFICIAL RECORDS.

VESTING TENTATIVE TRACT MAP No. 84570

PIONEER PLACE - ARTESIA, CA

LEVEL 1/STREET LEVEL GRADING

SHEET 2 OF 2

PLOTTED BY: Tin Huynh DATE: Dec. 20, 2024 04:52:51 PM FILE: F:\1283\Planning\OA_Project\Exh_General\Exh-TPM\SHT02.dwg

PIONEER PLACE MIXED USE PROJECT
Initial Study and Mitigated Negative Declaration (IS/MND)

CEQA Analysis Prepared for:

Salvador Lopez
Interim Community Development Director
City of Artesia
18747 Clarkdale Avenue
Artesia, CA 90701

Prepared by:

UltraSystems Environmental Inc.
16431 Scientific Way
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March 2025

Project No. 7277

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PROJECT INFORMATION SHEET

1. Project Title	Pioneer Place Mixed Use Project
2. CEQA Lead Agency	**City of Artesia** 18747 Clarkdale Avenue Artesia, CA 90701
3. Contact and Phone Number	Salvador Lopez Interim Community Development Director City of Artesia (562) 865-6262 InterimCDDirector@cityofartesia.us
4. Project Applicant	Raymond Zhang **Atlas Development** 1221 South Hacienda Boulevard Hacienda Heights, CA, 91745 T: (626) 429-3218 E: Raymond@atlas-development.us
5. Project Location	17610-17618 Pioneer Boulevard Artesia, CA 90701
6. Assessor's Parcel Number	7033-007-016, -017, and -018
7. Project Site General Plan Designation(s)	City Center Mixed Use
8. Project Site Zoning Designation(s)	Artesia Live Specific Plan
9. Surrounding Land Uses and Setting	The project site is surrounded by a commercial center and hotel to the north, a school district transportation yard and church to the east, vacant land to the south and commercial uses to the west.
10. Description of Project	The project proposes development of a six-story mixed-use building composed of a subterranean parking lot, 83 multi-family units, amenities, rooftop commercial space for a restaurant/bar, parking and landscaping.
11. Selected Agencies whose Approval is Required	City of Artesia
12. 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, has consultation begun?	Letters were sent by the City of Artesia (the Lead Agency) to 19 representatives of local Native American tribes on November 27, 2024, asking if they wished to participate in AB 52 and SB 18 consultation concerning the mixed-use development in the City of Artesia. Tribes have up

	to 30 days in which to respond to this notification. For the proposed project, those tribes that the City of Artesia receives a request for consultation from will be contacted per Public Resources Code § 21074. The Gabrielino – Kizh Nation responded requesting consultation. In lieu of meeting, Kizh Nation provided suggested mitigation measures for inclusion in the MMRP and Lead Agency accepted those measures. The Gabrielino Tongva Indians of California requested consultation, which was held February 10, 2025, and they requested to be included in Tribal monitoring. Emails were sent to the remaining tribes on January 16, 2025. The San Manuel Band of Mission Indians responded, declining consultation and the Santa Rosa Band of Cahuilla Indians deferred comments to Soboba Band of Luiseno Indians. Consultation with the Gabrielino – Kizh Nation is ongoing.
13. Other Public Agencies whose Approval is Required	Agencies that will review the proposed project include the following: • Los Angeles Fire Department • California Regional Water Quality Control Board – Region 4 (Los Angeles)

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
AAQS	Ambient air quality standards
AB	Assembly Bill (California State Senate)
AB 32	California Global Warming Solutions Act of 2006 (AB 32)
AB 52	Tribal Cultural Resources (AB 52)
AB 939	California Integrated Waste Management Act of 1989
ABCUSD	ABC Unified School District
ACM(s)	Asbestos-Containing Material(s)
ADT	Average Daily Trips
ARB	California Air Resources Board
afy	Acre-feet per year
APE	Area of Potential Effect
APN	Assessor's Parcel Number
AR4	Fourth Assessment Report
ARB	California Air Resources Board
AMI	Area Median Income
amsl	Above mean sea level
AQMP	Air Quality Management Plan
BAU	Business as Usual
BMPs	Best Management Practices
BSA	Biological Study Area
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
Cal/EPA	California Environmental Protection Agency
CALGreen	California Green Building Standards
CAPCOA	California Air Pollution Control Officers Association
CBC	California Building Code
CBMWD	Central Basin Municipal Water District
CGS	California Geological Survey
CAL FIRE	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CAT	Climate Action Team
CBC	California Building Code
CBMWD	Central Basin Municipal Water District
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CGS	California Geological Survey
CH_4	Methane
CHRIS	California Historic Resources Inventory System
City	City of Artesia
CMP	Congestion Management Program
CMU	Concrete masonry unit
CMPHS	CMP Highway System
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level

Acronym/Abbreviation	Term
CNPS	California Native Plant Society
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
CRC	California Residential Code
CRPR	California Rare Plant Rank
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dB	Decibel
dBA	A-weighted decibel scale
°F	Degrees Fahrenheit
DMA	Drainage management area(s)
DOC	California Department of Conservation
DTSC	Department of Toxic Substances Control
du/ac	Dwelling units per acre
EIR	Environmental Impact Report
EO	Executive Order
ESA	Environmental Site Assessment
ESRL	Earth System Research Laboratory
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FHSZ	Fire Hazard Severity Zones
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	Greenhouse gases
GIS	Geographic Information System
GMI	Greenhouse Gas Management Institute
GMU	General Mixed-Use
GPD	Gallons per day
gpm	Gallons per minute
GSWC	Golden State Water Company
GWP	Global warming potential
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HERS	Home Energy Rating System
HFCs	Hydrofluorocarbons
HHWE	Household Hazardous Waste Element
HRI	Historic Resources Inventory
HVAC	Heating, ventilation and air conditioning
IPaC	Information, Planning and Conservation
ICU	Intersection Capacity Utilitzation
INF-2	Infiltration trench
INF-3	Bioretention without underdrains
IND	Industrial Service Supply water designation
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
L_{90}	Noise level that is exceeded 90% of the time
L_{eq}	Equivalent noise level
LBP	Lead-Based Paint

Acronym/Abbreviation	Term
LACDPW	County of Los Angeles Department of Public Works
LACFD	Los Angeles County Fire Department
LACoSD	Los Angeles County Sheriff's Department
LACSD	Los Angeles County Sanitation District
LED	Light-emitting diode
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
L_{max}	Root mean square maximum noise level
LOS	Level of Service
LRA	Local Responsibility Area
LSTs	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
mgd	Million gallons per day
MLD	Most Likely Descendant
MM(s)	Mitigation measure(s)
MMRP	Mitigation Monitoring and Reporting Program
$MMTCO_2e$	Million metric tons of CO2e
MND	Mitigated Negative Declaration
MPAH	Master Plan of Arterial Highways
MRZ	Mineral Resource Zone
MS4	Municiple Separate Storm Sewer permit
MT	Metric tons
MUN	Municipal and Domestic Water Supply designation
MWD	Metropolitan Water District of Southern California
N_2O	Nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NASA	National Aeronautics and Space Administration
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO	Nitric oxide
NOx	Nitrogen oxides
NO_2	Nitrogen dioxide
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
O_3	Ozone
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCB	Polychlorinated biphenyl
PFCs	Perfluorocarbons
PM	Particulate matter
PM_{10}	Respirable particulate matter
$PM_{2.5}$	Fine particulate matter
ppm	Parts per million
PPV	Peak particle velocity
PROC	Industrial Process Supply water designation

Acronym/Abbreviation	Term
RARE	Waters that support habitat(s)
RMS	Root mean square
ROG	Reactive organic gases
ROW	Right-of-way
RPS	Renewables Portfolio Standard
RS-6	Residential Single Family 6 zoning designation
RWQCB	Regional Water Quality Control Board
§	Section
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison Company
SF_6	Sulfur hexafluoride
SLF	Sacred Lands File
SMARA	Surface Mining and Reclamation Act
SO_2	Sulfur dioxide
SoCalGas	Southern California Gas Company
SR	State Route
SRRE	Source Reduction and Recycling Element
SRA	State Responsibility Area
SRAs	Source receptor areas
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SWITRS	Statewide Integrated Traffic Records System
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCRs	Tribal Cultural Resources
TIS	Traffic Impact Study
TMP	Traffic Management Plan
U.S.	United States
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VdB	Vibration decibels
VCP	Vitrified clay pipe
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle miles traveled
VOC	Volatile organic compound(s)
WARM	Warm freshwater habitat
WEG	Wind erodibility groups
WILD	Waters that support wildlife habitat
WOS	Waters of State
WOUS	Waters of United States
WQMP	Water Quality Management Plan
WRP	Los Coyotes Water Reclamation Plant
WTP	LACSD Wastewater Treatment Plant

EXECUTIVE SUMMARY

ES.1 Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) is intended to explore potential impacts posed by the proposed project. The City of Artesia (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and is responsible for preparing the Project Initial Study for the Pioneer Place Mixed Use Project (hereinafter referred to as the "proposed project" or the "project").

ES.2 Overview of the Proposed Project

The City is processing a request to implement a series of discretionary actions that would ultimately allow for the development of an approximately 0.84-acre vacant site with a mixed-use project (project) located at 17610-17618 Pioneer Boulevard within the City of Artesia in the County of Los Angeles (APNs 7033-007-016, -017, and -018). The project proposes development of a six-story mixed-use building composed of a subterranean parking lot, 83 multi-family units, amenities, rooftop commercial space for a restaurant/bar, parking and landscaping.

ES.3 CEQA Purpose and Need

The purpose of this IS/MND is to evaluate the potential impacts resulting from the implementation of the proposed project, including the construction and operation of the proposed mixed-use project. All "projects" within the State of California are required to undergo an environmental review to determine the environmental impacts associated with implementation of the project in accordance with the *California Environmental Quality Act of 1970 (CEQA)*

Some projects are determined to be statutorily and categorically exempt from CEQA and no further environmental documentation is needed to be prepared for them, while some projects identify impacts that can be mitigated to a less-than-significant level with appropriate mitigation measures. If the proposed project may create significant impacts on the environment that cannot be mitigated to a less-than-significant level, then under CEQA an Environmental Impact Report (EIR) must be prepared for the project.

ES.4 Project Synopsis

<u>Location</u>

The project site is located at located at 17610-17618 Pioneer Boulevard within the City of Artesia, at the southeast corner of Pioneer Boulevard and 176th Street (APNs 7033-007-016, -017, and -018).

<u>Project Characteristics</u>

The project would include the development of a six-story mixed-use building with multi-family units, amenities, rooftop commercial space, parking and landscaping. The 83 multi-family residential units would be comprised of 32 studio units, 21 one-bedroom/one-bathroom units, and 30 two-bedroom/two-bathroom units. The maximum height of the building would be approximately 60 feet.

The project site has a General Plan land use designation of City Center Mixed Use with a zoning designation of Artesia Live Specific Plan. The City Center Mixed Use Designation encourages the development and redevelopment of a complementary mix of commercial retail, office and residential

uses to expand economic vibrancy and livability in the City's core commercial area. The City Center Mixed use designation is intended to serve as the City's core. The City Center Mixed Use designations encourage physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods (City of Artesia, 2010a, p. LU-10).

ES.5 Summary of Significant Effects

As detailed in this document, after the implementation of mitigation, the project would result in less than significant environmental impacts.

ES.6 Project Objectives

Below is a list of objectives for the proposed project:

1. To provide a mixed-use building within the City of Artesia and in doing so, help the City of Artesia provide additional housing and to develop according to the Artesia Live Specific Plan.
2. To develop a housing project that is in character with the existing residential developments in the project area.

ES.7 Areas of Controversy Known to the Lead Agency

There are no areas of controversy known to the Lead Agency (City of Artesia).

ES.8 Summary of Environmental Impacts and Mitigation Measures

Refer to **Section 7.0**, Mitigation Monitoring and Reporting Program (MMRP), for a MMRP table that lists impacts, mitigation measures adopted by the City of Artesia in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

1.0 INTRODUCTION

Proposed Project

The City of Artesia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of an approximately 0.83-acre vacant site located at 17610-17618 Pioneer Boulevard within the City of Artesia in the County of Los Angeles (APNs 7033-007-016, -017, and -018). The planned project (project) proposes development of a six-story mixed-use building composed of a subterranean parking lot, 83 multi-family units, amenities, rooftop commercial space, parking and landscaping.

The project site has a General Plan land use designation of City Center Mixed Use with a zoning designation of Artesia Live Specific Plan. The City Center Mixed Use Designation encourages the development and redevelopment of a complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area. The City Center Mixed use designation is intended to serve as the City's core. The City Center Mixed Use designation encourages physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods (City of Artesia, 2010a, p. LU-10).

1.1.1 Project Components

The proposed project would consist of:

- 83 residential condominium units
- Two levels of parking
- Rooftop commercial space
- Amenities composed of an amenities room, lobby, courtyard and skydeck.
- Landscaping

1.2 Lead Agencies – Environmental Review Implementation

The City of Artesia is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A Project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.
- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

[1] Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project would cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 Purpose of Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any farther. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.
3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue an ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.5 Review and Comment by Other Agencies

Other public agencies are provided with the opportunity to review and comment on the IS/MND. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, which has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project where the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.6 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, which would be adopted by the lead agency.
- An impact is considered ***potentially significant*** if the analysis concludes that the project could have a substantial adverse effect on the environment.

An EIR is required if an impact is identified as ***potentially significant***.

1.7 Organization of Initial Study

This document is organized to satisfy CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the IS/MND.
- **Section 2.0 - Environmental Setting**, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

the proposed development, project phasing during construction, and discretionary actions necessary for project approval.

- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes MMs, as needed, to reduce potential environmental impacts to less than significant.
- **Section 5.0 - References**, which includes a list of documents cited in the IS/MND.
- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the IS/MND.
- **Section 7.0 – Mitigation Monitoring and Reporting Program (MMRP)**, which provides a table showing all of the recommended mitigation measures for the project.

Technical studies and other documents, which include supporting information or analyses used to prepare this IS/MND, are included in the following appendices:

Appendix A	Project Plans
Appendix B	CalEEMod Input and Results for Air Quality
Appendix C	Special Species Occurrence Potential Determination List
Appendix D1	Cultural Resources Inventory
Appendix D2	Paleontological Resources Records Search
Appendix E	Geotechnical Report
Appendix F	Phase I ESA
Appendix G	Preliminary Low Impact Development Plan
Appendix H	Ambient Noise Measurement Data
Appendix I	Limited VMT Analysis
Appendix J	Preliminary Water Quality Exhibit

1.8 Findings from the Initial Study

1.8.1 No Impact or Impacts Considered Less than Significant

Based on IS findings, the project would have no impact or a less than significant impact on the following environmental categories listed from Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

1.8.2 Impacts Considered Less than Significant with Mitigation Measures

Based on IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when proposed MMs are implemented.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Transportation
- Tribal Cultural Resources
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The proposed project is located at 17610-17618 Pioneer Boulevard within the City of Artesia in the County of Los Angeles (APNs 7033-007-016, -017, and -018). The project site is approximately 0.83 acre and is currently undeveloped land. Refer to **Figure 2.1-1**, which shows the project's location in a regional context, and **Figure 2.1-2** shows the project boundaries and current conditions onsite and in the immediate vicinity.

2.2 Project Setting

The approximately 0.83-acre project site is located within an urban and developed portion of the city and is currently undeveloped. The project site is surrounded by a commercial center and hotel to the north, a school district transportation yard and church to the east, vacant land to the south and commercial uses to the west. **Figure 2.2-1** depicts the topography of the site and the area within a 0.5-mile radius of the project site. Topography within the project site is relatively flat. The elevation of the site ranges from approximately 51 to 55 feet above sea level (Google Earth Pro, 2024). Photographs depicting the project site are provided in **Figure 2.2-2.**

2.2.1 Land Use and Zoning

The project site has a General Plan land use designation of City Center Mixed Use with a zoning designation of Artesia Live Specific Plan (City of Artesia, 2010a; City of Artesia, 2019). The General Plan land use and zoning designations, and the existing use of the project site and its immediate vicinity, are listed in **Table 2.2-1.**

Table 2.2-1
SUMMARY OF EXISTING LAND USE AND ZONING DESIGNATIONS

Location	General Plan	Zoning	Existing Use
Project Site	City Center Mixed-Use	Artesia Live Specific Plan	Vacant/Undeveloped
Surrounding Areas			
North	Gateway Community Commercial	Commercial General	Hotel
East	Institutional	Single-Family Residential	Church / ABCUSD yard
South	Gateway Community Commercial	Commercial General	Vacant/Undeveloped
West	Gateway Community Commercial	Commercial General	Commercial strip

Figure 2.1-1
REGIONAL LOCATION

Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_2_0_Regional_Location_2024_06_13.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Los Angeles County, 2021; UltraSystems Environmental, Inc., 2024.

June 13, 2024

City of Artesia
Pioneer Place
Mixed Use Project
Regional Location

Scale: 1:633,600

N

Legend

Project Location

0 5 10 Miles

0 5.5 11 Kilometers

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Figure 2.1-2
PROJECT LOCATION

Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Santa Barbara County, 2020; UltraSystems Environmental, Inc., 2024.

June 13, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Project Location

Legend

Project Boundary

Scale: 1:1,200

N

0 50 100 Feet

0 15 30 Meters

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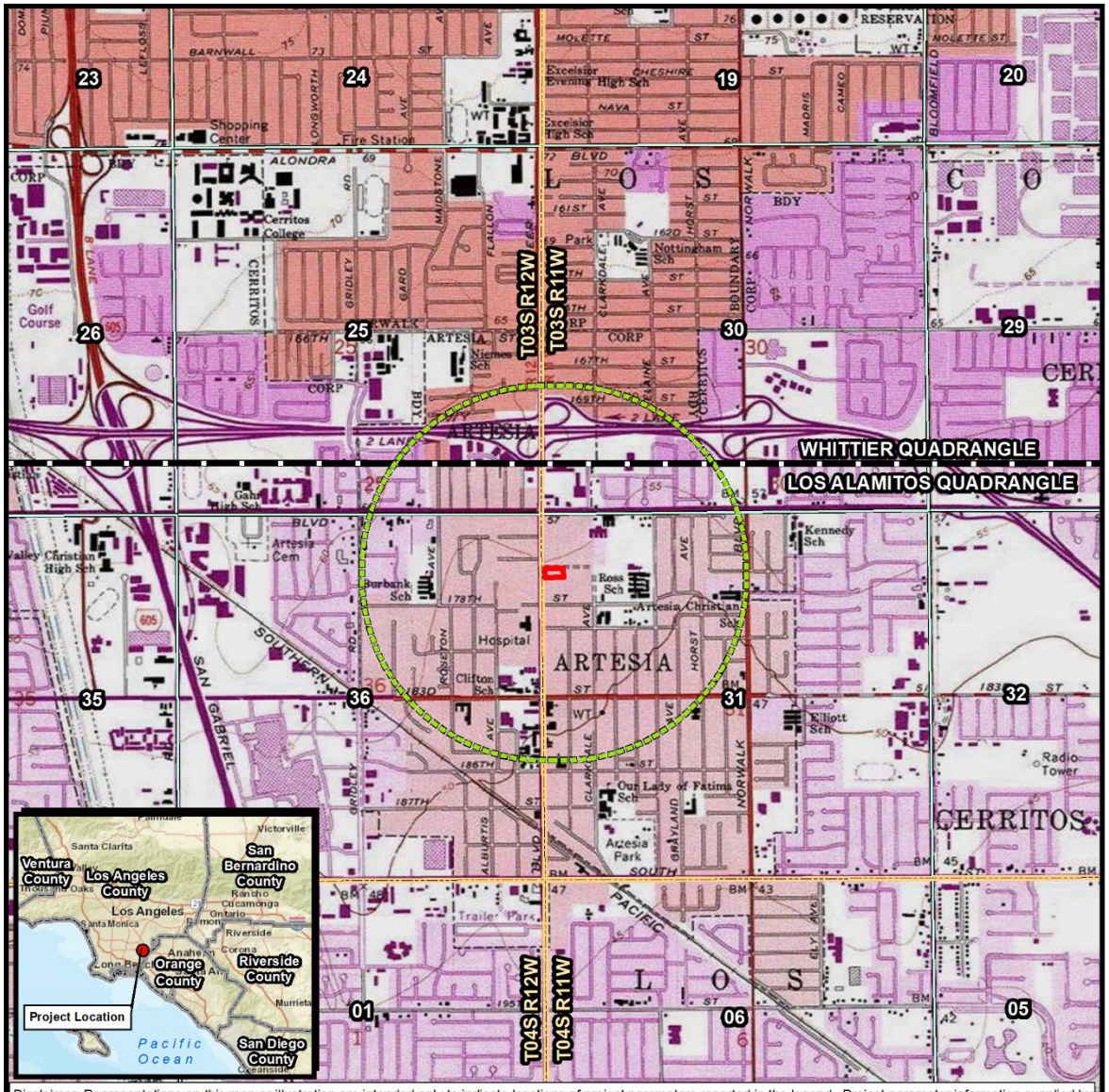
Figure 2.2-1
TOPOGRAPHIC MAP



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_Topo_2024_06_13.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed; California Department of Conservation, 2019; UltraSystems Environmental, Inc., 2024.

June 13, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Scale: 1:24,000

N

0 1,000 2,000 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

Topographic Map
USGS Quadrangle: Los Alamitos
Township: 3S Range: 11W
Section: 31

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Figure 2.2-2
PROJECT SITE PHOTOGRAPHS

PHOTO 1: View looking at the northern portion of the project site along 176th Street.

PHOTO 2: View looking at the eastern portion of the project site along 176th Street.

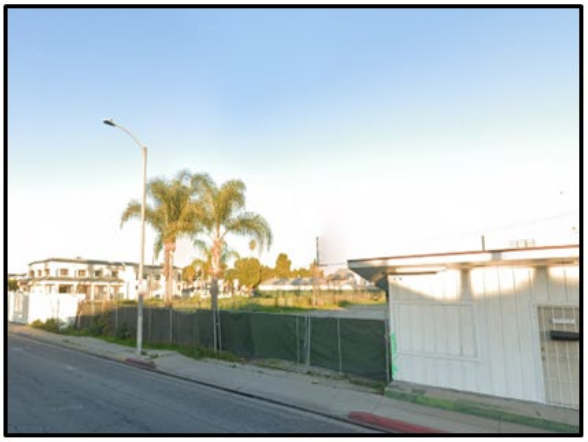


PHOTO 3: View looking at the southern portion of the project site along Pioneer Boulevard.

PHOTO 4: View looking at the western portion of the project site along Pioneer Boulevard.

2.3 Existing Characteristics of the Site

2.3.1 Climate and Air Quality

The project site is located within the South Coast Air Basin (SCAB), a 6,600-square-mile area encompassing all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. A persistent high-pressure area that commonly resides over the eastern Pacific Ocean largely dominates regional meteorology. The distinctive climate of this area is determined primarily by its terrain and geographic location. Local climate is characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. Ozone (O_3) and pollutant concentrations tend to be lower along the coast, where the constant onshore breeze disperses pollutants toward the inland valley of the SCAB and adjacent deserts. However, as a whole, the SCAB fails to meet National Ambient Air Quality Standards (NAAQS) for O_3 and fine particulate matter ($PM_{2.5}$) and is classified as a "nonattainment area" for those pollutants (ARB, 2022a).

2.3.2 Geology and Soils

The project site is located in an urban and relatively flat portion of the City. The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone or in a landslide zone. However, the project site is located in a regional seismic area and located in a liquefaction zone (CAL-GEO, 2024).

2.3.3 Hydrology

The project site is in the Coyote Creek-San Gabriel River Hydrologic Unit (HU; HU Code 180701060606), which drains an area of approximately 59.3 square miles (USEPA 2024). The project site is relatively flat; under existing conditions, stormwater and surface water onsite generally discharges to the existing gutter on Pioneer Boulevard as sheet flow or as gutter flow from 176th Street. Runoff is then conveyed southerly approximately 0.3 mile as gutter flow prior to discharging to the existing storm drain system in 183rd Street via an existing inlet. It is then conveyed westerly to County storm drain BI 0533 and conveyed south to the Artesia-Norwalk Drain prior to discharging to Coyote Creek, San Gabriel River and ultimately, San Pedro Bay and the Pacific Ocean (Hunsaker and Associates 2024, p. 4).

2.3.4 Biology

As detailed in **Section 4.4**, Biological Resources, the project site primarily consists of undeveloped land, covering over 99 percent of the lot, with a small section of a sidewalk in the northwest corner of the project site covering less than one percent of the lot. The undeveloped land is vegetated by non-native grasses and other non-native weedy plant species, which are periodically mowed. The entire project site, except for the sidewalk area, is enclosed by fencing. The dominant plant life forms on the project site and a portion of the lot south of the project site are non-native annual grasses and forbs; there is also low cover of non-native shrubs, mainly along the southern and eastern borders of the project site.

2.3.5 Public Services

The Los Angeles County Fire Department (LACFD) provides fire services for the City of Artesia through a contract with the City. The Los Angeles County Sheriff's Department (LACSD) provides police protection to the City of Artesia through a contract with the City (City of Artesia, 2024a). The project is located within the boundaries of the ABC Unified School District, which provides public education to residents of Artesia (City of Artesia, 2016).

2.3.6 Utilities

The City of Artesia receives its water from the Golden State Water Company (GSWC). Wastewater in the Artesia system is transported to Los Angeles County Sanitation Districts (LACSD), Los Coyotes Water Reclamation Plant (WRP) in Cerritos and San Jose Creek WRP in Whittier for treatment (City of Artesia, 2012, p. 5.12-5). CR&R Environmental Services is the franchised waste hauler for the City of Artesia and has been responsible for providing recycling, refuse, and green waste services to residents (City of Artesia, 2024d). Electric power for the City of Artesia is provided by Southern California Edison (SCE) (City of Artesia, 2010a, p. 5.12-37). SoCalGas is the primary distributor of retail and wholesale natural gas throughout Southern California, including the City of Artesia. Cable services, including internet, phone, and television, are provided in the City of Artesia by DirecTV, Dish, Frontier, Spectrum, and Verizon (City of Artesia, 2024c).

3.0 PROJECT DESCRIPTION

3.1 Project Background

The City of Artesia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of an approximately 0.83-acre vacant site with a mixed-use project (project) located at 17610-17618 Pioneer Boulevard within the City of Artesia in the County of Los Angeles (APNs 7033-007-016, -017, and -018). The project proposes development of a six-story mixed-use building in a podium style, with most living units and other elements above two levels of parking.

The project site has a General Plan land use designation of City Center Mixed Use with a zoning designation of Artesia Live Specific Plan which encourages the development and redevelopment of a complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area[5]. The zoning designation is intended to serve as the City's core. The City Center Mixed Use designation encourages physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods (City of Artesia, 2010a, p. LU-10).

The City of Artesia is the Lead Agency for the purposes of CEQA.

3.2 Project Overview

The project would consist of: (1) utilities improvements; (2) construction of a mixed-use building, amenities, trash enclosure and paved driveways; and (3) landscaping. The project would include the development of a six-story-tall mixed-use building with multi-family units, an amenities area, rooftop commercial space, parking and landscaping. The 83 multi-family residential units would be comprised of 32 studio units, 21 one-bedroom/one-bath units, and 30 two-bedroom/two-bath units. The maximum height of the building would be approximately 60 feet.

Figures 3.2-1 to **3.2-10** depict the floor plans, elevations and renderings of the proposed building.

[5] The Artesia Live Specific Plan, which is the current zoning for the project site, calls for development of the site as a mixed use project including a 111 room hotel, 54 residential condominiums, 1,330 square feet of retail space, 9,590 square feet of restaurant space and 183 on-site subterranean parking spaces. It was approved in November 2016.

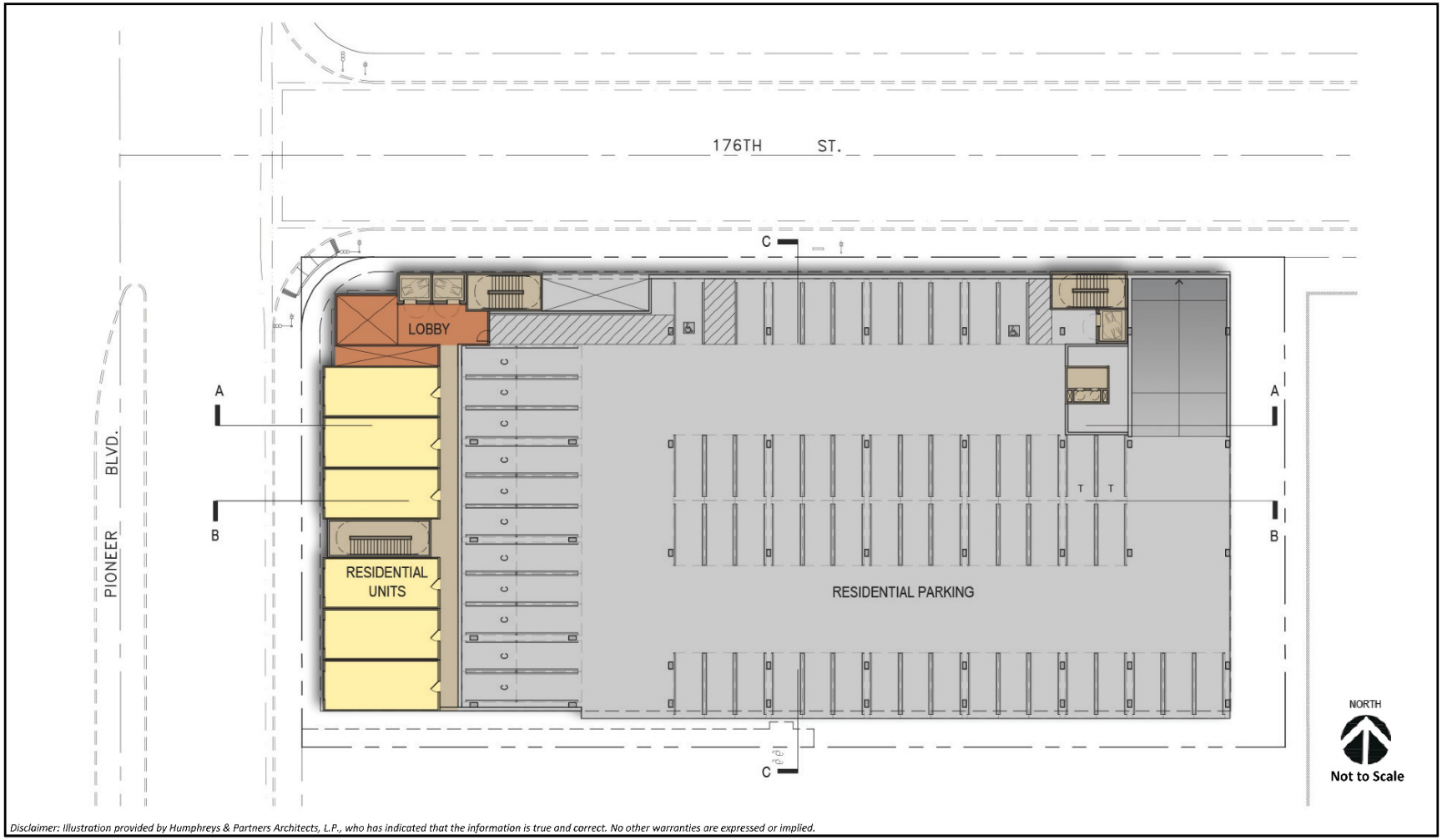
Figure 3.2-1
FLOOR PLAN – LEVEL ONE

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Floor Plan: Level One

UltraSystems

Figure 3.2-2
FLOOR PLAN – LEVEL TWO



Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Floor Plan: Level Two

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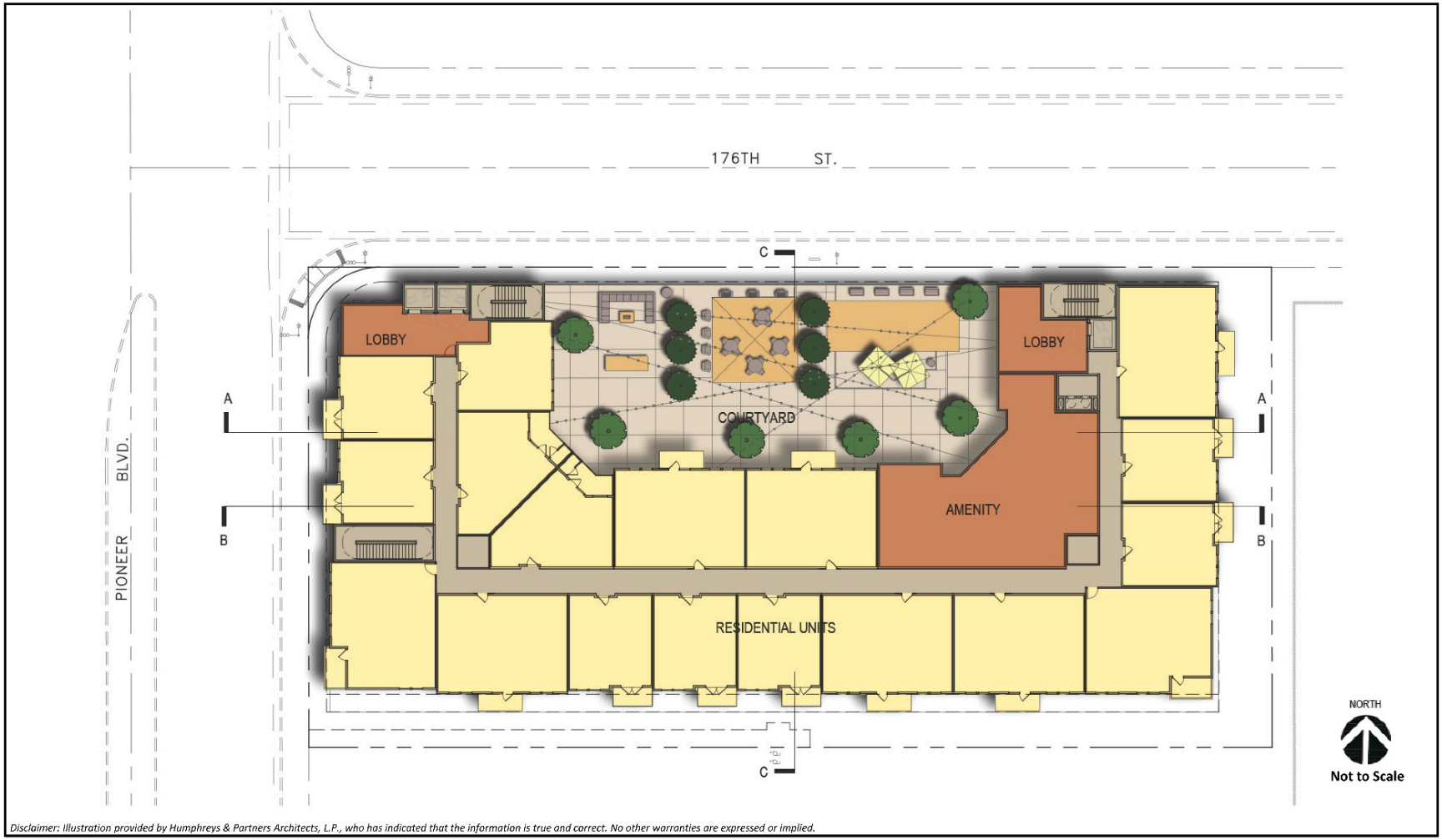
Figure 3.2-3
FLOOR PLAN – LEVEL THREE



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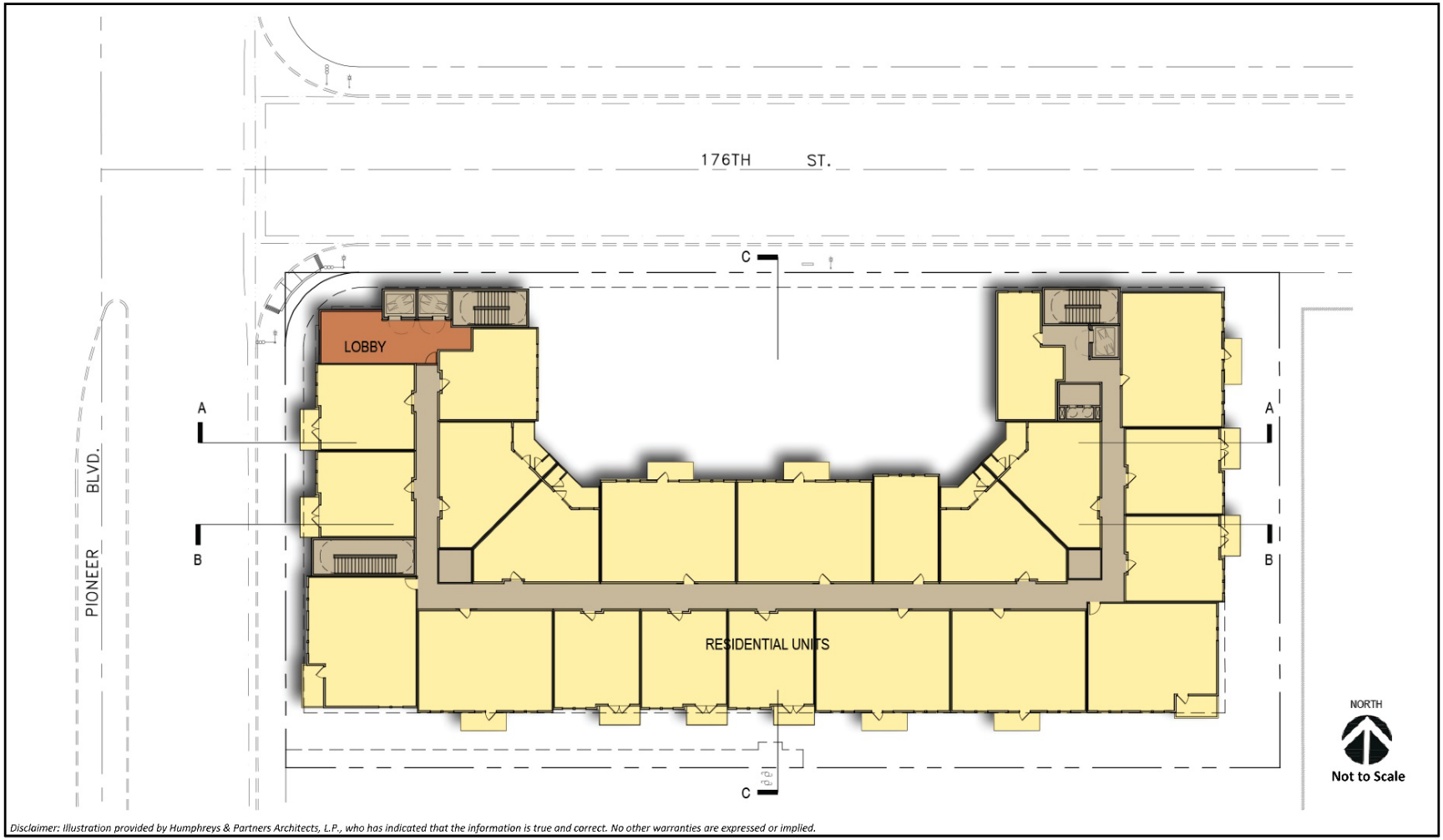
Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Floor Plan: Level Three

Figure 3.2-4
FLOOR PLAN – LEVEL FOUR AND FIVE



Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Floor Plan: Levels Four and Five

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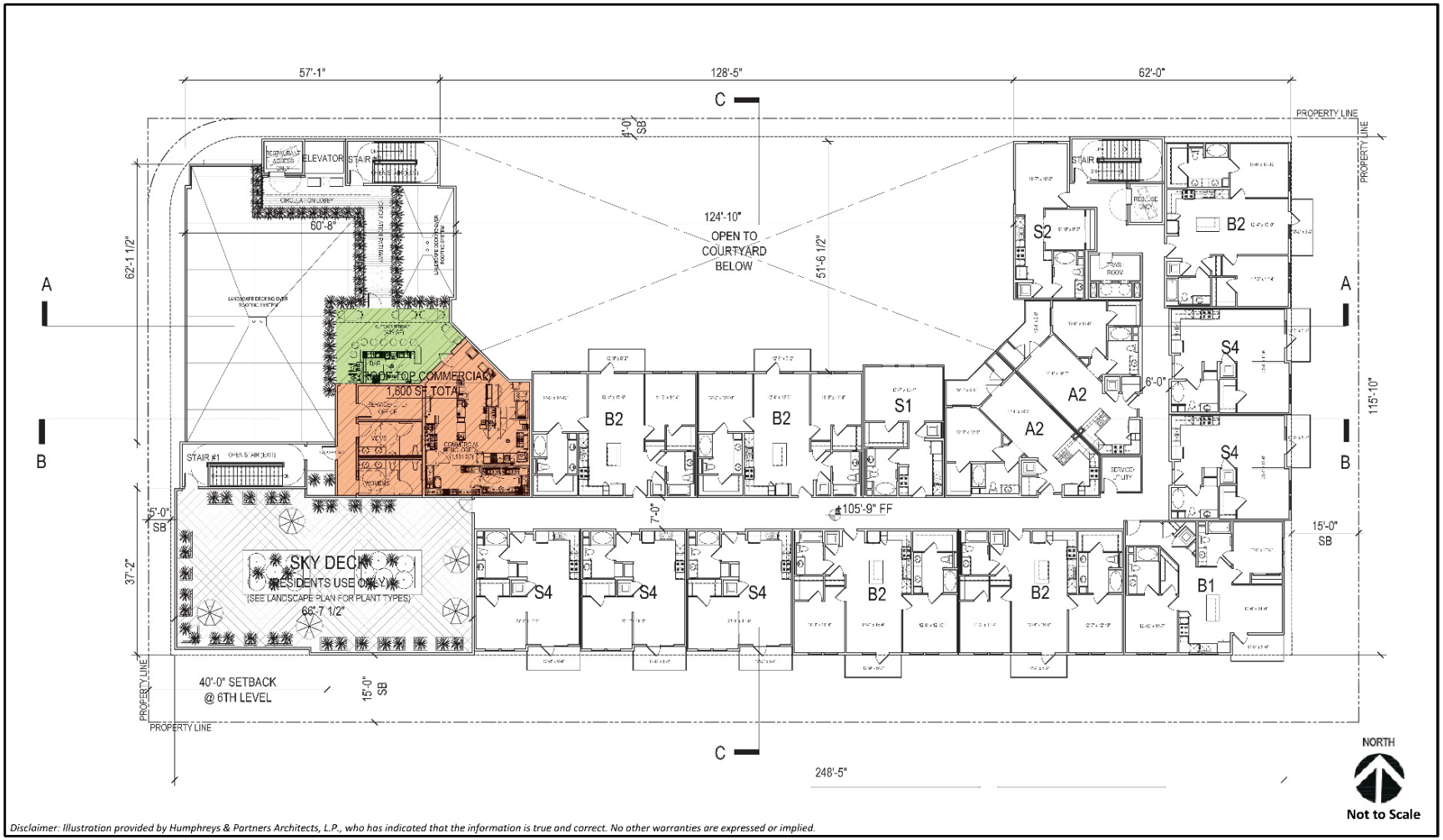
Figure 3.2-5
FLOOR PLAN – LEVEL SIX



Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 18, 2025.

City of Artesia
Pioneer Place Mixed Use Project
Floor Plan: Level Six

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Figure 3.2-6
NORTH AND WEST SIDE BUILDING ELEVATION

Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
North and West Building Elevations

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Figure 3.2-7
EAST AND SOUTH SIDE BUILDING ELEVATION

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
East and South Building Elevations

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Figure 3.2-8
COURTYARD ELEVATIONS

Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Courtyard Elevations

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Figure 3.2-9
PROJECT RENDERINGS (1 of 2)

SOUTHEAST VIEW AT PIONEER BLVD

EAST VIEW AT PIONEER BLVD

EAST VIEW AT PIONEER BLVD.

SOUTHEAST VIEW FROM 176TH ST & PIONEER BLVD

PERSPECTIVE VIEWS

Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Renderings (1 of 3)

UltraSystems
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Figure 3.2-10
PROJECT RENDERINGS (2 of 2)

NORTH VIEW AT CURB ALONG PIONEER BLVD.

NORTHEAST VIEW ALONG PIONEER BLVD.

NORTH VIEW FROM PARKING LOT

SOUTHWEST VIEW FROM 176TH ST.

PERSPECTIVE VIEWS

Disclaimer: Illustration provided by Humphreys & Partners Architects, L.P., who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: Humphreys & Partners Architects, L.P., March 26, 2024.

City of Artesia
Pioneer Place Mixed Use Project
Renderings (2 of 3)

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Table 3.2-1 summarizes the proposed project features.

Table 3.2-1
PROJECT SUMMARY

New Development	Proposed Use	Location in Building	Square Feet
Multi-family residences	32 studio units 21 one-bed/one-bath 30 two-bed/two-bath	Levels 2 through Level 6	81,746
Commercial use	Restaurant/bar	Level 6	**1,600**
Amenities	Amenities room, courtyard, skydeck & lobby	Levels 2, 3, & 6	13,304
Parking	162 semi-subterranean parking spaces for the residential and commercial uses	Level 1 & 2	54,527

Source: Humphrey & Partners, 2024.

3.3 Proposed Project Features

3.3.1 New Multi-Family Residential Units

The 83 multi-family residential units would be comprised of 32 studio units, 21 one-bedroom/one-bath units, and 30 two-bedroom/two-bath units. **Table 3.2-2** provides specific information for each of the three apartment unit types in the project.

Table 3.2-2
PROJECT FLOOR PLANS BY TYPE

Unit	Unit Type	Number	Square Feet Living Area	Square Feet Balcony/Patio	Gross Square Feet
S1	Studio	3	539	0	539
S2	Studio	3	548	0	548
S3	Studio	6	452	0	452
S4	Studio	20	632	62	694
A1	1BR/1BA	6	632	62	694
A2	1BR/1BA	12	714	97	811
A3	1BR/1BA	3	634	0	634
B1	2BR/2BA	7	1,023	70	1,093
B2	2BR/2BA	23	1,042	64	1,106
Total		**83**			

Source: Humphrey & Partners, 2024

3.3.2 Commercial Use

As depicted in **Figure 3.2-5**, the proposed project would develop an approximately 1,600 square-foot commercial restaurant and bar that would consist of a 419 square-foot outdoor bar/dining area, 705 square-feet of kitchen/service area, 223 square-feet of service/office/utility area, and 253 square-feet of bathroom space. Total occupancy load would be approximately 34 people.

3.3.3 Residential Amenities

As depicted in **Figure 3.2-3** and **Figure 3.2-6**, the project would develop amenities consisting of an approximately 2,744 square-foot lobby, 2,244 square-foot amenity room, 6,265-square-foot courtyard, and a 2,051 square-foot skydeck.

3.3.4 Site Access, Circulation and Parking

Vehicular ingress and egress would be along two driveways along the northern portion of the project site along 176th Street that would lead to two levels of parking – one level of semi-subterranean parking (Level 1) and another level of above-ground parking (Level 2); six residential units would also be built on Level 2. The project would have 163 total parking spaces comprised of 119 standard parking stalls, five ADA stalls, 12 tandem stalls, 20 compact tandem stalls (all for the residential use), and seven parking stalls for the commercial/restaurant use. The number of parking spaces would adhere to the required parking spaces required by the City's Municipal Code. Pedestrian ingress and egress would be along the lobby entrance on 176th street and the staircase exit along Pioneer Boulevard.

3.3.5 Landscaping and Hardscape

The objective of the overall landscaping concept is to provide a distinct visual impression and community identity while providing the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents. The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the property management company with the latest technology for water conservation.

The total building footprint is approximately 31,254 square feet. The project would be required to provide five percent of the building's footprint, equal to 1,562.7 square feet of landscaping. The project would provide approximately 3,114 square feet of landscaping.

3.3.6 Exterior Lighting

The outdoor lighting concept is to provide levels of lighting sufficient to meet safety and orientation needs. Proposed lighting would consist of downlights under the balcony and main entry canopy at the corner of the building, a signage fixture for the restaurant; downlights and accent lighting around the outdoor seating area of the outdoor restaurant and residential skydeck; and soft overhead string lights on the third floor to illuminate the outdoor amenities.

All lighting as part of the proposed project would adhere to the lighting regulations within the Artesia Live Specific Plan, which would ensure that lighting would be shielded downward, and the project would not be developed with materials that have high glare impacts (City of Artesia, 2016).

3.3.7 Utilities

As described below, the proposed project will require sewer, domestic water, fire water and dry utilities connections to existing utility infrastructure.

Sanitary Sewer – The site is served by an existing sanitary sewer network. New sewer laterals connections to existing sewer mains located near the project site would be installed. These improvements would require trenching and exposing sewer lines for connections to existing mainlines and manholes. The proposed project would connect to the existing sewer connection in the northern portion of the project site, along 176th Street.

Domestic Water – New domestic water meters will be installed to align with the calculated demands established by the project's plumbing specifications while adhering to the regulations set forth by the City's Public Works Department. The domestic water supply will be sourced from Golden State Water

Company, ensuring a reliable and compliant provision for the project. Additionally, the design of the proposed project includes a connection to the existing water line situated along the north property line.

The project not only fulfills local regulatory requirements but also leverages existing infrastructure, potentially reducing costs and minimizing disruption associated with new installations. The project demonstrates a commitment to sustainable design practices while effectively addressing the anticipated water demand of the project. The project reflects a comprehensive understanding of the necessary logistical and regulatory frameworks, ensuring a seamless integration of the water supply system.

Fire Water – To ensure adequate fire protection at the project site, a water connection on 176th Street is proposed to supply water to the new fire hydrants, as mandated by the Fire Department. The proposed fire hydrants will along be located along 176th Street, specifically at the northwest corner and the northeast portion of the site. These hydrants will be connected directly to the existing water main along 176th Street, thereby facilitating compliance with fire safety regulations.

Dry Utilities – Natural gas services will not be used for the project. Therefore, no natural gas will be supplied to the site. Southern California Edison Company (SCE) will be responsible for providing electrical power to the project.

Stormwater – As discussed in detail in **Section 4.10** of this Initial Study, the project is in a designated drainage management area with drainage discharging at two points along 176th Street. The Water Quality Management Plan (WQMP) outlines the Low Impact Development (LID) Best Management Practices (BMPs) proposed for the project site. The recommended BMPs encompass the following measures: installation of storm drain messaging and signage; provision of education for property owners, tenants, and occupants; implementation of designated and secured outdoor trash storage and waste handling areas; regular street sweeping of private roadways; incorporation of runoff-minimizing landscaping features such as planters around the site's perimeter; and establishment of a modular wetland system positioned along the southern boundary. The modular wetland unit will discharge into Pioneer Boulevard. For more detailed information, please refer to **Section 4.10** and the LID Plan, which is included as **Appendix G**.

Additionally, the project is subject to compliance with municipal landscaping regulations as stated in Title 9 Chapter 2 Article 15 of the City's Municipal Code. The proposed landscape plan will maximize water conservation and reduced stormwater runoff.

Trash Service – Trash service would be provided by CR&R Environmental Services.

Telecommunications – Cable services, including internet, phone and television, are provided in the city by DirectTV, Dish, Frontier, Spectrum, and Verizon.

3.4 Off-Site Improvements

3.4.1 Utility Improvements

For domestic water and fire water, connections to existing water mains and water lines in the surrounding area would be required.

3.5 Construction Activities

For safety reasons, the project may erect barricades for safety and security prior to construction activities and will maintain safe access for construction workers throughout construction.

Construction activities may include the following:

- Site grading [export of 7,500 cubic yards (cy); zero cy of fill].
- An estimated depth of excavation of eight to nine feet.
- New construction, as described below.

After site preparation is completed, infrastructure such as sewer and drainage lines would be installed and connected to existing facilities. The building foundations would be poured with concrete, and framing of the buildings would begin. The site would be paved, and the final stage of construction would involve interior furnishings, detail work, and completion of common areas and outside landscaping. The only offsite improvements would be street improvements where the point of utility connections would occur. The general contractor would utilize heavy equipment during grading. The types and number of pieces of equipment and length of use are shown below in **Table 3.5-1**.

Construction staging would be limited to the project site and the frontage of 176th Street. Project construction workers would park their vehicles on the project site or 176th Street. Employees will be able to park onsite during the construction phase in the existing open space of the project site. Below is the anticipated number of construction employees by construction phase:

- Site Preparation: two employees.
- Grading: four employees.
- Site construction: 30 employees.
- Paving: five employees.
- Architectural coating: five employees.

3.5.1 Construction Schedule and Equipment

Construction would occur in one phase but is broken down into different parts, as detailed in **Table 3.5-1** below. Construction is estimated to begin in July 2026 and end in September 2028. It is anticipated that residents would move in starting in December 2028.

Table 3.5-1
CONSTRUCTION PHASING AND EQUIPMENT DETAILS

Phase: Weeks or Months	Pieces of equipment	Equipment	Number of working days or months
Site Preparation Phase: 2 weeks	1	Backhoe	10 working days
Grading Phase: 4 weeks	1	Grader	5 working days
	1	Excavator	10 working days
	3	Dirt Hauler (13 cy)	5 working days
Site Construction: 24 months	1	Crane	18 working months
	2	Forklifts	18 working months
	1	Generator	24 working months
	1	Welders	6 working months
	1	Tractor and Loader	18 working months
Paving: 1 week	1	Pavers	5 working days
	1	Rollers	5 working days
Architectural Coating: 3 weeks	1	Compressor	15 working days

3.6 Discretionary Actions

Specific Plan Amendment

The project site is located on the Artesia Live Specific Plan, which has a maximum density of 70 dwelling units per acre (du/ac). The project would develop 83 du on 0.83 acre, a proposed density of 100 du/ac. Therefore, the project would require a Specific Plan amendment for the increased du/ac.

General Plan Amendment

To accommodate the increase in density from the currently-allowed 70 du/ac to the proposed 100 du/ac, the Land Use section of the General Plan will be amended (on page LU-10 under the definition of Center City Mixed Use) to include the following sentence:

> "Residential density may exceed 70 du/ac subject to approval of a Specific Plan."

In addition, the Footnote 3 will be added to Table LU-3 in the General Plan:

> "Residential density may exceed 70 du/ac subject to approval of a Specific Plan."

Vesting Tentative Tract Map

A vesting tentative map would be required with the increased du/ac.

Development Plan Approval

The proposed project would undergo a development plan approval process with the City prior to construction and operation.

Building Plan Approval

The proposed project would undergo a building plan approval process with the City prior to construction and operation.

Other Permits and Approvals

Following the Lead Agency's approval of the Initial Study/Mitigated Negative Declaration, the following permits and approvals would be required prior to construction, as shown in **Table 3.6-1** below.

Table 3.6-1
PERMITS AND APPROVALS

Agency	Permit or Approval
City of Artesia Building & Safety Division	Development Plan Building Plan
City of Artesia Planning Division	Specific Plan Amendment Tentative Map Development Plan Building Plan
Los Angeles County Fire Authority	Building plan check and approval. Review for compliance with the current California Fire Code, current California Building Code, California Health & Safety Code and City of Artesia Park Municipal Code. Plans for fire detection and alarm systems, and automatic sprinklers.
Golden State Water Co. and the City of Artesia	Letter of authorization/consent for proposed improvements to provide water supply connection to new development.
Southern California Edison Company	Letter of authorization/consent for proposed improvements to provide electrical connection to new development.

4.0 ENVIRONMENTAL CHECKLIST

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" or as a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology / Soils	☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination (To be completed by the lead agency)

On the basis of this initial evaluation:

☐ 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.

Signature	Date
Printed Name	City of Artesia

Evaluation of Environmental Impacts

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

   (a) Earlier Analyses Used. Identify and state where the earlier analysis is available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

(7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

   (a) The significance criteria or threshold, if any, used to evaluate each question; and
   (b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, 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	

A "visual environment" includes the built environment (development patterns, buildings, parking areas, and circulation elements) and natural environment (such as hills, vegetation, rock outcroppings, drainage pathways, and soils) features. Visual quality, viewer groups and sensitivity, duration, and visual resources characterize views.

- Visual quality refers to the general aesthetic quality of a view, such as vividness, intactness, and unity.
- Viewer groups identify who is most likely to experience the view.
- High-sensitivity land uses include residences, schools, playgrounds, religious institutions, and passive outdoor spaces such as parks, playgrounds, and recreation areas.
- The duration of a view is the amount of time that a particular view can be seen by a specific viewer group.

Visual resources refer to unique views, and views identified in local plans, from scenic highways, or of specific unique structures or landscape features.

a) Would the project have a substantial adverse effect on a scenic vista?

<u>No Impact</u>

Scenic vistas generally include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance, and focal views that focus on a particular object, scene, or feature of interest. As detailed in the City's General Plan EIR, the City does not contain scenic vistas or scenic resources (City of Artesia, 2010b, p. 5.3-3). No scenic vistas are visible from the project site due to intervening buildings and trees. As shown in **Figure 4.1-1**, the project site is within an urban developed area, and no scenic vistas would be visible from the project site, and no views of scenic vistas will be blocked as a result. Additionally, the project would be developed according to the Artesia Live Specific Plan development guidelines, as amended. Therefore, there would be no impacts regarding scenic vistas.

Figure 4.1-1
VIEWS SURROUNDING PROJECT SITE

PHOTO 1: View looking north of the project site.

PHOTO 2: View looking east of the project site.

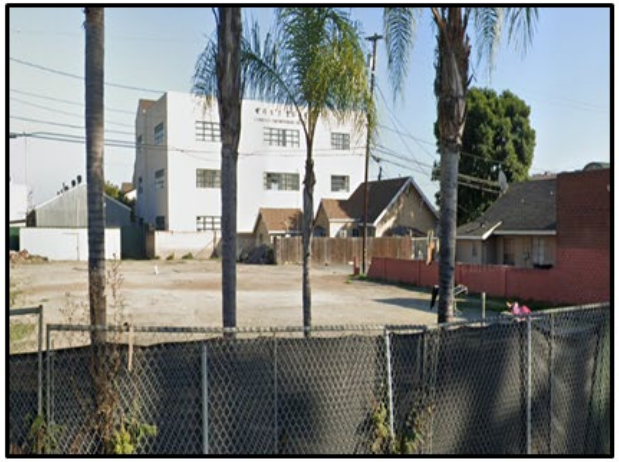


PHOTO 3: View looking south of the project site.

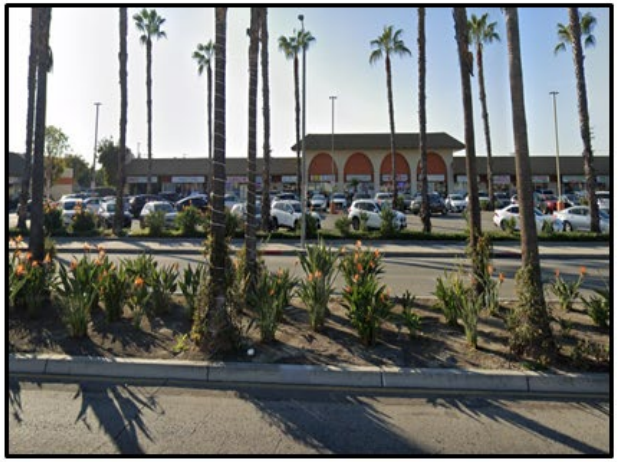


PHOTO 4: View looking west of the project site.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways, designated as part of the California Scenic Highway Program. According to Caltrans, there are no officially designated scenic highways within or adjacent to the project area, and no roadways near the project site are currently eligible for scenic highway designation. As shown in **Figure 4.1-2**, the closest officially designated state scenic highway is State Route 91, which is located approximately 15 miles east of the project site. Due to the large distance between the project site and State Route 91, the construction and implementation of the project will have no impact on state scenic highways.

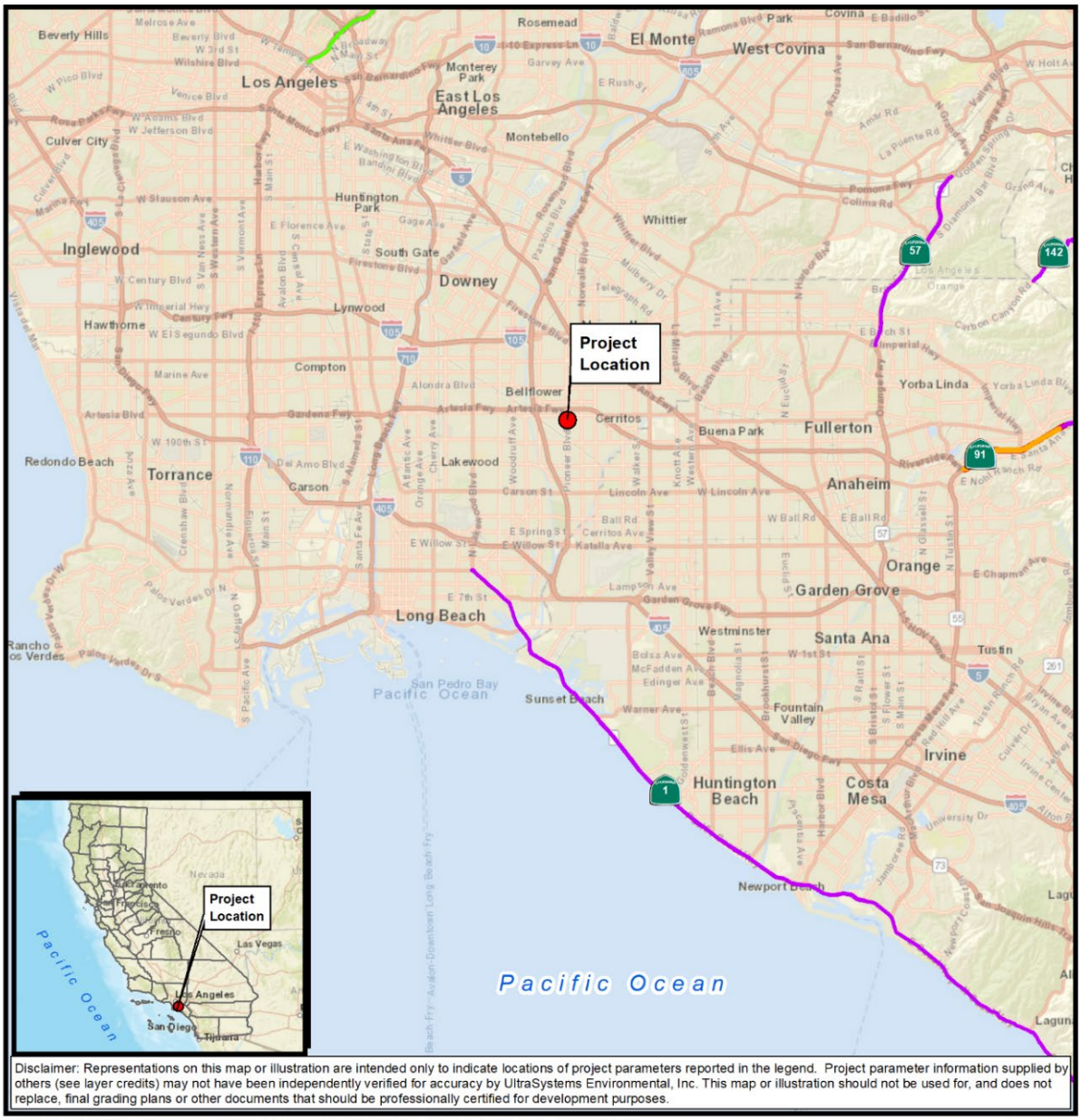
As discussed in **Section 4.4** of this initial Study, As there are no trees on the project site that would be impacted by project development. Additionally, there are no rock outcroppings or historic buildings on or near the project site. Therefore, the project would have no impact on trees, rock outcroppings, and historic buildings within a state scenic highway.

c) In non-urbanized areas, would the project 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?

Less than Significant Impact

The project site is located in an urban setting with views of the existing streetscapes which are characterized by commercial and institutional developments in the surrounding area. Therefore, the analysis shall be determined based on if the project would conflict with applicable zoning and other regulations governing scenic quality. Refer to **Table 4.1-1** below which lists the applicable policies and how the proposed project would comply with the City of Artesia General Plan and Artesia Live Specific Plan regarding scenic quality and aesthetics. An elevation of the proposed building is shown in **Figure 4.1-3** below. Refer to **Section 3.0**, Project Description, which depicts renderings of the proposed project as it relates to the analysis in the table below. The proposed project would comply with all applicable aesthetic regulations and would have a less than significant impact in this regard.

Figure 4.1-2
STATE HIGHWAYS AND NATIONAL BYWAYS



Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_1_Scenic_Hwys_2024_06_13.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Caltrans, 2021; UltraSystems Environmental, Inc., 2024.

June 13, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Scenic Highways

Scale: 1:316,800

N

0 2.5 5 Miles

0 2.5 5 Kilometers

Legend

- Project Location
- Officially Designated State Scenic Highway
- Eligible State Scenic Highway
- National Scenic Byway

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Table 4.1-1
COMPLIANCE WITH THE CITY OF ARTESIA GENERAL PLAN AND ARTESIA LIVE SPECIFIC PLANS POLICIES REGARDING SCENIC QUALITY & AESTHETICS

Policy	Project Compliance
City of Artesia General Plan	
Community Development and Design Element	
Policy LU-1.3: Encourage active and inviting pedestrian-friendly street environments that include a variety of uses within commercial and mixed-use areas.	The proposed project would develop a mixed-use building that would be developed with high-quality materials that would adhere to the City's applicable design regulations and would offer pedestrians a rooftop restaurant and bar. Therefore, the project would be in compliance with this policy.
Policy LU 1.4: Ensure mixed-use developments are integrated with surrounding uses to become part of the neighborhood by utilizing cohesive architecture, lively streetscapes, interesting urban spaces and attractive landscaping.	The proposed project would develop a mixed-use building that would be developed with high-quality materials that would adhere to the City's applicable design regulations such as the Artesia Live Specific Plan. Therefore, the project would be in compliance with this policy.
Policy LU 2.4: Ensure that the distinct character of Artesia's neighborhoods is preserved and reflected in all new development and redevelopment projects.	The proposed project would be designed to adhere to the City's applicable design regulations such as the Artesia Live Specific Plan. Therefore, the project would be in compliance with this policy.
Community Resources and Wellness Element	
Policy OS 3.1: Promote visually appealing landscaped corridors and landscape buffers to introduce plant materials into urbanized areas	The proposed project would provide landscaping surrounding the project site and throughout the courtyard. Therefore, the project would be in compliance with this policy.
Sustainability Element	
Policy SUS 3.4: Promote neighborhood identity and conservation of individual neighborhood character. Retain Artesia's history and heritage.	The proposed project would be designed to adhere to the City's applicable design regulations such as the Artesia Live Specific Plan. Therefore, the project would be in compliance with this policy.
Policy SUS 4.1: Increase tree canopy and provide natural landscape elements throughout the City**.**	The proposed project's landscaping plan would provide additional trees and landscaping. Therefore, the project would be in compliance with this policy.
Artesia Live Specific Plan	
The architecture for the entire development shall be that of an urban contemporary theme. Design shall be distinctly California Urban with contemporary geometric shapes accented with gentle curves and decorative façade trims to create visual interest.	The proposed project would be designed with California Urban architecture with contemporary design such as the u-shaped design of the building that allows for visual interest to the surrounding area. Therefore, the project would be in compliance with this policy.
The Specific Plan envisions an ambitious, bold and comprehensive sign program that contributed to and promotes the character of the City Center. Providing all types of signage and display mediums is essential to achieve the social and economic objectives (both commercial and residential) that will maximize the City Center's revitalization. The Sign Program is intended to encourage creativity while maintaining appropriate and economically viable signage. The Program establishes regulations and design	The project includes signage on the northern portion of the proposed building to indicate the buildings name. All signage associated with the project would be developed according to the City's Municipal Code and Artesia Live Specific Plan regulations. Therefore, the project would be in compliance with this policy.

standards that ensure implementation of a successful sign program for the Artesia LIVE Specific Plan.	
Lighting within the Specific Plan shall be pedestrian-friendly and contribute to the user's experience as well as enhance the overall quality of the environment and immediate neighborhood. The principal lighting standard should support a pedestrian scale that enhances a sense of place and creates an identity for the City Center neighborhood.	The project includes lighting for safety and visibility purposes. All lighting associated with the project would be developed according to the City's Municipal Code and Artesia Live Specific Plan regulations. Therefore, the project would be in compliance with this policy.
Landscape treatment will be provided to enhance architectural features, strengthen vistas and provide shade. Unity of design will be achieved by repetition of certain plant varieties and other materials and by correlation of adjacent developments.	As detailed in **Section 3,0**, Project Description, of this document, the total building footprint is approximately 31,254 square feet. The project would be required to provide five percent of the building's footprint, equal to 1,825 square feet of landscaping. The project would provide approximately 3,114 square feet of landscaping. The objective of the overall landscaping concept is to provide a distinct visual impression and community identity while providing the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents. Therefore, the project would be in compliance with this policy.

Source: City of Artesia, 2010b, p. 5.3-7 to 5.3-10; City of Artesia, 2016, p. 19

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

<u>Less than Significant Impact</u>

As stated in the Aesthetics section of the Artesia General Plan, the City is approximately 99 percent built out and fully urbanized. The majority of light and glare sources presently within the City are associated with the residential, commercial, and industrial land uses. As well as light sources from signal and vehicle lights on roadways (City of Artesia, 2010b p. 5.3-6). The City anticipated that land uses in the General Plan Update would primarily involve infill development of similar nature and scale as existing uses (City of Artesia, 2010b p. 5.3-14). Therefore, the proposed development may create substantial light, and glare increases in the area.

The project proposes new exterior lighting throughout the site. Installation of exterior lighting on the building exterior would be necessary for safety and nighttime visibility. Necessary lighting would be provided along walkways and parking areas. All lighting as part of the proposed project would adhere to the lighting regulations within the Artesia Live Specific Plan: lighting would be shielded and aimed downward, and the project would not be developed with high-glare materials (City of Artesia, 2016). Therefore, with adherence to applicable light and glare regulations, impacts regarding light and glare would be less than significant.

4.2 Agriculture and Forestry Resources

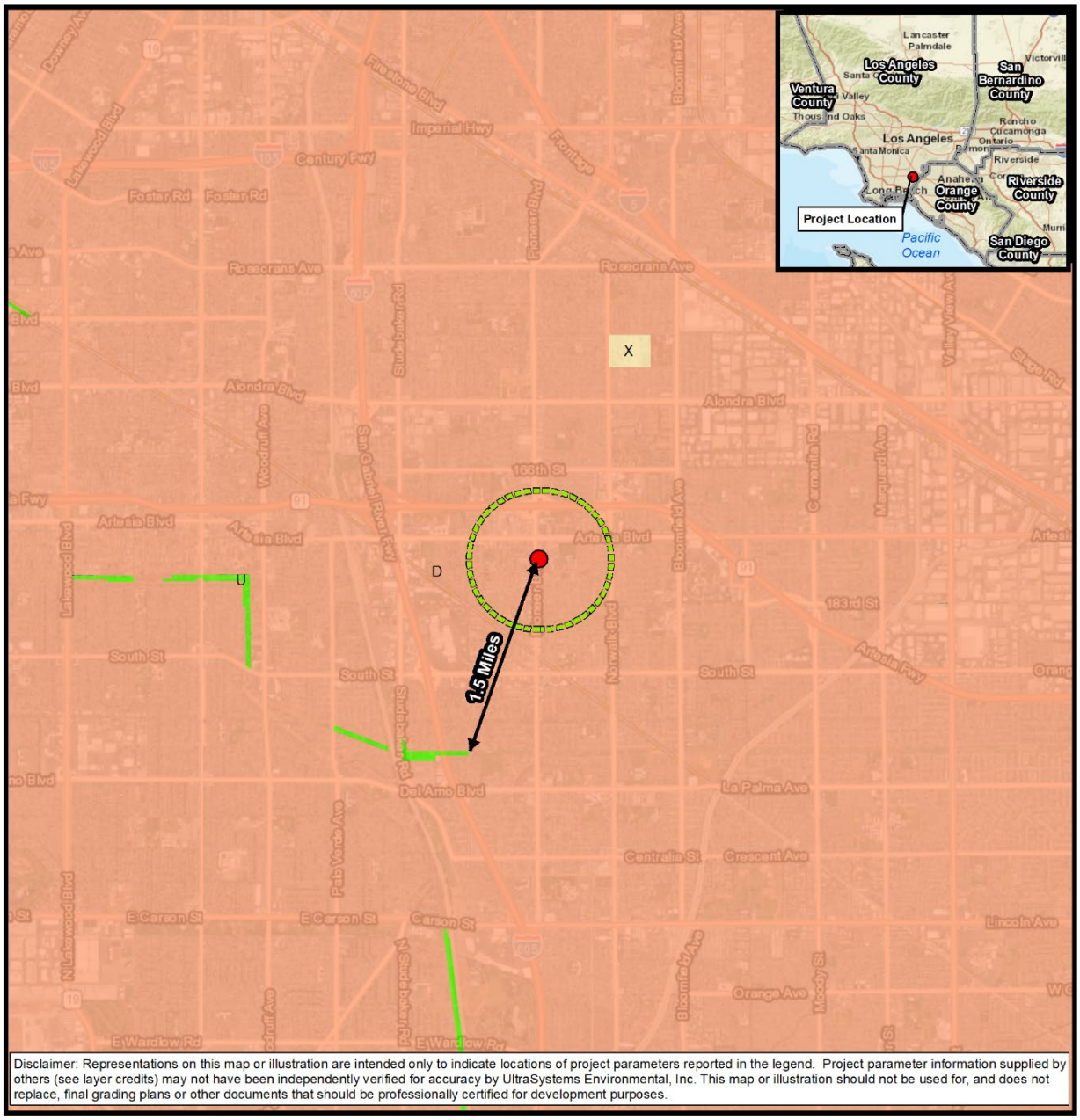
Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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 Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

a) Would the project 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?

No Impact

The California Department of Conservation (DOC) established the Farmland Mapping and Monitoring Program (FMMP) in 1982 to identify critical agricultural lands and track the conversion of these lands to other uses. The FMMP is a non-regulatory program and provides a consistent and impartial analysis of agricultural land use and land use changes throughout California. The project site and surrounding uses are designated by the FMMP as "Urban and Built-Up Land," which means that no agricultural uses occupy the site (DOC, 2022). As shown in **Figure 4.2-1** below, the nearest identified farmland is 1.5 miles to the southwest of the site. Therefore, no farmland would be converted to non-agricultural use and no impacts would occur.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CA Dept. of Conservation, 2022; UltraSystems Environmental, Inc., 2024.

June 13, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Important Farmland Categories

Scale: 1:63,360

N

0 0.5 1 Miles

0 0.5 1 Kilometers

Legend

Project Location

Half-Mile Radius

Farmland Category:

D - Urban and Built-Up Land

U - Unique Farmland

X - Other Land

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b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

The project site is developed with urban uses and there are no current agricultural operations existing on or in the vicinity of the project site, as shown in **Figure 4.2-1**. Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Williamson Act contracts are made only on land within agricultural reserves; the project site is not within an agricultural reserve. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act contract and no impact would occur.

c) Would the project 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 Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

The project site is located in an urbanized setting. The project site is zoned Artesia Live Specific Plan (City of Artesia, 2019), which does not permit the uses support the uses defined by PRC § 4526 for timberland, PRC § 12220(g) for forestland, or California Government Code § 51104(g) for timberland zoned for production. PRC § 12220(g) defines forest land as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Since the project site is located in an urban setting, project-related changes would not conflict with zoning for forest land or timberland, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The project site and surrounding land uses do not contain forest land. Therefore, project implementation would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

e) Would the project 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

The project site is a developed property located within an urbanized setting. No existing farmland or forest land is located in the vicinity of the project. Therefore, implementation of the project would not result in changes in the environment, due to its location or nature, which could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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**	

4.3.1 Pollutants of Concern

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard (AAQS) has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors. Since the Artesia Pioneer Place, Mixed Use Residential Project would not generate appreciable SO_2[6] or Pb emissions, it is not necessary for the analysis to include those two pollutants. The remaining criteria for pollutants are discussed below.

The Federal Clean Air Act (CAA), passed in 1970, established the national air pollution control program, which includes establishing national ambient air quality standards (NAAQS). The State of California began to set California ambient air quality standards (CAAQS) in 1969, under the mandate of the Mulford-Carrell Act. **Table 4.3-1** lists the NAAQS and CAAQS for criteria pollutants.

6 Sulfur dioxide emissions will be below 0.02 pound per day during construction and below 0.15 pound per day during operations.

Table 4.3-1
AMBIENT AIR QUALITY STANDARDS FOR CRITERIA AIR POLLUTANTS

Pollutant	Averaging Time	California Standards[1]		Federal Standards [2]		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary [3,6]	Method[7]
Ozone (O_3)[8]	1 Hour	0.09 ppm (180 µg/m³)	Ultraviolet Photometry	—	= Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m³)		0.070 ppm (137 µg/m³)		
Respirable Particulate Matter (PM_{10})[9]	24 Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µg/m³	= Primary Standard	Inertial Separation and Gravimetric Analysis
	AAM[15]	20 µg/m³		—		
Fine Particulate Matter ($PM_{2.5}$)[9]	24 Hour	No Separate State Standard		35 µg/m³	= Primary Standard	Inertial Separation and Gravimetric Analysis
	AMM[15]	12 µg/m³	Gravimetric or Beta Attenuation	9 µg/m³	15 µg/m³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m³)		9 ppm (10 mg/m³)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m³)		—	—	
Nitrogen Dioxide (NO_2)[10]	1 Hour	0.18 ppm (339 µg/m³)	Gas Phase Chemiluminescence	0.10 ppm (188 µg/m³)	—	Gas Phase Chemiluminescence
	AAM[15]	0.030 ppm (57 µg/m³)		0.053 ppm (100 µg/m³)	= Primary Standard	
Sulfur Dioxide (SO_2)[11]	1 Hour	0.25 ppm (655 µg/m³)	Ultraviolet Fluorescence	.075 ppm (196 µg/m³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m³)	
	24 Hour	0.04 ppm (105 µg/m³)		0.14 ppm (for certain areas)[11]	—	
	AAM[15]	—		0.030 ppm (for certain areas)[11]	—	
Lead[12,13]	30 Day Average	1.5 µg/m³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m³ (for certain areas)[12]	= Primary Standard	
	Rolling 3-Month Avg.[13]	—		0.15 µg/m³		

Pollutant	Averaging Time	California Standards[1]		Federal Standards [2]		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary [3,6]	Method[7]
Visibility Reducing Particles[14]	8 Hour	See footnote 14	Beta Attenuation & Transmittance through Filter Tape	**No National Standards**		
Sulfates	24 Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride[12]	24 Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

Notes:

1 California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter–-PM10, PM2.5, and visibility reduction particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration in a year, averaged over 3 years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar with a 24-hour average concentration above 150 µg/m3 is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard.

3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25oC and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25oC and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used

5 National Primary Standards: The levels of air quality are necessary, with an adequate margin of safety to protect the public health.

6 National Secondary Standards: The levels of air quality are necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7 Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by EPA.

8 On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.

9 As of February 7, 2024, the annual primary PM2.5 standard changed from 12 µg/m3 to 9 µg/m3. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 µg/m3, as was the annual secondary standard of 15 µg/m3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

10 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly. compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

11 On June 2, 2010, a new 1-hour SO2 standard was established, and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
*Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

12 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

13 The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

14 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

15 AAM = Annual Arithmetic Mean

The proposed project is in the Los Angeles County portion of the South Coast Air Basin (SCAB), in which the South Coast Air Quality Management District (SCAQMD) is substantially responsible for air pollution control. **Table 4.3-2** shows the attainment status of the SCAB for each criteria pollutant for both the NAAQS and the CAAQS. Presented below are descriptions of the air pollutants of concern and their known health effects.

Table 4.3-2
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3)	Nonattainment (Extreme)	Nonattainment
Particulate Matter (PM_{10})	Maintenance (Serious)	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment (Serious)	Nonattainment
Carbon Monoxide (CO)	Maintenance (Serious)	Attainment
Nitrogen Dioxide (NO_2)	Maintenance (Primary)	Attainment
Sulfur Dioxide (SO_2)	Unclassified/Attainment	Attainment
Sulfates	No Federal Standards	Attainment
Lead (Pb)		Attainment
Hydrogen Sulfide (H_2S)		Unclassified
Visibility Reducing Particles		Unclassified

Sources: ARB, 2022a; USEPA, 2024a.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or for which presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and reactive organic gases (ROG) are released into the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2011).

Carbon monoxide (CO) is a colorless, odorless non-reactive pollutant produced by incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, such as the project location, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions, primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2023).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes and mists. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to PM_{10} airborne pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2024b).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined the same as the federal term "volatile organic compound" (VOC).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2020).

4.3.2 Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The project site is located wholly within the SCAB, which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The distinctive climate of the SCAB is determined by its terrain and geographical location. The SCAB is in a coastal plain connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. Thus, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds (SCAQMD, 1993).

The average high and low temperatures as recorded at the Signature Aviation LGB - Long Beach Daugherty Field Airport (COOP ID: 045085; 33°48'48.9"N 118°09'12.3"W)(WRCC, 2022), which is approximately 5.8 miles southwest of the project site and has a period of record 1949-2016, are 74.2 degrees Fahrenheit (°F) and 54.8°F, respectively. Average high and low winter (December, January, and February) temperatures are approximately 67.1°F and 46.07°F, respectively, and average summer (June, July, and August) high and low temperatures are approximately 81.0°F and 62.97°F, respectively. The annual average of total precipitation is approximately 12.01 inches, which occurs mostly during the winter and relatively infrequently during the summer. Monthly precipitation averages approximately 2.4 inches during the winter (December, January, and February), approximately 0.91 inch during the spring (March, April, and May), approximately 0.61 inch during the fall (September, October, and November), and approximately 0.05 inch during the summer (June, July, and August).

4.3.3 Local Air Quality

The SCAQMD has divided the SCAB into source receptor areas (SRAs), based on similar meteorological and topographical features. The project site is in SCAQMD's South Los Angeles County Coastal air monitoring area (SRA 4). The air monitoring station, Long Beach-Signal Hill, at 1710 East 20th Street, Signal Hill CA 90755, 7.3 miles southwest of the project site, monitors ozone, $PM_{10,}$ and $SO_{2.}$. The air monitoring station at Long Beach-Route 710 Near Road monitoring station, at 5895 Long Beach Boulevard, Long Beach, CA 90805, 6.8 miles west of the project site, monitors $PM_{2.5}$ and NO_2. The air monitoring station in Compton is located at 700 N Bullis Road, Compton, CA 90221, 7.4 miles east of the project. It monitors CO and lead. The ambient air quality data in the project vicinity as recorded from 2021 through 2023 and applicable standards are shown in **Table 4.3-3**.

Table 4.3-3
AMBIENT AIR QUALITY MONITORING DATA

Air Pollutant	Standard/Exceedance	2021	2022	2023
Ozone – Long Beach- Signal Hill	Max. 1-hour Concentration (ppm)	0.086	0.108	0.089
	Max. 8-hour Concentration (ppm)	0.064	0.077	0.065
	# Days > Federal 8-hour Std. of 0.070 ppm	0	1	0
	# Days > California 1-hour Std. of 0.09 ppm	0	1	0
	# Days > California 8-hour Std. of 0.070 ppm	16	0	0
PM_{10} – Long Beach- Signal Hill	Max. Federal 24-hour Concentration (µg/m³)	ND	57.9	81.2
	Est. # Days > Fed. 24-hour Std. of 150 µg/m³	ND	0	0
	State Annual Average (20 µg/m³)	ND	ND	ND
$PM_{2.5}$ - Long Beach-Route 710	Max. State 24-hour Concentration (µg/m³)	103.2	41.7	58.5
	# Days > Fed. 24-hour Std. of 35 µg/m³	7	1	1
	State Annual Average (12 µg/m³)	12.9	11.9	14.3
NO_2 – Long Beach-Route 710	Max. 1-hour Concentration (ppm)	0.091	0.095	0.071
	State Annual Average (0.030 ppm)	0.025	0.025	0.021
	# Days > California 1-hour Std. of 0.18 ppm	0	0	0
CO - Compton	Max CO 1-hour 1971 (ppm)	4.3	3.4	3.2
	Max CO 8-hour 1971 (ppm)	3.7	3	2.6
	# Days > Federal 1-hour Std. of 35 ppm	0	0	0
	# Days > Federal 8-hour Std. of 9 ppm	0	0	0
SO_2 - Signal Hill	Max SO_2 1-hour 2010 (ppm)			
	Max SO_2 3-hour 1971 (ppm)	0.059	0.061	0.023
	# Days > Federal 1-hour Std. of 35 ppm	0.037	0.038	0.014
	# Days > Federal 8-hour Std. of 9 ppm			
Lead - Compton	Max Lead 3-Month 2009 (µg/m³)	0.014	0.013	0.017
	# Days > Federal Std. of 0.15 µg/m³			

Source: ARB,2022. CO, SO_2, and Lead Data are from USEPA, 2024c.
ND - There was insufficient (or no) data available to determine the value.

4.3.4 Air Quality Management Plan (AQMP)

The SCAQMD is required to produce plans to show how air quality would be improved in the region. The California Clean Air Act (CCAA) requires that these plans be updated triennially to incorporate the most recent available technical information.[7] A multi-level partnership of governmental agencies at the federal, state, regional, and local levels implement the programs contained in these plans. Agencies involved include the EPA, ARB, local governments, Southern California Association of Governments (SCAG), and SCAQMD. The SCAQMD and the SCAG are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The SCAQMD updates its AQMP every three years.

The 2022 AQMP (SCAQMD, 2022) was adopted by the SCAQMD Board on December 2, 2022. It focuses on reducing ozone by limiting the emissions of NO_x, which is a key reactant in ozone formation. The NO_x reductions are through extensive use of zero-emission technologies across all stationary and mobile source categories. The majority of NO_x emissions are from heavy-duty trucks, ships, and other state and federally regulated mobile sources that are mostly beyond the SCAQMD's control. The SCAQMD's primary authority is over stationary sources, which account for approximately 20 percent of the SCAB's NO_x emissions.

7 CCAA of 1988.

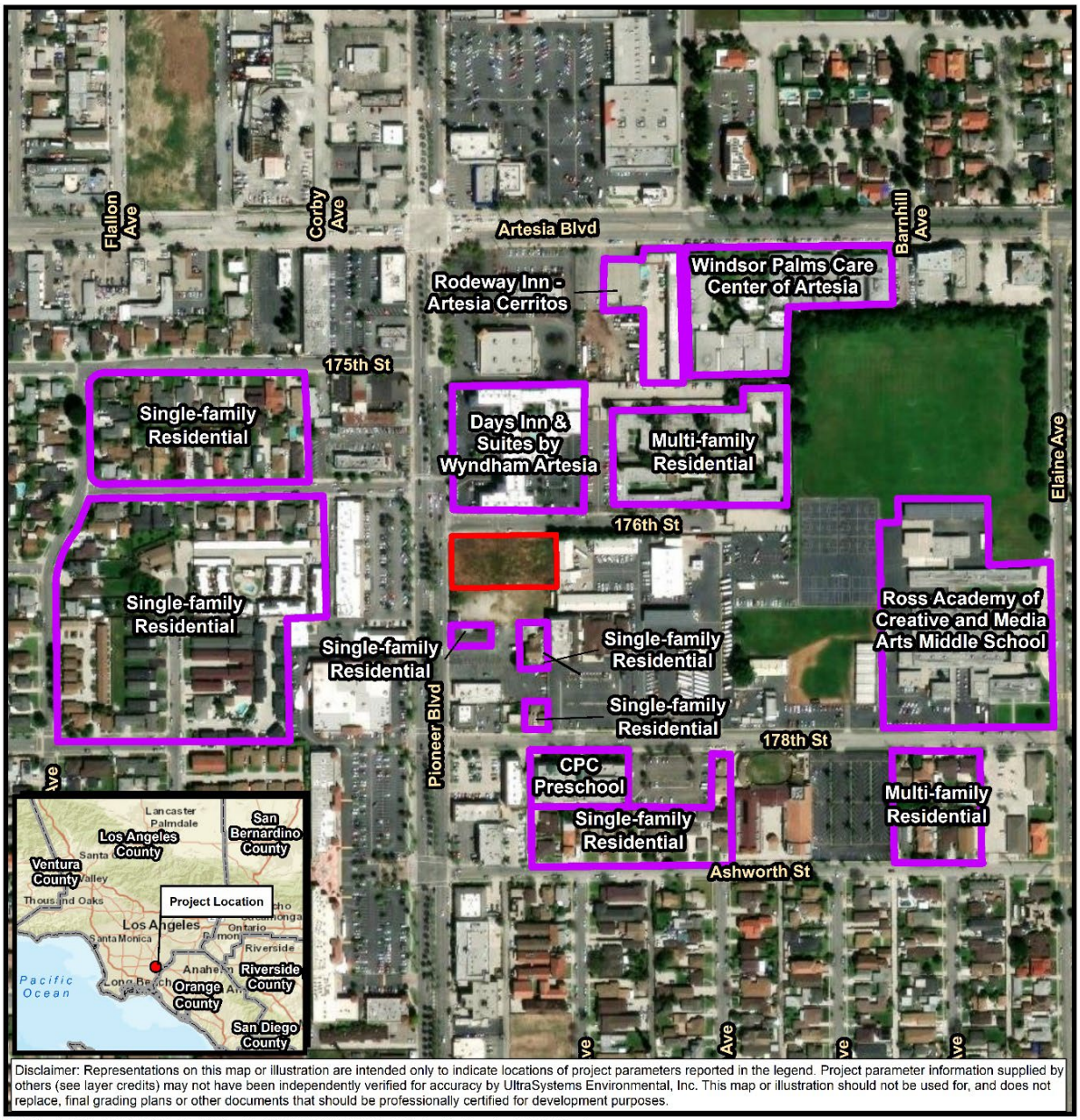
The AQMP incorporates updated emission inventory methodologies for various source categories and incorporates the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG (2020). The 2020-2045 RTP/SCS was determined to conform to the federally mandated State Implementation Plan for the attainment and maintenance of the NAAQS. county and City general plans.

4.3.5 Sensitive Receptors

Some people, such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14, are particularly sensitive to certain pollutants. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, or convalescent facility where it is possible that an individual could remain for 24 hours (Chico and Koizumi, 2008, p. 3-2). Commercial and industrial facilities are not included in the definition of sensitive receptor, because employees typically are present for shorter periods of time, such as eight hours. Therefore, applying a 24-hour standard for PM_{10} is appropriate not only because the averaging period for the state standard is 24 hours, but because the sensitive receptor would be present at the location for the full 24 hours.

The nearest sensitive receptors to the project site are a single-family residence, approximately 95 feet south of the project site, and a hotel (Days Inn & Suites by Wyndham Artesia) located 55 feet north of the project site.

Figure 4.3-1
SURROUNDING SENSITIVE RECEPTORS



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_13_AQ_Sensitive_Receptors_2025_03_21.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2025.

March 21, 2025

City of Artesia
Pioneer Place
Mixed Use Project

Air Quality
Sensitive Receptors

Scale: 1:4,200

N

0 175 350 Feet

0 50 100 Meters

Legend

Project Boundary

Air Quality Sensitive Receptors

UltraSystems
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4.3.6 Applicable South Coast Air Quality Management District Rules

Rule 403 (Fugitive Dust Rule)

During construction, the project would be subject to SCAQMD Rule 403 (fugitive dust). SCAQMD Rule 403 does not require a permit for construction activities, per se; rather, it sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the SCAB. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust sources) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source. SCAQMD Rule 403 also prohibits construction activity from causing an incremental PM_{10} concentration impact, as the difference between upwind and downwind samples, at the property line of more than 50 micrograms per cubic meter as determined through PM_{10} high-volume sampling. The concentration standard and associated PM_{10} sampling do not apply if specific measures identified in the rules are implemented and appropriately documented.

Other requirements of Rule 403 include not causing or allowing emissions of fugitive dust that would remain visible beyond the property line; no track-out extending 25 feet or more in cumulative length and all track-out to be removed at conclusion of each workday; and using the applicable best available control measures included in Table 1 of Rule 403.

Rule 1113 (Architectural Coatings)

Construction of this project will include the application of architectural coatings and be subject to SCAQMD Rule 1113 (Architectural Coatings). Among other applicable provisions, Rule 1113 requires those who apply, store at a worksite, or solicit the application of architectural coatings to use coatings that contain VOC less than or equal to the VOC limits specified in Table 1 of the rule. According to Table 1, the VOC content limit for Roof and Floor Coating is 50 grams per liter (g/L), and for Parking Coating, it is 100 g/L.

4.3.7 Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

<u>Less than Significant Impact</u>

The South Coast 2022 AQMP, discussed above, incorporates land use assumptions from local general plans and regional growth projections developed by SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporate projections from local general plans. The General Plan Land Use designation for the project site is City Center Mixed-Use with a zoning designation of Artesia Live Specific Plan (City of Artesia, 2010a, p. LU-8) (City of Artesia, 2016a, p. 5). The purpose of the Artesia Live Specific Plan is to facilitate development, especially mixed-use development in the City Center area (City of Artesia, 2016, p. 3). The proposed project incorporates residential, commercial and public aspects for a cohesive mixed-use concept. The land use and zoning would continue to be consistent with the local plans and the impacts of the project are still accounted for in the AQMP.

Another measurement tool in evaluating consistency with the AQMP is to determine whether a project would generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP and how the project would accommodate the expected increase in population or employment. Artesia Pioneer Place Mixed-Use Project would create minimal increase in population and overall VMT, which would be included in the growth rates forecasted in the AQMP.

Additionally, to assist the implementation of the AQMP, projects must not create regionally significant emissions of regulated pollutants from either short-term construction or long-term operations. The SCAQMD has developed criteria in the form of emissions thresholds for determining whether emissions from a project are regionally significant (SCAQMD, 2019) which are useful for estimating whether a project is likely to result in a violation of the NAAQS and/or whether the project is in conformity with plans to achieve attainment. SCAQMD's significance thresholds for criteria pollutant emissions during construction activities and project operation are summarized in **Table 4.3-4**. A project is considered to have a regional air quality impact if emissions from its construction and/or operational activities exceed the corresponding SCAQMD significance thresholds.

Table 4.3-4
SCAQMD THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO_x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO_x)	150	150
Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55

Note: lbs = pounds.
Source: SCAQMD, 2019.

Regional Construction Emissions

Construction activities for the project is anticipated to begin in July 2026 and end in September 2028, and would have five construction phases:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Table 4.3-5 shows the project schedule used for the air quality, GHG emissions, and noise analyses.

Table 4.3-5
CONSTRUCTION SCHEDULE

Construction Phase	Start	End
Site Preparation	July 1, 2026	July 14, 2026
Grading	July 15, 2026	August 11, 2026
Building Construction	August 12, 2026	August 12, 2028
Paving	August 13, 2028	August 25, 2028
Architectural Coating	August 26, 2028	September 15, 2028

These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_X emissions. The amount of emissions generated daily would vary depending on the amount and types of construction activities occurring at the same time.

Estimated criteria pollutant emissions from the Artesia Pioneer Place Project's onsite and offsite project construction activities were calculated using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.29 (CAPCOA, 2021). CalEEMod is a planning tool for estimating emissions related to land use projects. Model-predicted emissions from the proposed project are compared with applicable thresholds to assess regional air quality impacts. CalEEMod defaults were used for offroad construction equipment and onroad construction trips and direct and indirect operational emissions.

As shown in **Table 4.3-6**, construction emissions would not exceed SCAQMD regional thresholds. Therefore, the Proposed Project's short-term regional air quality impacts would be less than significant. Refer to **Appendix B** of this document for air quality calculations.

Table 4.3-6
MAXIMUM DAILY REGIONAL CONSTRUCTION EMISSIONS

Construction Activity	Maximum Emissions (pounds/day)				
	ROG	NO_x	CO	PM_{10}	$PM_{2.5}$
Maximum Emissions, 2026	0.85	**9.25**	**9.4**	**1.35**	**0.52**
Maximum Emissions, 2027	0.76	6.38	9.22	0.75	0.32
Maximum Emissions, 2028	**35.55**	6.08	9.1	0.73	0.3
SCAQMD Significance Thresholds	*75*	*100*	*550*	*150*	*55*
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2021)

Regional Operational Emissions

Operational emissions would be generated from mobile and area sources. Vehicle exhaust emissions generated from project-induced vehicle trips are known as "mobile source emissions." "Area source emissions" would be generated from structural maintenance and landscaping activities, and use of consumer products. Since the project will be an all-electric development, the project's energy use will not contribute to criteria pollutant emissions. CalEEMod was also used to estimate operational emissions.

As seen in **Table 4.3-8**, for each criteria pollutant, operational emissions would be below the pollutant's SCAQMD significance threshold. Therefore, operational criteria pollutant emissions would be less than significant.

Table 4.3-7
MAXIMUM DAILY PROJECT OPERATIONAL EMISSIONS

Emission Source	Pollutant (pounds/day)				
	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Mobile Source Emissions	1.79	1.38	15.0	3.56	0.92
Area Source Emissions	24.42	1.79	49.4	5.93	5.82
Energy Source Emissions	0	0	0	0	0
Total Operational Emissions	**26.21**	**3.17**	**64.4**	**9.49**	**6.74**
SCAQMD Significance Thresholds	*55*	*55*	*550*	*150*	*55*
Significant? (Yes or No)	**No**	**No**	**No**	**No**	**No**

Source: Calculated by UltraSystems with CalEEMod (Version 2022.1.1.29) (CAPCOA, 2021).

b) Would the project 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?

Less Than Significant Impact

Since the SCAB is currently in nonattainment for ozone and $PM_{2.5}$, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. The SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the District recommends that a project's potential contribution to cumulative impacts be assessed by utilizing the same significance criteria as those for project-specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed above, the mass daily construction and operational emissions generated by the project would not exceed any of the SCAQMD's significance thresholds. Also, as discussed below, localized emissions generated by the Project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the project would not contribute to a cumulatively considerable increase in emissions for the pollutants which the SCAB is in nonattainment. Thus, cumulative air quality impacts associated with the project would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Construction of the project would generate short-term and intermittent emissions. Pollutants emitted during the construction phase include diesel particulate matter emissions from construction equipment, but these would be of short duration compared to the 70-year lifetime exposure for cancer risk that is assumed by the ARB's health risk assessment methods (ARB, 2024). The project will not require demolition of any buildings so there is limited risk of asbestos exposure. Operation of the proposed project is not expected to be a source of air toxics.

Following the SCAQMD's Final Localized Significance Threshold Methodology (Chico and Koizumi, 2008), only onsite construction emissions were considered in the localized significance analysis. The

nearest sensitive receptors to the project site are a single-family residence, approximately 95 feet (29 meters) south of the project site and a hotel (Days Inn & Suites by Wyndham Artesia) located 55 feet (17 meters) north of the project site. LSTs for projects in Source Receptor Area 4 (South Los Angeles County Coastal) were obtained from tables in Appendix C of the aforementioned methodology. It is recommended to use one-acre site LST table listings for projects smaller than one acre (Wang, 2024). **Table 4.3-8** shows the results of the localized significance analysis for the project. Localized short-term air quality impacts from construction of the project would be less than significant**.**

Table 4.3-8
RESULTS OF LOCALIZED SIGNIFICANCE ANALYSIS

Nearest Sensitive Receptor	Maximum Onsite Emissions (pounds/day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Maximum daily emissions	5.87	7.16	0.23	0.21
SCAQMD LST for 1 acre @ 25 meters (hotel)	*57*	*585*	*4*	*3*
SCAQMD LST for 1 acre @ 29 meters (single family residence)	*57.2*	*617.6*	*5.4*	*3.2*
Significant (Yes or No)	**No**	**No**	**No**	**No**

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in generation of odors that would be perceptible in adjacent sensitive areas. According to the SCAQMD CEQA Air Quality Handbook (SCAQMD, 1993), land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the project. The project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. The project would not create substantial objectionable odors, and this impact would be less than significant.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Wildlife 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 Wildlife 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 interruption, or other means?				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 approved local, regional, or state habitat conservation plan?				X

4.4.1 Methodology

UltraSystems researched readily available information, including relevant literature, databases, agency web sites, various previously completed reports and management plans, GIS data, maps, aerial imagery from public domain sources, and in-house records to identify the following: 1) habitats, special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the project site; and 2) local or regional plans, policies, and regulations that may apply to the project.

The following data sources were accessed by UltraSystems for synthesis of data within this report.

- United States Geological Survey (USGS) 7.5-Minute Topographic Maps for the *Los Alamitos*

Quadrangle and the Whittier Quadrangle (USGS, 2023, 2021) and current aerial imagery (Google Earth Pro, 2024).

- The Web Soil Survey, provided by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (Soil Survey Staff, 2024).
- California Natural Diversity Database (CNDDB), provided by the California Department of Fish and Wildlife (CDFW; CNDDB, 2024a).
- California Wildlife Habitat Relationships (CWHR) Life History Accounts and Range Maps provided by the CDFW (CDFW, 2024a).
- BIOS Habitat Connectivity Viewer, provided by the CDFW (CDFW, 2024b).
- Information, Planning and Conservation (IPaC), provided by the United States Fish and Wildlife Service (USFWS, 2024a).
- Environmental Conservation Online System (ECOS). Critical Habitat Mapper, provided by the USFWS (USFWS, 2024b).
- National Wetlands Inventory (NWI), provided by the USFWS (USFWS, 2022c).
- Inventory of Rare and Endangered Plants of California (online edition, v9.5) provided by the California Native Plant Society (CNPS, 2024a).
- California Native Plant Society's A Manual of California Vegetation, Online Edition (CNPS, 2024b).
- EPA Waters GeoViewer, provided by USEPA (USEPA, 2024b).
- Information on California plants for education, research and conservation, provided by Calflora (Calflora, 2024)

Plant and wildlife species protected by federal agencies, state agencies, and nonprofit resource organizations, such as the California Native Plant Society (CNPS), are collectively referred to as "special-status species."[8] Some of these plant and wildlife species are afforded special legal or management protection because they are limited in population size and typically have a limited geographic range and/or habitat.

Aerial imagery from the abovementioned sources was overlaid with geospatial data by utilizing Geographic Information System (GIS) software (ArcGIS 10.1) to identify documented observations of the following biological or environmental components within the project vicinity: 1) previously recorded observations within the project vicinity of special-status species; 2) special-status vegetation communities; 3) protected management lands; 4) proposed and final critical habitats; 5) wetlands, waters of the State (WOS) and waters of the United States (WOUS); and, 5) wildlife corridors.

A Biological Study Area (BSA) was defined for the project and includes the project site and a 500-foot buffer zone around the perimeter of the project boundary (see **Figure 4.4-1)**. UltraSystems biologist Matthew Sutton conducted a field evaluation for existing biological resources of the BSA on July 30, 2024. In this survey, he documented habitat types, wildlife corridors, potential waters of the U.S. and State (including wetlands), potential threats to ecosystem health, and plant and wildlife species in the BSA. Based on the results of the literature review and field survey results, an analysis was conducted to plan either (1) the avoidance of or (2) to minimize project impacts to any of the protected biological resources that were determined to have a potential to occur or were observed during the field survey.

8 Avian species protected by the Migratory Bird Treaty Act (MBTA) are not considered "special-status species."

4.4.2 Impact Analysis

a) Would the project have a substantial adverse impact, 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?

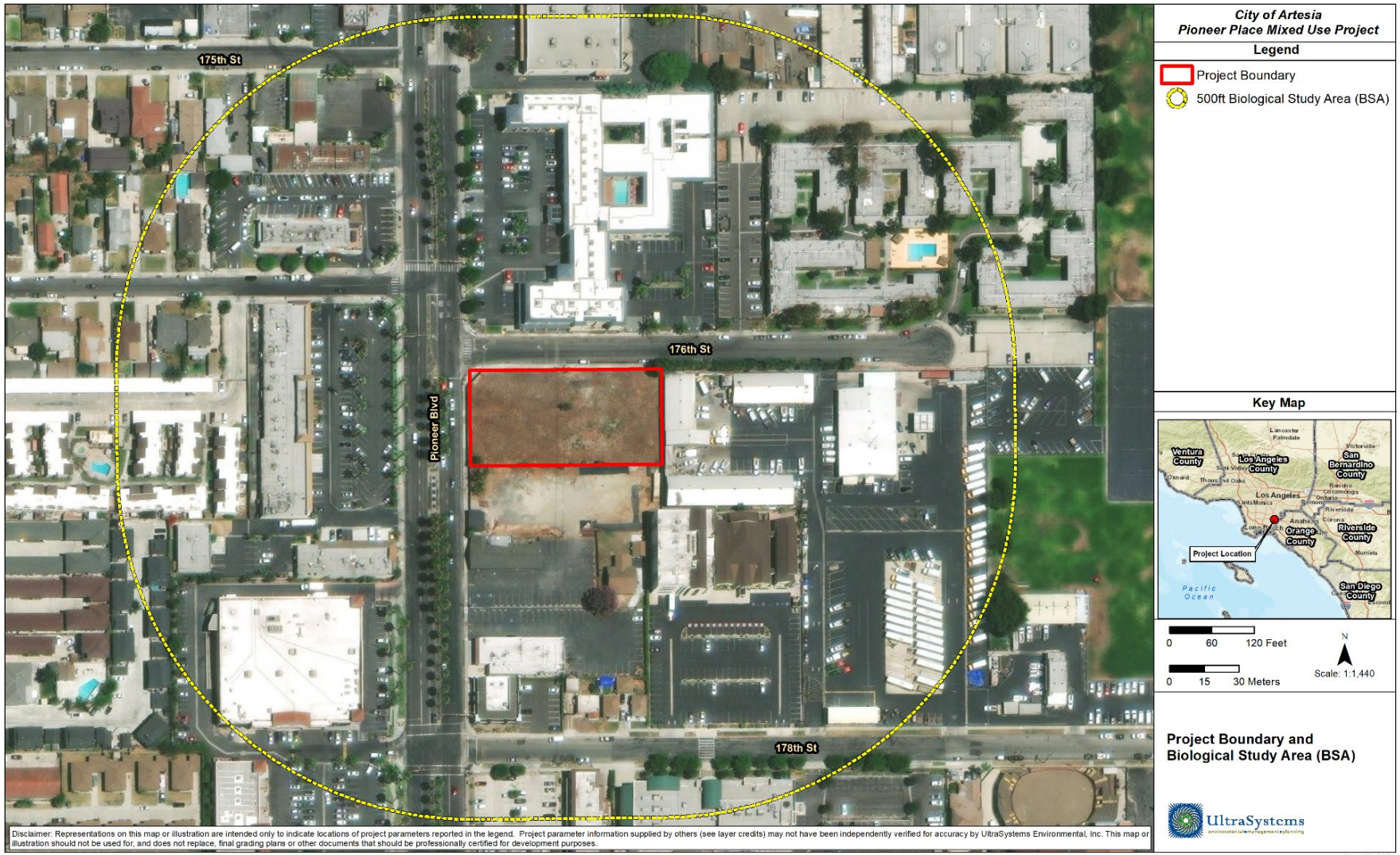
Less Than Significant Impact with Mitigation Incorporated

In its current state, the project site primarily consists of undeveloped land, covering over 99 percent of the lot, with a small section of a sidewalk in the northwest corner of the project site covering less than one percent of the lot. The undeveloped land is vegetated by non-native grasses and other non-native weedy plant species, which are periodically mowed. The entire project site, except for the sidewalk area, is enclosed by fencing.

The dominant plant life forms on the project site and a portion of the lot south of the project site are non-native annual grasses and forbs; there is also low cover of non-native shrubs, mainly along the southern and eastern borders of the project site. Offsite areas within the BSA consist primarily of commercial and residential developments with landscaped areas, as well as paved areas, including roads, parking lots and sidewalks.

Based on the project site's location within a highly urbanized setting in which developed and landscaped areas make up more than 95 percent of the BSA, there is limited habitat for special-status plant or wildlife species. The project site is surrounded by commercial buildings and residential homes, apartment complexes, churches and education facilities. The majority of the land cover of the project site, and of the lot south of the project site, contains vegetated areas which may provide foraging material for wildlife species that can access the site (birds, bats). However, due to the lack of native plant and wildlife species diversity, native soils, natural hydrology, and other factors to support a healthily functioning ecosystem within the BSA, it is not anticipated that special-status plant and wildlife species would establish within the BSA.

Figure 4.4-1
BIOLOGICAL STUDY AREA



Plants

Upon completing a habitat assessment survey on July 30, 2024, Mr. Sutton concluded that non-native grasses and forbs cover the majority of the project site, and non-native, ornamental species occur in landscaped areas around roads, parking lots, and structures throughout the remainder of the BSA.

Special-Status Plant Species

Based on a literature review and query from publicly available databases for reported occurrences (CNDDB, 2024a, CNPS, 2024a), within a 10-mile radius of the BSA, 42 special-status plant species have been recorded in the area. None of the 42 special-status plant species are expected to occur within the BSA due to one or more of the following factors: (1) the BSA lacks suitable habitat for the establishment of those species; (2) most of the surfaces consist primarily of impermeable, paved surfaces, and those areas with exposed soils, such as portions of the project site, have very compacted soils; (3) vegetated areas are dominated by non-native weedy or ornamental plant species that may outcompete or otherwise inhibit the establishment of native plant species; (4) the BSA doesn't occur within the species' reported distribution or elevation range (CalFlora, 2024; CNDDB, 2024a; CNPS, 2024a,b; Jepson eFlora Project, 2024).

Due to the aforementioned physical and biological factors within the BSA, it was determined that none of the special-status plant species identified in the 10-mile radius database query are expected to occur within the BSA. Refer to **Appendix C** *Special-Status Species Occurrence Potential Determination* for a list of all species evaluated in the species inventory and for all federal, state and other agencies special-status species designations.

Wildlife

The results of the literature review and site habitat assessment conducted by UltraSystems biologists determined that the BSA does not support habitat that is suitable for a diverse community of wildlife species. Thus, very few special-status wildlife species have the potential to occur within the BSA.

During the biological field survey, the following common urban-adapted bird species were observed within the BSA: American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), mourning dove (*Zenaida macroura*), Eurasian collared-dove (*Streptopelia decaocto*), western gull (*Larus occidentalis*), and American goldfinch (*Spinus tristis*). Gopher mounds of Botta's pocket gopher (*Thomomys bottae*) were observed at one location within the project site. A carpenter bee (*Xylocopa* sp.) was observed foraging in the forbs in the disturbed lot immediately south of the project site.

Special-Status Wildlife Species

Based on a literature review and query from publicly available databases for reported occurrences within a ten-mile radius of the project site, 18 listed and 23 sensitive wildlife species were reported as recent occurrences (≤ 20 years) or are recognized as occurring based on previous surveys or knowledge of the area. Of those 41 total species, two special-status species were determined to have a low potential to occur within the project BSA. One listed (candidate for state listing) species was determined to have a low potential to occur in the BSA. Due to several biological and physical factors within the BSA, it was determined that there is a lack of suitable habitat conditions to support 38 of the 41 special-status wildlife species identified in the 10-mile radius database query. Thirty-eight wildlife species were determined to not be expected to occur within the BSA due to one or more of the following factors: (1) the BSA lacks suitable habitat for foraging, nesting or breeding habitat; (2) the BSA does not occur within the species reported distribution or elevation range; (3) there are no recent (<20 years) occurrences within a 10-mile radius of the project (CNDDB, 2024a); or, (4) the BSA undergoes significant disturbances and the species may not be adaptive to such disturbances associated with urbanized settings (CDFW, 2024a; CDFW, 2024b; CNDDB, 2024a, Cornell Lab of Ornithology, 2024; Google Earth Pro, 2024; Soil Survey Staff, 2024; USEPA, 2024b; USFWS, 2024a; USFWS,

2024b; USFWS, 2024c). Refer to **Appendix C** *Special-Status Species Occurrence Potential Determination* for more information including applicable status ranking definitions. Refer to **Figure 4.4-2** for a representation of CNDDB Known Occurrences within two miles of the BSA.

No special-status bird species, including Cooper's hawk and other birds in the wildlife inventory, were observed during the biological field survey. The three special-status wildlife species determined to have a low potential to occur within the BSA and their respective status ranks are provided below:

Cooper's hawk (*Accipiter cooperii*) WL: Cooper's hawks are medium-sized hawks of the woodlands (CNDDB, 2024b). These raptors are commonly sighted in parks, neighborhoods, over fields, and even along busy streets if there are large trees nearby for perching and adequate prey species such as other birds and small mammals. They prefer to breed in more densely wooded areas than occur in the BSA, such as woodland openings and edges of riparian and oak habitat (CDFW, 2014; Cornell Lab or Ornithology, 2024). Cooper's hawks build nests in pines, oaks, Douglas-firs, beeches, spruces, and other trees (Cornell Lab of Ornithology, 2024).

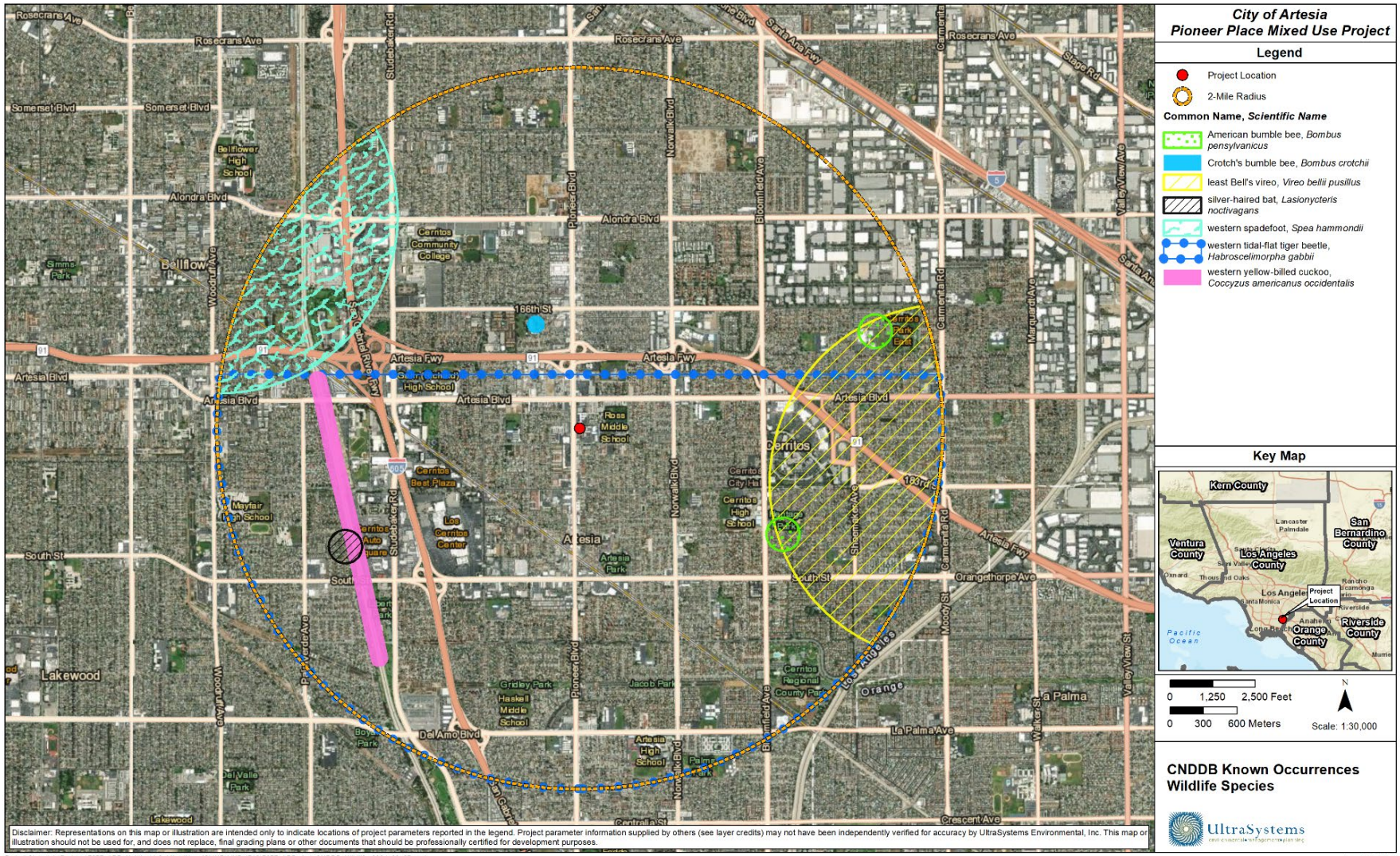
Due to the highly urbanized nature of the project site and surrounding vicinity, this species was determined to have only a low potential to occur within the BSA. Cooper's hawks prefer more densely wooded areas, such as woodland openings and edges of riparian and oak habitats, than occur within the BSA (Cornell Lab of Ornithology, 2024). Furthermore, they prefer to nest where there is a grove of six or more contiguous trees providing dense canopy cover, and no such grove occurs in the BSA. The project site does not contain any trees and thus lacks nesting habitat for this raptor; however, there are several trees within 200 feet of the project site which are of suitable size for this species to use for nesting. Although the trees within the BSA do not provide optimal nesting habitat for this raptor, they do provide some suitable nesting habitat. Noise and dust generated from project activities could potentially cause Cooper's hawk to abandon its nest. Thus, project development would potentially have a significant impact on the nesting and breeding behavior of this raptor.

Implementation of Mitigation Measure (**MM**) **BIO-1** (see page 4.4-9 below), which requires pre-construction nesting bird surveys if any project activities would occur during the nesting season, would reduce impacts to Cooper's hawk to a less than significant level.

Crotch's bumble bee (*Bombus crotchii*) SCE: The majority of Crotch's bumble bee observations occur in southern California in arid grassland and scrub habitats (NatureServe, 2019). This species often nests in inactive mammal burrows. Plant families identified as being utilized for foraging by Crotch's bumble bee include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae (Richardson, 2019). The preferred plant genera for foraging include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum* (Koch, 2012), as well as *Asclepias*, *Chaenactis*, *Lupinus*, *Medicago*, *Phacelia*, and *Salvia* (The Xerces Society, 2018).

Four species within the plant family Asteraceaae, weak leaved burweed, flax-leaved horseweed, and Canada horseweed were observed on the project site. Since plant species within the family Asteraceae are known to be used for foraging by this species, the project site contains suitable foraging habitat for Crotch's bumble bee. Although none of this species preferred genera of foraging species mentioned above were observed within the project site, one species within the *Medicago* genus, California burclover (*Medicago polymorpha*), is typical of ruderal fields such as what occurs on the project site. Additionally, one pocket gopher mound was observed on the project site, but no tunnels or burrows in which this species could nest were observed within the project site. Based on the availability of foraging plant species within the project site, it was determined Crotch's bumble bee has a low potential to forage within the BSA. Project development would remove foraging habitat of Crotch's bumble bee. However, since there is abundant foraging habitat of Crotch's bumble bee within the project vicinity, it is not anticipated that project development would have a significant impact to this species.

Figure 4.4-2
CNDDB KNOWN OCCURRENCES WILDLIFE SPECIES



American bumble bee (*Bombus pensylvanicus*): American bumble bee are a very social species of bee that form annual colonies which include a solitary queen, female workers, and males (USDA-NRCS, 2021). The annual life cycle of this species initiates in late spring when the queen emerges from its overwintering site and begins laying eggs to produce the colony. Workers are produced throughout the summer. The life cycle ends with the production of males and new queens in late summer to early autumn.

American bumble bee occupy habitats such as grassland, farmland, and other open areas. There are three main habitat requirements of this species: (1) nectar and pollen from a diversity of plant species that are used as foraging species, (2) undisturbed nesting sites which occur in stands of grass, near good foraging sites, and (3) decaying wood in which hibernating queens can overwinter. This species is a generalist forager that will forage upon a diversity of plant species near its nest.

Many pollen and nectar producing plant species were observed on the project site during the biological survey. Although one pocket gopher mound was observed on the project site during the survey, no tunnel or burrow in which this species could nest was observed. Additionally, no decaying wood in which a queen of this species could overwinter was observed. Since only one of the three habitat requirements was observed during the survey, it is not anticipated that this species would establish a nesting colony within the project site. Development of the project may reduce foraging habitat of American bumble bee but because there is abundant foraging habitat within the project vicinity, and project development would have a less than significant impact to this species.

Bird Species Protected by the Migratory Birds Treaty Act

Four bird species observed during the field survey are protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, which render it unlawful to take native breeding birds, and their nests, eggs, and young. Indirect impacts to breeding birds could occur from increased noise, vibration, and dust during construction. The foregoing indirect impacts could adversely affect the breeding behavior of some birds, and lead to the loss (take) of eggs and chicks, or nest abandonment. Migratory avian species that may use portions of the project site for nesting during the breeding season are protected under the MBTA. Construction-related activities that may include, but are not necessarily limited to, building demolition and/or relocation, grading, materials laydown, access and infrastructure improvements, and building construction, could result in the take of nesting migratory species covered under the MBTA.

The project site contains vegetation such as shrubs, grasses and forbs that could potentially provide cover and nesting habitat for bird species protected by the MBTA that were observed during the field survey, such as the mourning dove and American goldfinch (Cornell Lab of Ornithology, 2024; CDFW, 2024b; CDFW, 2014). Native bird species such as mourning dove, American goldfinch, American crow, and others are protected by the MBTA (USFWS, 2020) and the California Fish and Game Code (Sections 3503, 3503.5, and 3513), which render it unlawful to take native breeding birds, their nests, eggs, and young. Direct impacts to native bird species that nest on the ground or in shrubs, such as mourning dove and American goldfinch, would result from the project's vegetation removal and excavation and grading of the soils. Indirect impacts to breeding birds could occur from increased noise, vibration and dust during construction, which could adversely affect the breeding behavior of some birds, and lead to the loss (take) of eggs and chicks, or nest abandonment. Therefore, the project has the potential to have significant direct and indirect impacts on migratory non-game breeding birds and their nests, young and eggs. With the implementation of mitigation measure **MM BIO-1**, the project would have less than significant impacts to native bird species protected under the MBTA and the California Fish and Game Code.

Mitigation Measure

MM BIO-1 **Pre-Construction Breeding Bird Survey.** To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts to or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented:

a. Project activities that will remove or trim vegetation or otherwise disturb potential breeding and nesting sites will be scheduled outside the breeding bird season to avoid direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions.

b. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will begin no later than seven days before the onset of scheduled activities, such as mobilization and staging, or other ground-disturbing activities such as vegetation and substrate removal and/or disturbance. The surveys will end no later than three days before onset of the aforementioned activities.

c. If more than three days pass between the date of preconstruction breeding bird survey completion and the onset of construction activities mentioned in **BIO-1(b)**, another preconstruction breeding bird survey must be conducted as described in **BIO-1(b)**.

d. If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped on engineering drawings and a no activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions for most migratory bird species or 500 feet in all directions for listed bird species and all raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. The biologist will conduct weekly monitoring to determine when nesting is complete. Based on their professional judgement, the biologist will adjust the buffer size and monitoring frequency depending on whether project impacts on nesting behavior are significant due to the individual species' tolerance of work activities and/or proximity of nest to noise levels, vibration levels, or other project-related disturbances. Once the nesting cycle has finished, the qualified biologist will allow project activities to begin within the buffer zone.

e. If listed bird species are observed within the project site during the pre-construction surveys or monitoring, the biologist will immediately stop nearby construction work, map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to

determine if additional surveys or focused protocol surveys are necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

f. Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

g. If no breeding birds or active nests are observed during the pre-construction survey or they are observed and will not be impacted, project activities may begin, and no further mitigation will be required.

Level of Significance After Mitigation

With implementation of mitigation measure **MM BIO-1**, impacts to nesting birds due to project development would be reduced to a less than significant level.

b) Would the project have a substantial adverse impact 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 Wildlife or U.S. Fish and Wildlife Service?

No Impact

Neither the literature review nor results of the reconnaissance-level field survey indicate that riparian habitat or sensitive natural communities occur within the BSA. All land cover within the BSA is either developed or is occupied by ornamental or weedy non-native plant species and contains no riparian habitat or sensitive natural communities as described below (see also **Figure 4.4-3**). Therefore, project development would have no direct or indirect impacts to riparian habitat or other sensitive natural communities.

Additionally, no USFWS critical habitat occurs within the BSA. The nearest critical habitat is for California coastal gnatcatcher, approximately 5.9 miles northeast of the BSA (USFWS, 2024b). Therefore, project development would have no impact on USFWS critical habitat.

Land Cover Types

Disturbed

Disturbed lands consist of exposed soils subjected to disturbances including vehicle traffic, mowing, disking, excavation or other type of alteration of the soil surface. These disturbances often result in compaction of the substrates. Disturbed areas are often dominated by weedy, non-native vegetation, lacking shrubs or trees. The disturbed land cover within the BSA occurs in an undeveloped lot immediately south of the project site. There is one residence in the southwestern corner of this lot. The rest of the lot is covered with compacted soils, with about 20 percent cover of bare ground in front of the residence and 80 percent cover of non-native grass thatch, which had been recently mowed to approximately four inches in height, and several weedy forb species.

The grass species within the thatch were foxtail barley (*Hordeum murinum*) and ripgut brome (*Bromus diandrus*). Bermuda grass (*Cynodon dactylon*) was also observed in other areas of the project site. Forb cover within the project site was approximately 30 percent and consisted of the

following species: flax-leaved horseweed (*Erigeron bonariensis*), prickly lettuce (*Lactuca serriola*), Russian thistle (*Salsola tragus*), weak leaved burweed (*Ambrosia confertiflora*), Canada horseweed (*Erigeron canadensis*), cheeseweed (*Malva parviflora*), nettle leaf goosefoot (*Chenopodium murale*), and prostrate knotweed (*Polygonum aviculare*). Approximately five percent of the lot was covered with tree of heaven (*Ailanthus altisima*) saplings.

Disturbed areas do not fit any classification described in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009; CNPS, 2024b) or *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). Disturbed habitats are not considered a sensitive plant community (CDFW, 2024c). Approximately 0.6 acre of this land cover was mapped within the BSA, and none within the project site.

Urban/Developed

Urban/developed land cover within the BSA is represented by areas occupied by physical structures and other impermeable surfaces as well as landscaped yards, medians, and other areas bordering streets and buildings. The developed features within the BSA include man-made structures such as commercial, religious, educational and residential buildings, paved roadways, parking lots and sidewalks, and other impermeable surfaces that cannot support vegetation. The urban/developed land cover provides limited habitat for wildlife species. However, birds and small mammals could use vegetation in undeveloped and landscaped areas for foraging, shelter and nesting. Landscaping (ornamental trees, shrubs, turf, etc.) associated with the urban/developed land cover is also included within this category. Urban/developed land cover does not fit any classification described in *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009; CNPS, 2024b) or *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). Approximately 26.8 acres of this land cover were mapped within the BSA, and less than 0.01 acre was mapped within the project site.

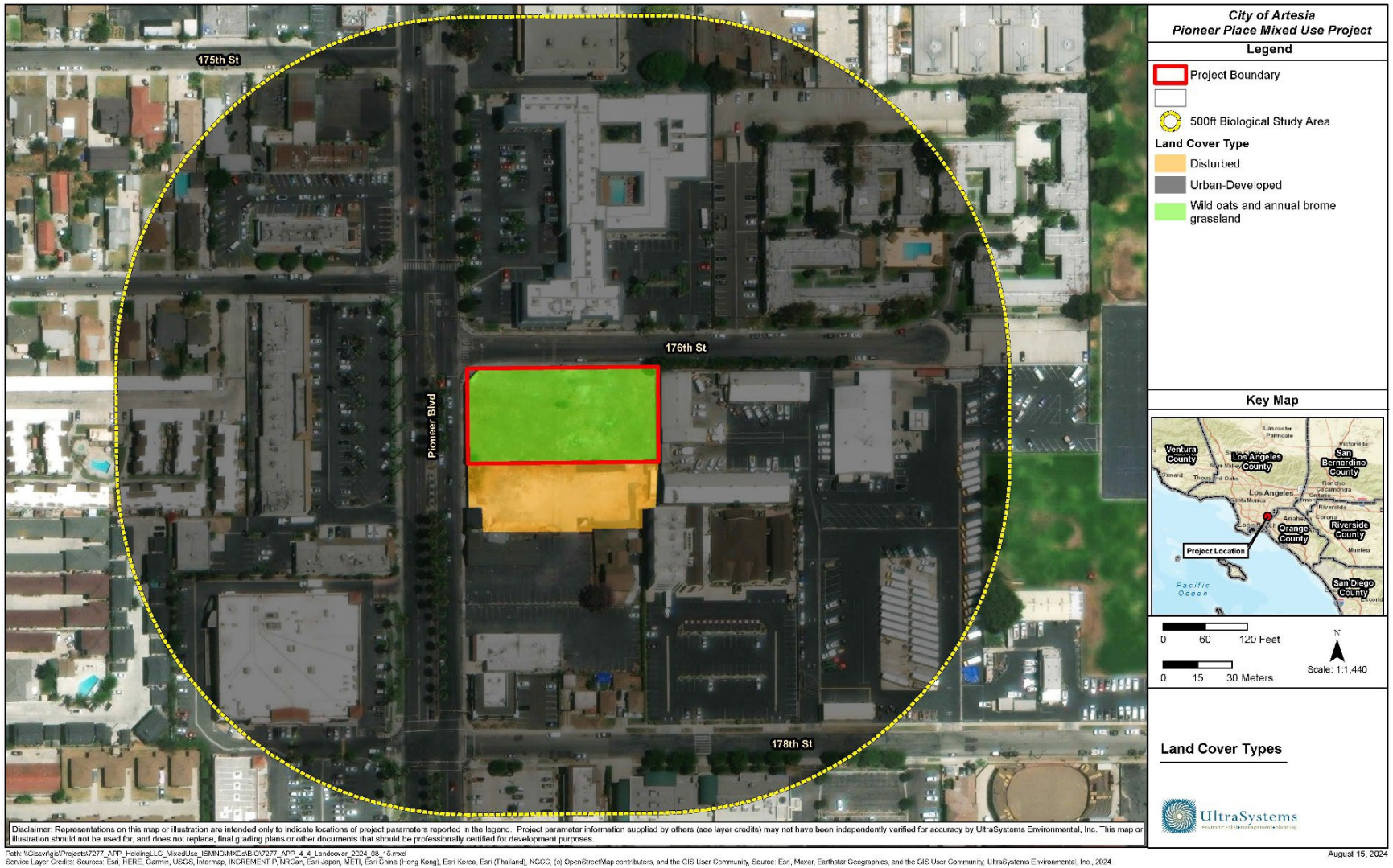
Ornamental tree species that were observed within this land cover include Mexican fan palm (*Washingtonia porifera*) lining the roadway medians, and jacaranda (*Jacaranda mimosifolia*), Eucalyptus (*Eucalyptus* sp.), queen palm (*Syagrus romanzoffiana*), and several other urban-adapted street tree species. Other ornamental plant species such as bird of paradise (*Strelitzia reginae*) were observed within landscaping in the BSA.

Wild Oats and Annual Brome Grasslands (Avena* spp. *- Bromus* spp. Herbaceous Semi-Natural Alliance*)

Wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. Herbaceous Semi-Natural Alliance) occupy 0.8 acre of the project site and do not occur anywhere else within the BSA. The wild oats and annual brome grasslands land cover that occurs onsite covers the majority of the property and is dominated by non-native annual grasses and ruderal forbs with sporadic occurrences of saplings of one tree species, tree of heaven, along the western, southern and eastern project borders.

survey, non-native grass thatch covered approximately 50 percent of the project site and had been recently mowed to approximately four inches in height. The dominant grass species within the thatch were foxtail barley and ripgut brome. Another 10 percent of the project site was covered with Bermuda grass. Forb cover within the project site was approximately 40 percent. The dominant forb species were flax-leaved horseweed, prickly lettuce and Russian thistle. Approximately five percent of the project site was covered with tree of heaven. House finch and American goldfinch were observed foraging within the onsite vegetation. This community is not considered sensitive (CDFW, 2024c).

Figure 4.4-3
LAND COVER TYPES



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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024

c) Would the project 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 interruption, or other means?

No Impact

Based on the absence of wetlands and/or wetland conditions observed during the site visit by a staff biologist and the results of a literature query showing a lack of recorded historic wetlands, no wetlands occur within the BSA. Therefore, development of the project would have no direct or indirect impacts to state or federally-protected wetlands.

d) Would the project 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?

Less Than Significant Impact

The project site and surrounding areas do not support resident or migratory fish species or wildlife nursery sites. The areas surrounding the project site are currently developed, and therefore the project would not result in any new fragmentation of available habitat. Although none were observed during the field survey, it is likely that urban-adapted mammals such as opossum (*Didelphis virginiana*), raccoons (*Procyon lotor*), skunks (*Mephitis mephitis*), and coyote (*Canis latrans*), occasionally move through the BSA in search of shelter or foraging source. However, development of the project would not have significant impacts to the movement of any urban-adapted mammals. No established resident or migratory wildlife corridors occur within the BSA or in the surrounding areas (CDFW, 2024b). Although there are many small natural landscape blocks, such as school grounds and parks within the vicinity of the project site, these areas do not form a contiguous wildlife corridor. The nearest large natural landscape block, Puente Hills, is approximately 7.7 miles northeast of the BSA. As a result, the project would not interfere substantially with or impede: (1) the movement of any resident or migratory fish or wildlife species; (2) established resident or migratory wildlife corridors; or (3) the use of wildlife nursery sites. Therefore, the project would have less than significant impact on native wildlife movement, native wildlife corridors, and native wildlife nursery sites.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

The City of Artesia's Tree Protection Ordinance, in § 7-4 of the City's municipal ordinance, protects street trees and heritage trees (i.e., trees that provide significant habitat value, are native to California, have historical or cultural significance, or is integral to City parks or planning). The City requires mitigation for the removal of street trees or heritage trees within the City's rights-of-way or on private property. As there are no street trees or heritage trees within the project site or that would be impacted by project development, this project does not conflict with a tree preservation policy or ordinance.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact

The project site is not located in a Habitat Conservation Plan (HCP), Natural Communities Conservation Plan (NCCP), or other approved HCP area. For this reason, the project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP. Therefore, the project would have no impact in this regard.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 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 formal cemeteries?		X		

Information from the *Cultural Resources Inventory Report* dated July 31, 2024 (see **Appendix D**), prepared by UltraSystems for the Pioneer Place Mixed Use Project in the City of Artesia, has been included within this section.

4.5.1 Methodology

A cultural resources inventory was conducted for the Pioneer Place Mixed Use Project site (**Figure 4.5-1**) that included a California Historic Resources Inventory System (CHRIS) records and literature search at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. Additionally, a request was made to the Native American Heritage Commission (NAHC) to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties as well as to provide a list of local Native American tribes and tribal representatives to contact. Finally, a pedestrian survey of the project site was completed. The SCCIC records search was conducted on June 26, 2024. The NAHC request was made on June 14, 2024, and a reply was received on July 2, 2024; letters were sent to the listed tribes on July 3, 2024, and follow-up telephone calls were conducted following conclusion of the response period on July 23, 2024. The pedestrian field survey was conducted on July 5, 2024.

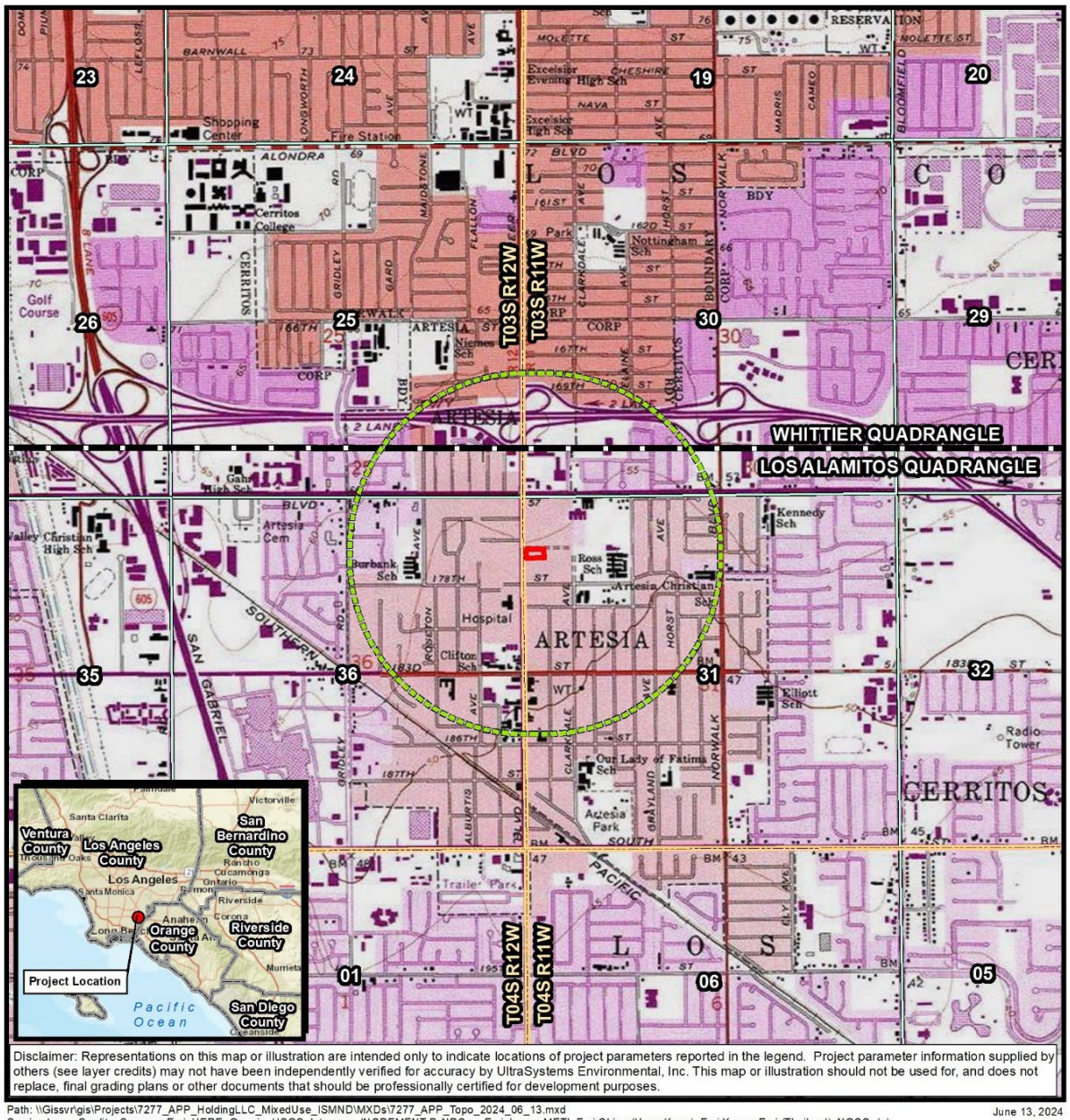
4.5.2 Existing Conditions

Based on the cultural resources records search, it was determined that no cultural resources have been previously recorded within the project site boundary. Within the 0.5-mile buffer zone around the project site, one historic resource was identified by the SCCIC, ten historic-era resources were identified in the Built Environmental Resource Directory, and no pre-historic resources were identified. Table 4.1-1 in **Appendix D** of this document summarizes these resources.

The primary historic feature in the vicinity of the project site is a one-story single-family home, built in 1958, which is located approximately 0.32 mile to the northwest of the project boundary (see Sections 2.2.3.5 and 4.1.1 in **Appendix D**).

This one-story single-family home was located at 17501 Roseton Avenue, in the City of Artesia (P-19-192291). The Ranch-style residence consisted of a home and attached garage. The residence was linear in plan, with a gable on hipped roof clad in asphalt shingles. The walls are covered in flagstone and vertical wood siding. Replacement of original fenestration and alteration to the façade have

Figure 4.5-1
TOPOGRAPHIC MAP



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed; California Department of Conservation, 2019; UltraSystems Environmental, Inc., 2024.

June 13, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Scale: 1:24,000

N

0 1,000 2,000 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

Topographic Map
USGS Quadrangle: Los Alamitos
Township: 3S Range: 11W
Section: 31

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resulted in a loss of historic integrity to the residence. The property is not eligible for listing in the National or California registers, nor is it a contributor to a National or California Register-eligible historic district. The building was a post-war example of a very common type, the plan house. The property no longer exists, and its location is now cleared and undeveloped.

4.5.3 Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in 36 CFR 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of a historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

The cultural resources records search conducted at the SCCIC determined that one historic resource has been recorded within the 0.5-mile radius buffer zone of the area of potential effect (APE) of the project boundary (Table 4.1-2 in **Appendix D**), but none have been recorded within the APE. The site was a single-family home, as described above.

The project site would be built on land that was developed with multiple structures and a single-family home in the 1950s, and a large commercial structure constructed circa 1988. As late as 1991, the property was occupied by commercial structures according to aerial photos and topographic map analysis (see Section 2.2.3.3 in **Appendix D**).

A search of the Built Environmental Resource Directory (BERD) provided by the Office of Historic Preservation (2022) was conducted for this project. It was determined that the project boundary does not have any resources present that have been evaluated under the National Register of Historic Places. The 0.5-mile radius has 10 resources noted in the BERD, nine of which have been determined ineligible for National Register by consensus through the Section 106 process but not been evaluated for the California Register or local listing (6Y), and one was not evaluated for the National or California Register but was submitted to the Office of Historic Preservation; however, the submission is indicated as either withdrawn or inactive (7W). The list of resources can be found on **Table 4.1 1** in **Appendix D**. Proposed project development would not adversely impact historical resources.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person. The past residencia and commercial use on the project site suggests that ground here has been highly disturbed, with little native surface soil remaining. It is unlikely that undisturbed unique archeological resources exist on the project site as determined by the cultural resources investigation conducted by UltraSystems, which included a CHRIS records search of the project site and buffer zone, a search of the SLF by the NAHC, and pedestrian field survey.

The cultural resources records search conducted at the SCCIC determined that there are no prehistoric cultural resource sites or isolates recorded within the project boundary or within the 0.5-mile radius buffer area around the project footprint and areas of direct and indirect impacts. The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates on the project site.

According to records at the SCCIC, there are no previous cultural resource surveys that included a portion of the project boundary. Four surveys have been completed within or intersecting the 0.5-mile radius project buffer but not within the project footprint and areas of direct and indirect impacts (refer to Table 4.5-2 in **Appendix D**). As noted above, the recording of the one-story single-family home located at 17501 Roseton Avenue (P-19-192291) was described in a Historic Building Assessment.

There were no other prehistoric or historic cultural resources recorded within the project boundary or the 0.5-mile project buffer.

On June 14, 2024, Stephen O'Neil, UltraSystems Cultural Resources Manager and Principal Investigator, contacted the NAHC via email requesting a search of their SLF and a list of local tribal organizations and individuals to contact for project outreach. The results of the search request were received July 2, 2024, from Mr. Andrew Green, Cultural Resources Analyst. The NAHC letter stated that "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative [emphasis in the original]." (See Section 4.2 and Attachment C in **Appendix D**).

Eighteen representatives of ten Native American tribes were contacted requesting a reply if they have knowledge of cultural resources in the area that they wished to share and asking if they had any questions or concerns regarding the project. These tribes included:

- Cahuilla Band of Indians
- Gabrieleno Band of Mission Indians-Kizh Nation
- Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Gabrieleno/Tongva Nation
- Gabrielino/Tongva Indians of California Tribal Council
- Gabrielino Tongva Tribe
- Juaneño Band of Mission Indians Acjachemen Nation 84A
- Juaneño Band of Mission Indians – Acjachemen Nation (Belardes)
- Santa Rosa Band of Cahuilla Indians
- Soboba Band of Luiseño Indians

UEI sent letters and emails on July 3, 2024, to each of the 18 tribal contacts representing ten tribal entities describing the project and including a map showing the project's location, requesting a reply if they have knowledge of cultural resources in the area, and asking if they had any questions or concerns regarding the project (see Section 4.2 and Attachment C in **Appendix D**).

There have been three direct responses to the letters and emails to date. An email response was received on July 3, 2024, from BobbyRay Esparza, Cultural Director for the Cahuilla Band of Indians (on behalf of Anthony Madrigal, Tribal Historic Preservation Officer and Erica Schenk, Chairperson) indicating that the tribe has reviewed the project and requests all cultural materials associated with the project for review. Mr. O'Neil responded on the same day noting that the Lead Agency, the City of Artesia's Planning Department, can provide a copy of the report if requested during the AB 52 consultation.

An email response was received on July 15, 2024, from Chloe Soto, Admin Specialist of the Gabrieleño Band of Mission Indians – Kizh Nation (on behalf of Andrew Salas, Chairperson and Christina Swindall Martinez, Secretary) requesting the lead agency's contact information. Mr. O'Neil responded on the same day that the project proponent has yet to file the project with the Lead Agency, but that once that has been done the Lead Agency will contact local tribes.

An email response was received on July 3, 2024, from Christina Conley, Cultural Resources Administrator for the Gabrielino Tongva Indians of California Tribal Council (on behalf of Robert Dorame, Chairperson) asking if a cultural report was completed and to provide a copy of the report as the project boundaries are in close proximity to the village of Jaisobit. Mr. O'Neil responded on July 8, 2024, indicating that the tribe may request a copy of the report during AB 52 consultation with the Lead Agency. Mr. O'Neil also indicated that we are aware of the village of Jaisobit from ethnohistoric reports using the San Gabriel mission sacramental registers, but not from ethnographic or historic accounts, and do not have a clear sense of its location. Any information the tribe may provide would be appreciated. No further response has been received.

Following up on the initial letter and email contacts, telephone calls were conducted by Megan Doukakis, Assistant Project Archeologist, on July 23, 2024, to all the eleven tribal contacts who had not already responded to UltraSystems' mailing and email. Three telephone calls were placed with no direct answer and so messages were left describing the project and requesting a response. These were to Ms. Sandonne Goad, Chairperson of the Gabrielino / Tongva Nation; Sam Dunlap, Cultural Resource Director with the Gabrielino-Tongva Tribe; and Joyce Perry, Cultural Resource Director of the Juaneño Band of Mission Indians Acjachemen Nation – Belardes; there has been no response to

date from these calls. In the call to Charles Alvarez with the Gabrielino-Tongva Tribe and to Heidi Lucero, Chairperson and THPO for the Juaneño Band of Mission Indians Acjachemen Nation – 84A, the phone lines were found to be disconnected and so no message could be left. The call to Anthony Morales, Chairperson of the Gabrielino /Tongva San Gabriel Band of Mission Indians was not answered, and the call dropped; therefore, there was no ability to leave a voice message.

The call to Vanessa Minott, Tribal Administrator and Steven Estrada, Tribal Chairman of the Santa Rosa Band of Cahuilla Indians was answered by the tribal office receptionist who stated that Ms. Minott and Mr. Estrada were not in the office and took a message for them. There has been no response to date.

On the call to Mr. Joseph Ontiveros with the Soboba Band of Luiseño Indians' Cultural Resources Department, he stated that the tribe would defer to Anthony Morales with the Gabrielino/Tongva San Gabriel Band of Mission Indians. Mr. Ontiveros's response represented Isaiah Vivanco, Chairperson and Jessica Valdez, Cultural Resource Specialist for the tribe. (See Section 4.2 and Attachment C in **Appendix D**).

An intensive pedestrian survey of the project site was conducted on July 5, 2024, by Mr. O'Neil. The survey consisted of walking over, visually inspecting, and photographing the exposed ground surface of the project site using standard archaeological procedures and techniques. The project boundary was surrounded by a chain-link fence on three sides and wooden panels on the west boundary and was entirely vacant with no structures. The ground visibility was poor, at five to ten percent, with the entire surface covered in both dried and living grasses (predominantly Bermuda grass [*Poaceae* species]), weeds (including tumble weed [*Salsola tragus*]) and gravel. An approximately four foot high mound of soil with small piles of broken concrete surrounding it was visible in the southeast corner of the lot. The result of the pedestrian survey was negative for both prehistoric and historic sites and isolates on the project site. Based on the results of the records search and the onsite field survey, it was determined that it is unlikely that cultural resources or tribal resources would be adversely affected by construction of the project. Outreach to local Native American tribes did result in information in a potential traditional cultural property in the project area, but not specifically located at the project site.

The cultural resource study findings suggest that there is a low potential for finding resources during the construction work. There will be subsurface grading for the new structure foundations up to 11 feet for the bottom of the first floor, elevator pits and utility vaults. This would reach into previously undisturbed native soil. Therefore, it is recommended that an archaeological monitor and Native American monitor observe this subsurface disturbance work. If during ground disturbance work prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and the qualified archaeologist and Native American monitor should be called to assess the findings and retrieve the material.

Grading activities associated with development of the project would cause new subsurface disturbance and may result in the unanticipated discovery of unique historic and/or prehistoric archeological resources. In the event of an unanticipated discovery, implementation of mitigation measures **MM CUL-1** and **MM-CUL-2** described below would ensure that impacts on archeological resources would be less than significant.

Mitigation Measure

MM CUL-1 In the event of an unexpected discovery of a cultural resource as defined by CEQA Guidelines § 15064.5, during any project-related earth-disturbing activities, all earth-disturbing activities within 60 feet of the find shall be halted and the City of Artesia shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts on any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the SCCIC. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

A Monitoring and Treatment Plan shall be prepared by a qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

CUL-MM-2 Prior to the commencement of grading or excavation, workers conducting construction activities, and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any unusual specimens of bone, stone, ceramics or other archaeological objects, artifacts or features observed and paleontological specimens of bone or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist or Native American cultural monitor is notified of the discovery by the Superintendent of the project site and can assess their significance. The WEAP shall be implemented to educate all construction personnel about the area's environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of project construction.

Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.

<u>Level of Significance After Mitigation</u>

With implementation of mitigation measures **MM CUL-1** and **MM-CUL-2** above, the proposed project's impacts on potential cultural resources would be less than significant.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation Incorporated

As previously discussed in (**Section 4.5.b)** above**,** the project would be built on relatively disturbed land that has been previously graded and is in an urban area. No human remains have been previously identified or recorded onsite. The project proposes subsurface grading for the new structure foundations up to 11 feet for the bottom of the first floor, elevator pits and utility vaults. Grading activities associated with development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measure **MM CUL-3** would ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measure

MM CUL-3 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With implementation of mitigation measure **CUL-3** above, the proposed project would result in less than significant impacts to human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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	

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact

Construction Impact Analysis

The following forms of energy are anticipated to be expended during project construction:

- Diesel fuel for offroad equipment (expressed in gallons).
- Electricity to deliver water for use in dust control (expressed in kilowatt-hours [kWh]).
- Motor vehicle fuel for worker commuting, materials delivery and waste disposal (expressed in gallons).

Transportation Energy

Project construction would consume energy in the form of petroleum-based fuels associated with the use of offroad construction vehicles and equipment on the project site, construction workers' travel to and from the project site, and delivery and haul truck trips hauling solid waste from and delivering building materials to the project site.

During project construction, trucks and construction equipment would be required to comply with the California Air Resources Board's (ARB's) anti-idling regulations. ARB's In-Use Off-Road Diesel Fueled Fleets regulation would also apply (ARB, 2016). Vehicles driven to or from the project site (delivery trucks, construction employee vehicles, etc.) are subject to fuel efficiency standards established by the federal government. Therefore, project construction activities regarding fuel use would not result in wasteful, inefficient, or unnecessary use of energy.

Electricity

The proposed project is located in a developed area, and infrastructure for providing electric power to the area is well established by the Southern California Edison Company (SCE). During project construction, energy would be consumed in the form of electricity associated with the conveyance and treatment of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Due to the fact that electricity usage associated with lighting and construction equipment that utilizes electricity is not easily quantifiable or readily available, the estimated electricity usage during project construction is speculative.

Lighting used during project construction would comply with California Code of Regulations (CCR) Title 24 standards/requirements, such as wattage limitations. This compliance would ensure that electricity use during project construction would not result in the wasteful, inefficient, or unnecessary use of energy. Lighting would be used in compliance with applicable City of Artesia Municipal Code requirements to create enough light for safety.

Natural Gas

Natural gas is supplied to the project site by Southern California Gas Company (SoCalGas). SoCalGas is the primary distributor of retail and wholesale natural gas across Southern California, including the City of Artesia. Use, if any, of natural gas during construction would be negligible.

Operation

The project will be an all-electric development, and no natural gas will be used during project operations.

The following forms of energy would be expended during project operation:

- Electricity for the proposed residential and commercial uses, street lighting, space and water heating, and conveyance and treatment of water.
- Gasoline for onroad motor vehicles.

Estimated project operational energy usage, which was estimated by CalEEMod as part of the air quality and greenhouse gas emissions analyses,[9] is shown in **Table 4.6-1.** The proposed mixed-used project is estimated to have on average up to three residents per unit, 28 restaurant guests, six restaurant employees, and fewer than five building employees (Zhang, 2024; Humphrey & Partners, 2025). For a worst-case scenario, per capita values are based on a count of 249 residents, 28 restaurant guests, six restaurant employees, and three building employees for an estimated population of 286. Since the current site is undeveloped, existing use was assumed to be zero.

The commitment of resources required for the construction and operation of the project would limit the availability of such resources for future generations or for other uses during the life of the project. However, the use of such resources would be reduced when compared to what they would be in the absence of complying with the CALGreen Code. Therefore, energy consumption would not result in a substantial increase in energy production for energy providers and the energy demand associated with the project would be less than significant.

Table 4.6-1
ESTIMATED PROJECT OPERATIONAL ENERGY USE

Energy Type	Units	Value	Per-Capita Energy Use[a]
Onroad Motor Vehicle Travel (Fuel)[b]	Gallons gasoline/year	55,262	193.2
	Gallons diesel/year	5,175	18.1
Natural Gas Use[c]	1,000 BTU per year	0	0
Electricity Use	Kilowatt-hours per year	567,000	1,982.5

[a] Based upon estimated building population of 286 (Zhang, 2024; Humphrey & Partners, 2025).
[b] Onroad Motor Vehicle Fuel Consumption calculated by UltraSystems using EMFAC2021(v1.0.2) emissions inventory web platform tool (ARB, 2022) and CalEEMod (2022.1.1.29) (CAPCOA, 2022); see Appendix B1.
[c] As a project design feature, no natural gas will be consumed during the operational phase.
Electricity use calculated by UltraSystems with CalEEMod (2022.1.1.29).

[9] See **Section 4.3** (Air Quality), **Section 4.8** (Greenhouse Gas Emissions), and **Appendix B2.**

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

Title 24 Building Energy Efficiency Standards

The Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24, Part 6, of the California Code of Regulations) were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Compliance with Title 24 will result in a decrease in GHG emissions.

The Title 24 standards are updated on a three-year schedule, with the most current 2022 standards adopted on August 11, 2021. In December 2021, the 2022 standards were approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The Building Energy Efficiency Standards (Energy Code) apply to newly constructed buildings, additions, and alterations. They are a vital pillar of California's climate action plan. The 2022 Energy Code will produce benefits to support the state's public health, climate, and clean energy goals. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings with permit applications applied for on or after January 1, 2023, must comply with the 2022 Energy Code. Public Resources Code §§ 25402 subdivisions (a)-(b) and § 25402.1 emphasize the importance of building design and construction flexibility by requiring the California Energy Commission (CEC) to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space (CEC, 2022b).

The provisions of Title 24, Part 6 apply to all buildings for which an application for a building permit or renewal of an existing permit is required by law. They regulate design and construction of the building envelope, space-conditioning and water-heating systems, indoor and outdoor lighting systems of buildings, and signs located either indoors or outdoors. Title 24, Part 6 specifies mandatory, prescriptive and performance measures, all designed to optimize energy use in buildings and decrease overall consumption of energy to construct and operate residential and nonresidential buildings. Mandatory measures establish requirements for manufacturing, construction, and installation of certain systems, equipment, and building components that are installed in buildings.

Title 24 California Green Building Standards Code

The California Green Building Standards Code (Title 24, Part 11) commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

To comply with the 2022 CALGreen Code, the proposed project will incorporate renewable energy sources that meet the minimum requirements of the code. The roof plan includes a solar panel area that meets the CALGreen requirement for new multi-family residential buildings.

City of Artesia

The City of Artesia General Plan 2030, adopted in 2010, addresses energy efficiency and conservation within several elements of the plan such as the Housing Sub-Element, Air Quality and Climate Change Sub-Element, and the Sustainability Element (City of Artesia, 2010a). The Housing Sub-Element highlights SCE's incentives for builders to incorporate energy-efficient appliances into new development, including $275 per multi-family unit that are 15 to 20 percent more energy efficient than what is required by the County or State. Obtaining LEED Certification by demonstrating energy and water savings, lower maintenance costs, and improved resident satisfaction is another way the City encourages energy conservation. **Section 4.8.2.3** lists policies related to GHG reduction. Energy conservation policies stated in the General Plan include (City of Artesia, 2010a):

- **Policy HE 1.5:** Encourage energy conservation in new residential development and rehabilitation or remodeling of existing housing units.
  - **Action HE 1.5a** Green Building Practices and Energy Conservation: The City will review existing standards, current trends, and educate about and incentivize green building practices.
- **Community Policy SUS 1.2:** Promote community use of energy efficient practices and technologies.
  - **Policy Action SUS 1.2.1:** Support the adoption of standards to require energy efficient technology and conservation measures for major renovations and new construction.
  - **Policy Action SUS 1.2.2:** Support the adoption of standards requiring retrofits of existing homes with energy efficient measures at time of sale, such as increased insulation, weatherstripping, improved lighting and water efficiency.
  - **Policy Action SUS 1.2.3:** Prioritize outreach and education to promote energy efficient practices by residents and businesses.
- **Community Policy SUS 1.3:** Encourage the use of renewable energy technology citywide.
  - **Policy Action SUS 1.3.1:** Coordinate with utility companies to publicize rebates and incentive programs for renewable energy generation.
  - **Policy Action SUS 1.3.2:** Prioritize development of an outreach and education program to promote renewable energy installations by residents and businesses. sustainable planning efforts and projects that aim to reduce GHG emissions.

The City has also adopted ordinances that promote energy efficiency. The City of Artesia adopted the 2022 Green Building Standards Code into the Artesia Municipal Code on January 1, 2023; it can be cited as the Green Building Standards Code of the City of Artesia (ecode360, 2024). The Artesia Municipal Code also includes "Green Building Certification Incentives" which encourage green building practices within the design, construction, and maintenance of buildings to:

- Reduce greenhouse gas emissions.
- Conserve natural resources.
- Encourage higher building standards.
- Reduce City waste.
- Increase energy efficiency.
- Reduce building operating and maintenance costs.
- Promote a healthier indoor environment.
- Promote alternative energy sources such as solar, wind, and natural gas.

Sustainability and green building are of great importance to the City of Artesia. In addition to state mandates on energy efficiency, the City is focused on achieving greater energy efficiency in buildings, as well as reducing consumption of energy resources and generation of solid waste.

The proposed project will be designed in compliance with the applicable City of Artesia goals and policies, federal and state requirements for energy efficiency, including Title 24. Therefore, impacts would be less than significant.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?		X		

The following section is based in part on findings and conclusions of the Updated Geotechnical Evaluation Proposed Mixed-Use Development Tract No. 73667, dated August 9, 2024, prepared by GEOTEK, Inc., (Appendix E) and the Paleontological Resources Records Search prepared by the Natural History Museum of Los Angeles County (NHMLA) dated June 23, 2024 (Appendix D2).

a) Would the project 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.

Less Than Significant

The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years (CGS, 2019). The project site is not located within a designated Alquist-Priolo Earthquake Fault Zone (GEOTEK, 2024b, p. 8). As shown in **Figure 4.7-1**, the nearest Alquist-Priolo Earthquake Fault Zone is along the Northeast Flank Fault, located 6.4 miles southwest of the project site. No active faults are known to project through the site. Additionally, as shown in **Figure 4.7-2**, the nearest active fault is approximately 6.5 miles southwest of the project site. Thus, project development would not expose people or structures to substantial risks from rupture of a known earthquake fault, and impacts would be less than significant.

ii) Strong seismic ground shaking?

Less than Significant Impact

The site is near several active faults; therefore, during the life of the proposed structure, the property will probably experience moderate to occasionally high ground shaking, Design and construction in accordance with the current California Building Code (CBC) requirements are anticipated to adequately address hazards from potential ground shaking. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site. The geotechnical investigation report includes seismic design parameters for use in design and construction of the proposed project (GEOTEK, 2024, pp. 8-9b pp. 8-9).

The project would be constructed in accordance with the applicable CBC standards (CBC, 2022). In addition, the CBC is included in the City's Municipal Code (City of Artesia Municipal Code, Chapter 8-1, 2024) and provides minimum standards to protect property and public welfare by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of earthquakes and adverse soil conditions. Therefore, impacts from strong ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

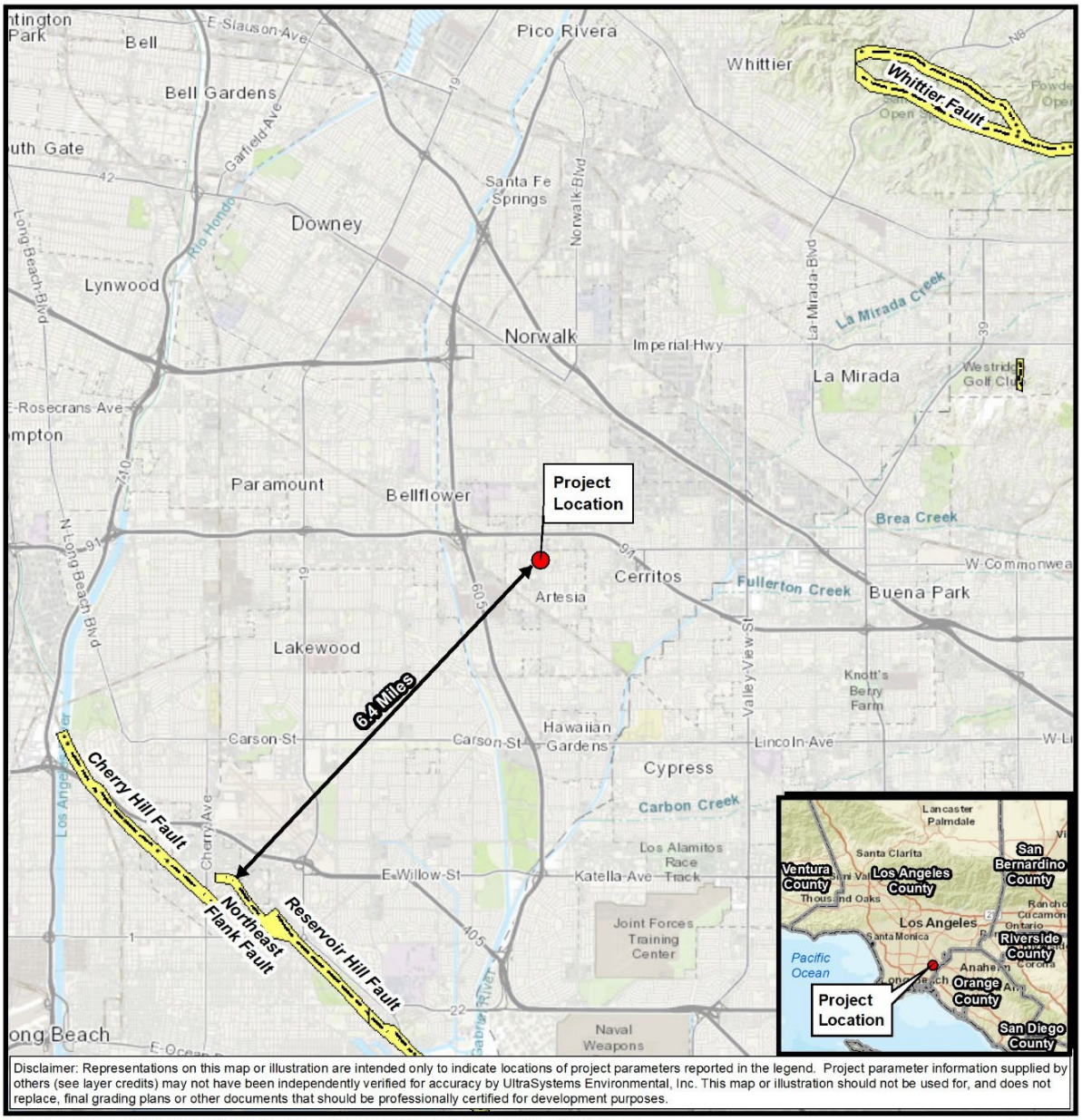
Less than Significant Impact

General types of ground failures that might occur due to severe ground shaking typically include landslides, ground subsidence, ground lurching and shallow ground rupture. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the faults, topography, subsoils and relatively shallow groundwater tables (approximately 50 feet or less below ground surface), in addition to other factors. The project site is in a zone of required investigation for liquefaction mapped by the California Geological Survey, as shown below on **Figure 4.7-3**.

Liquefaction typically occurs when saturated or partially saturated soils behave like a liquid, as a result of losses in strength and stiffness in response to an applied stress such as that caused by an earthquake. The geotechnical engineering report states that evidence of previous shallow groundwater, in the form of mottles, was found in the borings as shallow as five feet below ground surface. The liquefaction analysis done as part of the geotechnical engineering investigation determined that site soils are liquefiable, with maximum seismic settlement of 4.5 inches; and maximum differential settlement of 2.25 inches over a horizontal distance of 40 feet (GEOTEK, 2024b, p. 10). The geotechnical engineering report sets forth recommendations for reducing liquefaction hazard including excavating under the building footprint to a depth of 9 feet below ground surface; and use of a mat foundation (GEOTEK, 2024b, p. 18).10 Impacts arising from liquefaction would be less than significant after implementation of recommendations in the geotechnical engineering report.

[10] The recommended over excavation depth is 5 feet below the bottom of the foundation.

Figure 4.7-1
ALQUIST-PRIOLO EARTHQUAKE FAULT ZONES



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June 13, 2024
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Seismic Hazards Program, California Geological Survey, California Department of Conservation, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; CA Dept. of Conservation, September 2021; UltraSystems Environmental, Inc., 2024.

City of Artesia
Pioneer Place
Mixed Use Project

Alquist Priolo Earthquake Fault Zones

Scale: 1:126,720

N

0 1 2 Miles

0 1 2 Kilometers

Legend

- Project Location
- Alquist Priolo Special Study Zone Boundary
- Alquist Priolo Potentially Active Fault

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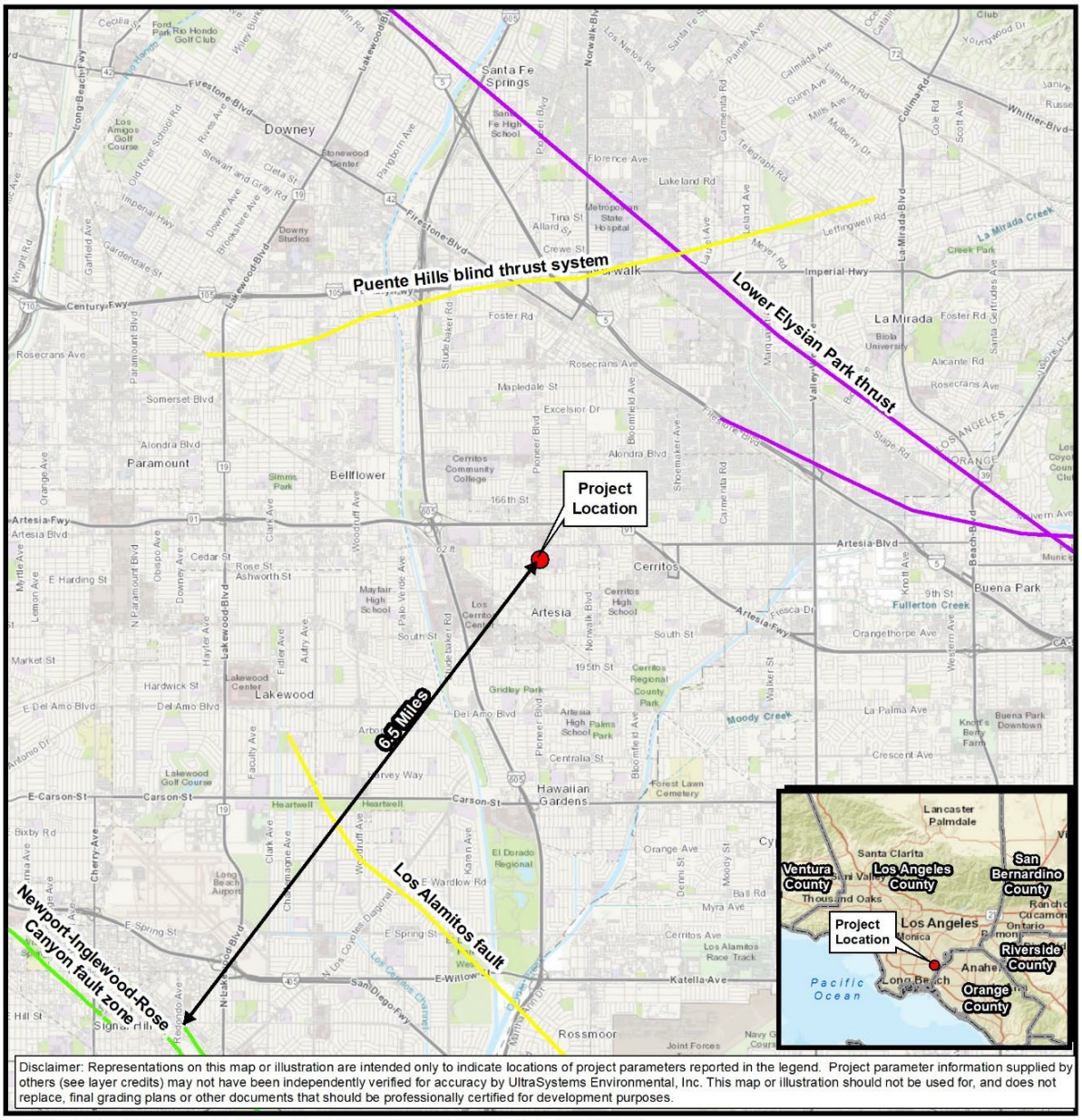
Figure 4.7-2
REGIONALLY ACTIVE FAULTS



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June 13, 2024

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; U.S./California Geological Survey, 2006; UltraSystems Environmental, Inc., 2024.

City of Artesia
Pioneer Place
Mixed Use Project

Regionally Active Faults

Scale: 1:95,040

N

0 0.75 1.5 Miles

0 0.75 1.5 Kilometers

Legend

- Project Location
- Active Faults
- Older Quaternary Faults
- Class B, Unspecified Quaternary, Undifferentiated Quaternary

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iv) Landslides?

No Impact

Topography within the project site is relatively flat. As shown in **Figure 4.7-3**, the project site is not located within or adjacent to a zone of required investigation for earthquake-induced landslides. Additionally, the project site is located in a flat, developed urban area that does not contain steep slopes or hills. Therefore, project development would not exacerbate landslide hazards, and no impact would occur.

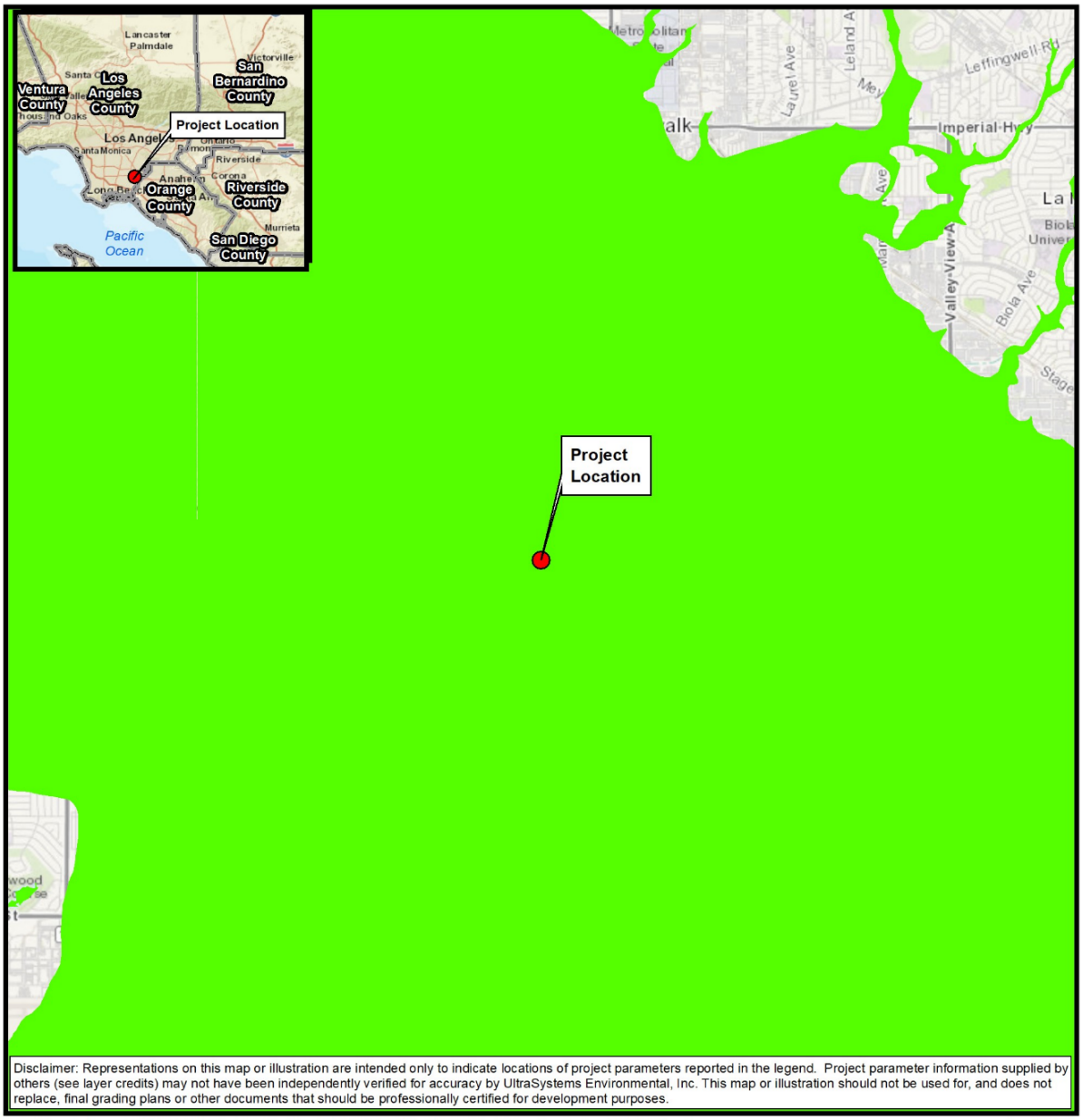
b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact

The project proponent would be required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2022-0057-DWQ (Construction General Permit). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling or excavation but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. Dischargers whose projects disturb one or more acre of soil are required to obtain coverage under this permit through the California State Water Resources Control Board (SWRCB); in addition, the Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP; SWRCB, 2020)). The SWPPP would mandate site-specific construction best management practices (BMPs) that would minimize or avoid soil erosion through stormwater or wind. These BMPs would be implemented prior to ground-disturbing activities and would remain in place until construction is complete. Construction BMPs are grouped into six categories: erosion control, sediment control, wind erosion control, tracking control, non-stormwater management controls, and waste management and controls. As detailed in the grading plan, the proposed project would disturb approximately 0.83 acres of land.

At project completion the entire site would be developed with the proposed building and minor amounts of landscaping and walkways around the building perimeter, thus reducing the potential for post-construction soil erosion. Thus, the project would have less than significant impacts related to soil erosion or loss of topsoil.

Figure 4.7-3
LANDSLIDES AND LIQUEFACTION



Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_7_Landslides_Liquefaction_2024_06_28.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community; U.S./California Geological Survey, 2021-April 2022; UltraSystems Environmental, Inc., 2024.

June 28, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Landslides and Liquefaction Hazard Zones

Scale: 1:63,360

N

0 0.5 1 Miles

0 0.5 1 Kilometers

Legend

Project Location

Liquefaction Zone

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c) Would the project 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

Impacts related to liquefaction and landslides are discussed above in **Section 4.7.a** above. The site is underlain by soils that are susceptible to liquefaction. Implementation of recommendations in the geotechnical engineering report would reduce impacts arising from liquefaction to less than significant.

Lateral Spreading

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e., retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. The geotechnical report for the project states that the potential for lateral spreading is negligible, because the area is flat and no free face is present near the site (GEOTEK, 2024b, p. 9).

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is in an area of ground subsidence mapped by the U.S. Geological Survey (USGS, 2024). The project site is over the Central Subbasin of the Coastal Plain of Los Angeles Groundwater Basin; the Central Subbasin spans about 270 square miles comprising the northeast half of the Los Angeles Basin (CBMWD, 2021). The Water Replenishment District (WRD) ensures that a reliable supply of high-quality groundwater is available—in the service areas of the Central Basin Municipal Water district and West Basin Municipal Water District—through replenishment with recycled water and stormwater capture. In 2013 and 2014, WRD was appointed by the Court as the Watermaster Administrative Body for the Central and West Coast Basins. In this role, WRD is responsible for administering the terms of the legal judgments controlling pumping, water right sales and leases, storage, and carry-over conversions (WRD, 2024). Considering management of groundwater levels in the Central Subbasin by the WRD, project development is not expected to cause substantial ground subsidence, and impacts would be less than significant.

Collapsible Soils

Collapsible soils shrink upon being wetted and/or being subject to a load. The geotechnical engineering report states that upper site soils consist of disturbed soils/artificial fill and to be non-uniform, loose and of low relative compaction; and recommends excavation of the site to a depth of 9 feet bgs (for construction of a semisubterranean parking structure to a depth of 4 feet bgs), and a mat foundation (GEOTEK, 2024b, pp. 11, 18). The geotechnical engineering report also recommends that precise grading plans, wall/fence plans, and foundation plans for the site be reviewed by GEOTEK prior to construction to check for conformance with the recommendations of the geotechnical engineering report. Impacts related to collapsible soils would be less than significant after implementation of recommendations in the geotechnical engineering report.

d) Would the project 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

Expansive soils shrink and swells with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. Expansive soils are not a design consideration for the proposed project, as site soils are typically granular and non-expansive (GEOTEK, 2024b, p. 11). Impacts related to expansive soils would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?

No Impact

The project includes construction of sewer laterals connecting to existing sewer main next to the project site. Therefore, the project would not use septic tanks or alternative wastewater disposal systems, and no impacts would occur.

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

Less than Significant Impact with Mitigation

The project site boundary encompasses a single sediment type, identified as "Young axial channel deposits" (Qya2) of alluvium dating to the Holocene (11,000 years ago to the present) and late Pleistocene (less than 129,000 years ago) (Saucedo, et al. 2016).

Los Angeles County Natural History Museum (LACM) records indicate that there are no fossil localities within the project site, but there are fossil localities nearby from the same sedimentary deposits that occur in the proposed project area, either at the surface or at depth. LACM records identified four fossil localities in the region, two in southeast Los Angeles County and two in northwest Orange County (Bell 2024:1). These resources are presented in **Table 4.7-1** below.

Grading and excavation activities associated with development of the project would cause new subsurface disturbance and could damage fossils. This impact would be potentially significant without mitigation. Mitigation measure **MM GEO-1** is required to ensure the project would have a less than significant impact regarding paleontological resources.

Mitigation Measure

MM GEO-1: Before the beginning of project ground disturbing activities, the project proponent shall provide the City of Artesia Planning Manager evidence that the proponent has retained a qualified paleontologist to be on call during ground disturbing activities. If paleontological resources are uncovered during construction activities, the contractor shall halt construction activities within 50 feet of the find and notify the City of Artesia Planning Manager. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). The fossils must be donated to a permanent accredited repository. Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that may be in the area.

Level of Significance After Mitigation

With implementation of Mitigation Measure **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

Table 4.7-1
FOSSIL LOCALITIES IN THE PROJECT REGION

Locality	Location	Formation	Taxa	Depth
LACM IP 4560	East of Hwy. 39; north from Rosecrans Ave., Orange County	Unknown (Pliocene)	*Pecten caurinus* Gould	Creek bed
LACM VP 4185-4201	Coyote Creek, adjacent to Ralph B Clark Regional Park in West Coyote Hills, Orange County	La Habra (Pleistocene; sandy silt shot through with caliche)	Bison (Bison), camel (Camelops), horse (Equus), mammoth (Mammuthus), mastodon (Mammut[1]), elephant clade (Proboscidea), dire wolf (Aenocyon dirus[2]), Coyote (C. latrans), deer (Odocoileus), dwarf pronghorn (Capromeryx), unidentified artiodactyl; sea duck (Chendytes)	Creek bed
LACM VP 3660	Cover St & Pixie Ave; Lakewood	Unknown (Pleistocene)	Mammoth (*Mammuthus*)	19 ft bgs
LACM VP 7493	30 yards south of Pacific Coast Highway & 10 yards west of Grand Ave; Long Beach	Lakewood [Upper Pleistocene]	Camel family (Camelidae)	8.5 ft bgs
LACM VP 1285[3]	Artesia, CA	Not specified (Pleistocene)	Horse (Equus sp. (small))	Not specified
2116[4]	Cerritos, CA	San Pedro Series (Pleistocene)	Bent-nosed clam (Macoma nasuta), Pacific Littleneck clam (Leukoma laciniata[5]), Purple clam (Sanguinolaria nuttalli), California fat-tellin (Leporimetis obesa[6]), Clipped Semele (Semele decisa), Clam sp. Petricola denticulata, Smooth Western Nassa (Nassa cerritensis)	Not specified

Source: Bell, 2024;
Notes: 1. Spelling updated from Mamut to the correct spelling of Mammut. 2. taxa updated from Canis dirus to the present usage of Aenocyon dirus. 3. This record was not provided by the LACM but reported in Jefferson, 1991. 4. This record is from the UCMP repository. 5, Reported as Tapes lacineata on UCMP database. 6. Reported as Metis alta on UCMP database.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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	

4.8.1 Background Information on Greenhouse Gas Emissions

Life on earth depends on energy coming from the sun. About half the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90 percent of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHGs) and radiated back toward the surface, which is warmed to a life-supporting average of 59 degrees Fahrenheit (°F) (NASA, 2024).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2024).

GHGs are defined under the California Global Warming Solutions Act of 2006 as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6) (AB 32, chapter 488). HFCs, PFCs, and SF_6 would not be emitted in significant amounts by the new activities in the proposed project, so they will not be discussed further in this section.

Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CO_2, CH_4 and N_2O are 1, 25 and 298, respectively (GMI, 2022). "Carbon dioxide equivalent" (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. CO_2 is produced when an organic carbon material (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 ppm (IPCC, 2007). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that the global concentration of CO_2 was 419.3 parts per million (ppm) in 2023 (NOAA, 2024). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. CH_4 is released when organic matter decomposes in low oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2024a). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the industrial revolution.

4.8.2 Regulatory Setting

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The United States Environmental Protection Agency (USEPA) regulates at the national level; the California Air Resources Board (ARB) regulates at the state level; and the South Coast Air Quality Management District (SCAQMD) regulates at the air basin level in the Artesia Pioneer Place project area.

4.8.2.1 Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

EPA is also getting GHG reductions through partnerships and initiatives, evaluating policy options, costs, and benefits, advancing the science, partnering internationally and with states, localities, and tribes, and helping communities adapt.

Corporate Average Fuel Economy (CAFE) Standards

NHTSA's Corporate Average Fuel Economy (CAFE) standards regulate the distance vehicles must cover per gallon of fuel. The agency establishes CAFE standards for passenger cars and light trucks (referred to as light-duty vehicles), as well as separate guidelines for fuel consumption by medium- and heavy-duty trucks and engines. The latest CAFE standards were proposed by the NHTSA in July 2023 and finalized in June 2024 (NHTSA, 2024). Effective August 23, 2024, passenger cars and light trucks will see an increase of 2 percent annually for passenger cars in model years 2027–31. For light trucks, the increase will be 0 percent per year for model years 2027–28 and 2 percent per year for model years 2029–31. Additionally, NHTSA is setting final fuel efficiency standards for heavy-duty pickup trucks and vans (HDPUVs) with a 10 percent annual increase for model years 2030–32 and further increases for model years 2033–35.

Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule

On March 31, 2020, the USEPA and the NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program, revoked California's authority to set its own GHG emissions standards and set zero emission vehicle (ZEV) mandates in California. The loss of the ZEV sales requirements would likely result in additional gasoline-fueled vehicles being sold in the State and criteria emissions increasing. On April 30, 2020, USEPA and NHTSA issued the Final SAFE Rule (ARB, 2020), which relaxed the federal GHG emissions and CAFE standards and would probably have resulted in increased CO_2 emissions. However, this regulation was repealed on December 21, 2021, by the Biden administration (NHTSA, 2021).

4.8.2.2 State Regulations

Executive Order S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[11] prepared a report to the Governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 would be met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. AB 32 required that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also required that by January 1, 2008, the ARB determine what the statewide GHG emissions level was in 1990, and that it had to approve a statewide GHG emissions limit, so it could be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007, in its Staff Report. Therefore, in 2020, emissions in California were required to be at or below 427 $MMTCO_2e$.

Under the "business as usual or (BAU)[12]" scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year, as noted below. It was estimated that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28 percent reduction to reach the 1990 level of 427 $MMTCO_2e$.

As part of the 2014 update, the ARB revised the 2020 Statewide limit to 431 million MT of CO_2e, an approximately one percent increase from the original estimate. The 2020 business as usual forecast in the update is 509 million MT of CO_2e. The state would need to reduce those emissions by 15.3

11 The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

12 A business-as-usual (BAU) scenario assumes that none of the Scoping Plan measures are implemented (ARB, 2022).

percent to meet the 431 million MT of CO_2e 2020 limit.

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The GHG reduction strategies contained in the AB 32 Scoping Plan included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system. In August 2011, the Scoping Plan was reapproved by the Board and included the Final Supplement to the Scoping Plan Functional Equivalent Document (ARB, 2011). The 2011 Scoping Plan expanded the list of nine Early Action Measures into a list of 39 Recommended Actions contained in Appendices C and E of the Plan. In May 2014, ARB developed, in collaboration with the CAT, the First Update to California's Climate Change Scoping Plan (Update) (ARB, 2014), which showed that California was on track to meet the near-term 2020 GHG limit and was well positioned to maintain and continue reductions beyond 2020 as required by AB 32. In November 2017, ARB published the 2017 Scoping Plan (ARB, 2017) which was built upon the former Scoping Plan and Update by outlining priorities and recommendations for the state to achieve its target of a 40 percent reduction in GHGs by 2030, compared to 1990 levels.

In December 2022, the ARB approved its Final 2022 Scoping Plan Update (ARB, 2022), which adds carbon neutrality to the former Scoping Plan. The 2022 Plan identifies a technologically feasible, cost-effective path to reduce GHG emissions by 85 percent below 1990 levels and achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the 2022 Plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal through carbon capture. The 2022 Plan focuses on efforts to shift away from fossil fuels resulting in a 94 percent decrease in liquid petroleum demand, a 71 percent decrease in smog-related pollutants, a job increase of 4 million, and $200 billion of health cost savings for Californians (ARB, 2022).

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current Renewables Portfolio Standard (RPS) was intended to increase that share to 33 percent by 2020. It was reported that in 2021, over 37 percent of California's retail electricity sales were provided by RPS-certified renewables (CEC, 2021). Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. In October 2015, Governor Brown signed Senate Bill (SB) 350, which requires retail sellers and publicly owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030. Signed in 2018, SB 100 requires an increase in the RPS to 60 percent by 2030, along with a long-term goal of 100 percent of RPS and zero-carbon energy by 2045 (CEC, 2021).

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the Governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor of GHG emissions and contributes approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation are also necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375

does the following: (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, Governor Brown issued EO B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80 percent reduction by 2050, as set in EO S-3-05. The interim target is to reduce GHG emissions by 40 percent by 2030. It also directs State agencies to update the Scoping Plan, update the Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the State's Five-Year Infrastructure Plan will take current and future climate change impacts into account in all infrastructure projects.

Title 24

Although not originally intended to reduce GHGs, California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy-efficient technologies and methods. The California Energy Commission updates the standards every three years. The 2022 standard, effective January 1, 2023, encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more (CEC, 2024).

Title 24 Building Energy Efficiency Standards

During the 2021 Triennial Code Adoption Cycle, California state agencies reviewed the most recent edition of national model codes and standards and made amendments and additions to most parts of the California Building Standards Code. The latest version of Title 24 of the California Code of Regulations (Title 24) was published on July 1, 2022, and became effective on January 1, 2023 (State of California, 2023a). Below are modified chapters in Part 6 Building Energy Efficiency Standards that are relevant to the proposed project and would reduce GHG emissions (State of California, 2023a).

Administrative Regulations:

- Lighting controls and mechanical systems Acceptance Test Technician Certification Providers (ATTCPs) must record related Certificates of Compliance, Installation, and Acceptance Testing in an electronic database. § 10-103.1(c)3H and § 10-103.2(c)3H.
- Energy Commission-approved community shared solar or renewable system and energy storage system qualification requirements updated. §10-115.

Mandatory Requirements:

- Minimum HVAC efficiency requirements updated for various equipment types, and minimum efficiency requirements added for dedicated Outside Air System (DOAS), ACs serving computer rooms, and heat pump and heat recovery chiller packages. § 110.2.
- Demand responsive lighting controls trigger changed to 4,000 watts or more, and requirements added for controlled receptacles. § 110.12 & § 160.5(b)4E.

- All envelope insulation, vapor retarder, and fenestration requirements unified. § 160.1.
- For dwelling units, installed heat recovery ventilation (HRV) and energy recovery ventilation (ERV) systems must have a Home Energy Rating System (HERS) verified maximum fan efficacy of 1.0 W/cfm. § 160.2(b)2Biii.
- Mechanical ventilation systems of enclosed parking garages must meet the requirements of § 120.6(c). § 160.2(d).
- Water heating piping must be insulated per Table 160.4-A. § 160.4(f).
- New electric ready requirements for space heating, cooking, and clothes dryers serving individual dwelling units and common areas, when gas equipment is installed. Electrical infrastructure must be provided and reserved to the equipment location for the future installation of electrical appliances. § 160.9(a)-(c)

Title 24 Part 11, California Green Building Standards Code

The California Green Building Standards Code (Title 24, Part 11 code) commonly referred to as the CALGreen Code, is a statewide mandatory construction code developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development.

In the 2021 Triennial Code Adoption Cycle, California state agencies made amendments and additions to most parts of the California Building Standards Code, Title 24 of the California Code of Regulations (Title 24) which became effective on January 1, 2023 (State of California, 2023a). Below are modified chapters in Part 11 California Green Building Standards Code that would reduce GHG emissions and are relevant to the proposed project.

Chapter 4 – Residential Mandatory Measures

4.106.4 and subsections. EV charging for new construction.

Expanded EV charging requirements to installation of EV charging receptacles and EV chargers (EVSE).

- Modified Exception 1 to address situations in which there is no local utility power supply or when the local utility is unable to supply adequate power.
- Repealed references to specific dollar amounts for exceptions due to variations in utility costs based upon locations.
- Included an exception related to adverse impact to construction cost of a project, similar to the provision for non-residential EV charging.

Chapter A4 – Residential Voluntary Measures

California Energy Commission

A4.2 Energy efficiency

The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. CalCERTS, Inc. (CalCERTS) and ConSol Home Energy Efficiency

Rating Services, Inc. (CHEERS) have each applied to the California Energy Commission (CEC) to be certified as residential data registries for the 2022 Energy Code.

South Coast Air Quality Management District (SCAQMD)

In the process of fulfilling its mandate to reduce local air pollution, the SCAQMD has promoted a few programs to combat climate change, e.g., energy conservation, low-carbon fuel technologies, renewable energy, vehicle miles traveled (VMT) reduction programs and market incentive programs.

Air Quality-Related Energy Policy

In 2011, the SCAQMD Board adopted an Air Quality-Related Energy Policy (SCAQMD, 2011) that integrates air quality, energy, and climate change issues in a coordinated and consolidated manner. The Energy Policy presents policies to guide and coordinate SCAQMD efforts and actions to support the policies.

4.8.2.3 Local Regulations

The City of Artesia's General Plan 2030 (City of Artesia, 2010a) addresses climate change in the Air Quality and Climate Change Sub-Element, which implements principles and policies to attain state and federal air quality standards. General Plan goals and policies related to climate change and GHG emissions reduction are (City of Artesia, 2010a):

- **Community Policy AQ 1.1:** Work with community and regional partners to reduce the number of unhealthy air quality days per year based on an established baseline.
    - **Policy Action AQ 1.1.1:** Promote and participate in cooperative efforts with agencies and communities in the South Coast Air Basin to achieve clean air.
    - **Policy Action AQ 1.1.2:** Continue to implement the provisions of the Transportation Demand Management Ordinance.
- **Community Policy AQ 1.2:** Increase awareness and participation throughout the community in efforts to reduce air pollution and enhance air quality.
    - **Policy Action AQ 1.2.1:** Promote and encourage ridesharing activities within the community.
    - **Policy Action AQ 1.2.2:** Encourage, publicly recognize, and reward innovative approaches that improve air quality.
    - **Policy Action AQ 1.2.3:** Allow or encourage programs for priority parking in City and private parking lots for alternative fuel vehicles, especially zero and super ultra low emission vehicles (ZEVs and SULEVs).
- **Community Policy AQ 2.1:** Encourage and, where feasible, mandate the implementation of best practices towards reducing greenhouse gas emissions.
    - **Policy Action AQ 2.1.1:** Encourage alternate modes of transportation, including but not limited to light rail, vanpooling, carpooling, pedestrian walkways, and bicycling.
    - **Policy Action AQ 2.1.2:** Encourage alternative commute patterns.
    - **Policy Action AQ 2.1.3:** Consider alternative work schedules for City employees to reduce employee driving.

- **Policy Action AQ 2.1.4:** Coordinate with neighboring jurisdictions to create an integrated system of bike routes through such improvements as signage, additional bicycle lanes and paths, and additional bicycle racks.
- **Policy Action AQ 2.1.5:** Coordinate efforts to increase pedestrian activity through improvements that make walking more safe, convenient, and enjoyable, including sidewalks, accessibility ramps, benches, traffic-calming measures, landscaping, and convenient and safe transit stops.
- **Policy Action AQ 2.1.6:** Coordinate with regional agencies to provide convenient access to commuter-rail and other transit opportunities.
- **Policy Action AQ 2.1.7:** Continue preventative maintenance and repair of City vehicles and equipment and investigate the possibility of converting the vehicle fleet to clean fuel vehicles.

- **Community Policy AQ 2.2:** Promote a balance of residential, commercial, institutional and recreational uses with adjacencies that reduce vehicle miles traveled.
  - **Policy Action AQ 2.2.1:** Encourage mixed use developments that combine land uses such as residential, commercial, institutional and recreational uses, thereby improving convenience and reducing trip generation.
  - **Policy Action AQ 2.2.2:** Encourage infill development projects that create or support job centers and transportation nodes.
  - **Policy Action AQ 2.2.3:** Increase residential and commercial densities around transit facilities and major corridors.
- **Community Policy AQ 2.3:** Cooperate with the State, the Southern California Association of Governments, and the Gateway Cities Council of Governments to achieve mandates imposed by AB 32, which calls for reduction of greenhouse gas emissions to 1990 levels by 2020; by Executive Order S-3-05, which calls for a reduction of GHG emissions to 80% below 1990 levels by 2050; and by SB 375, which promotes and prioritizes transit-oriented development.
  - **Policy Action AQ 2.3.1:** Coordinate with Gateway Cities COG and participate in development of their Sustainable Communities Strategy, including a regional inventory of current GHG emissions, in compliance with SB 375.
  - **Policy Action AQ 2.3.2:** Consider pursuit of State or Federal funding available for sustainable planning efforts and projects that aim to reduce GHG emissions.

4.8.3 Impact Analysis

a) Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

<u>Less than Significant Impact</u>

California has enacted several pieces of legislation that relate to GHG emissions and climate change, several of which set aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigations are included or provided in these CEQA Guideline amendments.

GHG Significance Threshold

Neither the City of Artesia, the SCAQMD, nor the State CEQA Guidelines Amendments have adopted quantitative thresholds of significance for addressing a project's GHG emissions. Nonetheless, § 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in § 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of GHG emissions resulting from the Pioneer Place Mixed Use Project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the Pioneer Place Mixed Use Project increases GHG emissions as compared to the existing environmental setting; and (4) the extent to which the Pioneer Place Mixed Use Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

SCAQMD's guidance uses a tiered approach rather than a single numerical emissions threshold. If a project's GHG emissions "fail" the non-significance of a given tier, then one goes to the next tier.

The threshold selected for this analysis is Tier 3, which establishes a screening significance threshold level to determine significance using a 90 percent emission capture rate. For Tier 3, the SCAQMD estimated that at a threshold of approximately 3,000 metric tons CO_2e ($MTCO_2e$) per year emissions would capture 90 percent of the GHG emissions from new residential or commercial projects. Thus, this analysis uses 3,000 $MTCO_2e$ per year as the significance threshold under the first impact criterion in **Section 4.8.3**.

Construction GHG Emissions

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment, import or export of soil, and the disposal of construction waste. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from onsite construction activities and offsite hauling and construction worker commuting are considered as project-generated. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white paper (CAPCOA, 2008), the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level; CEQA does not require an evaluation of speculative impacts (*CEQA Guidelines* § 15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative onsite construction activities, and offsite hauling and construction worker trips. All GHG emissions are identified on an annual basis.

Estimated criteria pollutant emissions from the Pioneer Place Mixed Use Project's onsite and offsite project construction activities were calculated using CalEEMod, Version 2022.1.1.29, which was described in **Section 4.3.7**. The results of this analysis are presented in **Table 4.8-1**. The total construction GHG emissions would be **600 metric tons of CO_2e**. Consistent with SCAQMD recommendations and to ensure that construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a 30-year period. The amortized value, **20 $MTCO_2e$**, has been added to the Pioneer Place Mixed Use Project's annual operational GHG emissions. (See below.) Modeling results are in **Appendix B**. For each construction year, annual GHG emissions would be far below the threshold of 3,000 MT of CO_2e per year and therefore would be less than significant.

Table 4.8-1
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	Annual Emissions (MT)				
	CO_2	CH_4	N_2O	R	CO_2e
2026	154	0.01	0.01	0.09	157
2027	269	0.01	0.01	0.14	273
2028	168	0.01	0.01	0.08	170
Total	**591**	**0.03**	**0.03**	**0.31**	**600**

Operational GHG Emissions

The operational GHG emissions calculated by CalEEMod Version 2022.1.1.29 are shown in **Table 4.8-2**. Total annual unmitigated emissions from the Pioneer Place Mixed Use Project, including the amortized construction emissions, would be **741.2 $MTCO_2e$ per year**. Energy production and mobile sources account for about 88 percent of the emissions.[13]

Table 4.8-2
PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Mobile (Motor Vehicles)	519
Area Sources	29
Energy Demand (Electricity)	137
Water Demand	11.3
Solid Waste Generation	24.4
Refrigerants	0.51
Construction Emissions [a]	20
Total	**741.2**

[a] Total construction GHG emissions were amortized over 30 years and added to those resulting from the operation of the project.

Therefore, under the first significance criterion, GHG emissions would be less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?

Less than Significant Impact

The City of Artesia does not have a Climate Action Plan to specifically address GHG reductions. However, the project's compliance with Title 24 Building Energy Efficiency Standards would help reduce GHG emissions.

An approach to identifying potential conflict with GHG reduction plans, policies, or regulations is to examine General Plan provisions that prescribe or enable GHG emissions control. The Artesia General Plan 2030 lists policies that reduce GHG emissions. However, the policies prescribe actions to be taken by the City and not measures to be implemented by a project proponent. Nevertheless, the proposed project would not conflict with any of the GHG emission reduction policies. As was demonstrated in **Section 4.11**, the proposed project would have less than significant impacts in relation to consistency with local land use policies or regulations. Therefore, the project would not hinder the GHG emission reductions of the Artesia General Plan 2030. The proposed project would be designed and built in compliance with the California Green Building Standards (CAL Green) Code (California Code of Regulations, Title 24, Part 11). In conclusion, GHG impacts would be less than significant.

13 Calculations are provided in **Appendix B**.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Section 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		
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

The analysis in this section is based in part on the Phase I Environmental Site Assessment (Phase I ESA) prepared by GeoTek Development, Inc., Inc. dated July 31, 2024 (GeoTek, 2024) (**Appendix F**). Phase I ESA presents information obtained from site reconnaissance of the project area, historical development of the project site, and a comprehensive database search to determine whether the project site contains recognized environmental conditions (RECs).

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

<u>Less than Significant Impact</u>

The project site is located in an area characterized primarily by a mix of residential and commercial development. To the north, it is bordered by 176th Street, followed by a motel and a commercial building. To the east, it is bordered by the ABC Unified School District building and the transportation center. To the south, it is surrounded by empty land, and to the west, it is bordered by Pioneer Boulevard, followed by further commercial development. None of the adjacent properties seem to

present any RECs or concerns for the site.

The project site is currently unoccupied land. Power lines run through the central area of the project in a north-south direction. Some debris has been observed on the site. However, this debris is considered of minimal significance. No visible evidence of hazardous substances or waste materials was found during the initial site assessment. There were also no signs of spills or leaks, and no strong or unpleasant odors were detected within the vicinity of the project site (GeoTek, 2024).

The site is listed in the environmental database report obtained for the Phase I Environmental Site Assessment (ESA). The listing is associated with proposed construction projects on the site. However, based on the Phase I ESA, it was determined that the listing does not indicate any RECs affecting the project (GeoTek, 2024).

Construction

Transportation of hazardous materials/waste is regulated by *California Code of Regulations* (CCR) Title 26. The California Highway Patrol (CHP) and the California Department of Transportation (Caltrans) enforce federal and state regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary among federal, state, and local governmental authorities and private persons through a state-mandated Emergency Response Plan.

Construction of the proposed project would involve the transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities. Chemical transport, storage and use would comply with the Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Occupational Safety and Health Administration (OSHA); California hazardous waste control law (California Health and Safety Code, Division 20, Chapter 6.5, Hazardous Waste Control); California Division of Safety and Health (DOSH); South Coast Air Quality Management District (SCAQMD); and the Los Angeles County Fire Department (LACFD) requirements.

The construction contractor would maintain equipment and supplies onsite for containing and cleaning up small spills of hazardous materials, and in the event of a release of hazardous materials of quantity and/or toxicity that onsite workers could not safely contain and clean up, they would notify LACFD immediately. LACFD is a Certified Unified Program Agency (CUPA) with jurisdiction over the project location. LACFD administers the following programs within the County of Los Angeles: the Hazardous Waste Generator Program, the Hazardous Materials Release Response Plans and Inventory Program, the California Accidental Release Prevention Program (Cal-ARP), the Aboveground Storage Tank Program, and the Underground Storage Tank Program (County of Los Angeles, 2024e).

Therefore, compliance with applicable laws and regulations during the construction of the project would reduce the potential for accidental release of hazardous materials, and the impacts of construction hazards would be less than significant.

Operation

The project operation would involve the transport, storage, use, and disposal of small amounts of hazardous materials for cleaning and landscaping purposes, such as commercial cleaning agents, paints, and lubricants for the maintenance of the proposed buildings and landscaping. These materials would be stored, handled, and disposed of in accordance with applicable regulations.

The proposed project would not involve the routine transport, use, or disposal of quantities of hazardous materials that may create a significant hazard to the public or the environment. Therefore, the impact of hazardous materials from project operation would be less than significant.

b) Would the project 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

Construction

As mentioned above, the Phase I ESA report found no potential areas of concern/contamination on the project site (GeoTek, 2024). Additionally, the construction of the proposed project would adhere to applicable federal, state, and local regulations regarding the safe handling and transportation of hazardous materials during construction. The construction contractor would maintain equipment and supplies onsite for containing and cleaning up small spills of hazardous materials and would train construction workers on such containment and cleanup. In the event of a release of hazardous materials in quantity and/or toxicity that construction workers on the site could not contain and clean up safely, the project promoter would immediately notify LACFD. Therefore, the impacts would be less than significant during construction.

Prior to the commencement of site preparation, a Stormwater Pollution Prevention Plan (SWPPP) that includes Best Management Practices (BMPs) will be prepared and implemented during all construction activities. This includes good housekeeping of construction equipment, stockpiles, and active construction areas, ensures that spill and leak prevention procedures are established, and that clean-up kits and materials are readily available for use onsite during all construction activities. Compliance with all existing federal, state, and local safety regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials would ensure that the impacts due to temporary construction will be less than significant.

Operation

The project operation would involve the handling and storage of materials such as commercial cleaners, solvents, and other materials for janitorial use, paints; and landscape fertilizers/pesticides during project operations. However, these materials would be stored, handled, and disposed of according to applicable regulations and would not be stored in amounts that would create a significant hazard to the public or the environment through reasonably foreseeable problems and accidents. The project would have a less than significant impact in this regard.

c) Would the project 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

As noted in **Section 4.15** of this Initial Study, the Ross Academy of Creative and Media Arts Middle School is the closest school to the project site, located approximately 0.4 miles southeast. There are no existing or proposed schools within 0.25-mile of the proposed project site. Therefore, there would be no impact in this regard.

d) Would the project 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?

No Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database.
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste level outside waste management units.
- SWRCB Cease and Desist Orders (CDOs), and Cleanup and Abatement Orders (CAOs).
- Hazardous waste facilities subject to corrective action pursuant to § 25187.5 of the Health and Safety Code, identified by DTSC.

These lists are collectively referred to as the "*Cortese List*." The Phase I Environmental Site Assessment completed for the project did not reveal evidence of a recognized environmental condition in connection with the project site and did not recommend further investigation (GeoTek, 2024, p. 37).

As noted in the Phase I ESA and shown in **Figure 4.19-1** below, there are 11 Cortese sites within approximately 0.5 miles of the project property. However, due to the lack of current violations, spills, and/or leaks, and the type of listing, it is the opinion of Phase I ESA that these facilities have not created a recognized environmental condition at the project site (GeoTek, 2024, p. 19). Therefore, there would be no impact in this regard.

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?

No Impact

The nearest airport is Long Beach Airport (LGB), located approximately five miles southwest of the project site. As shown in **Figure 4.9-2**, the project is not located within the airport notification area or impact zones. Therefore, given the distance of the project from the nearest active airports, the project would not expose people to safety hazards due to proximity to a public airport and no impacts would occur.

Figure 4.9-1
CORTESE ACT SITE

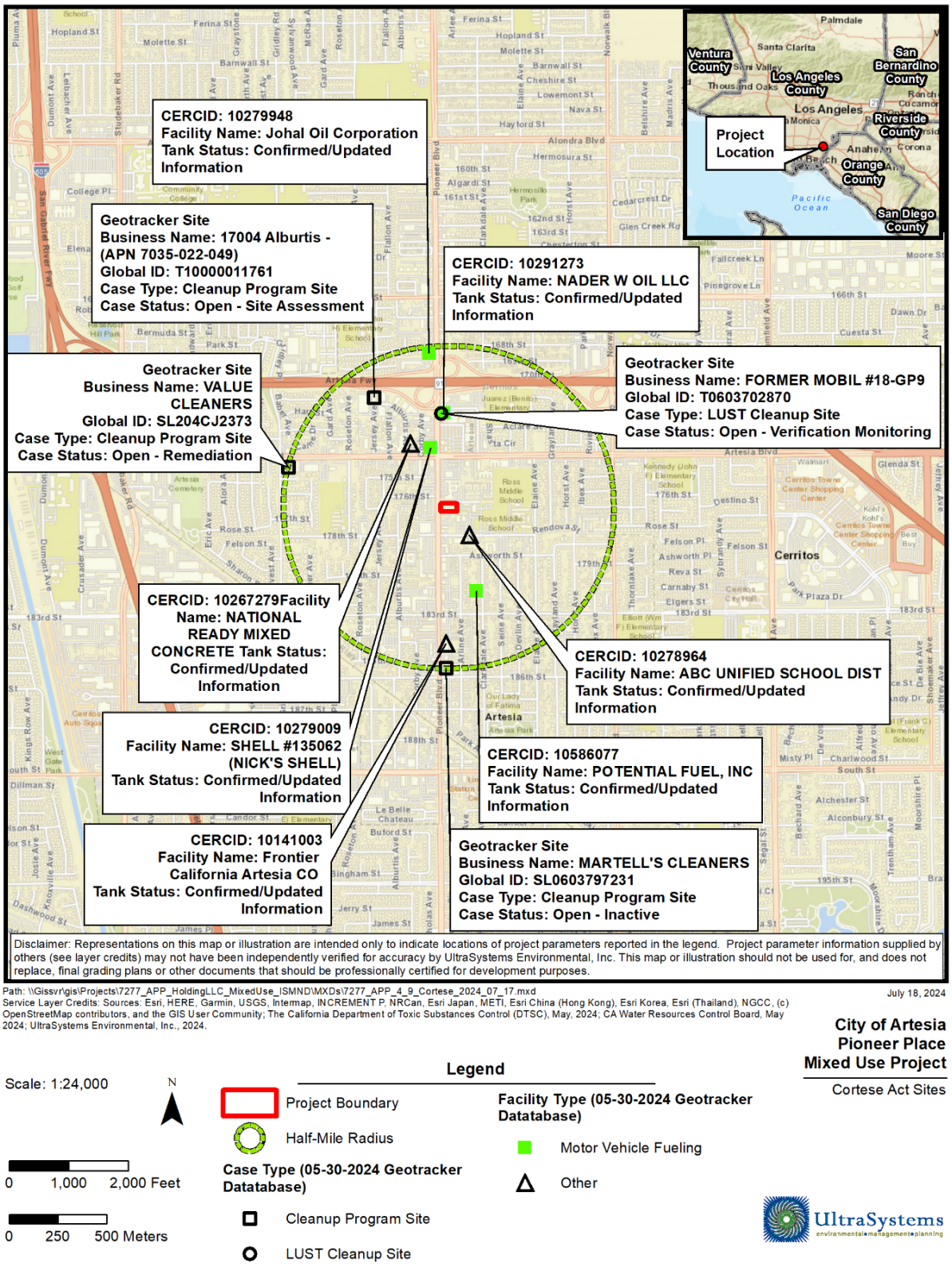
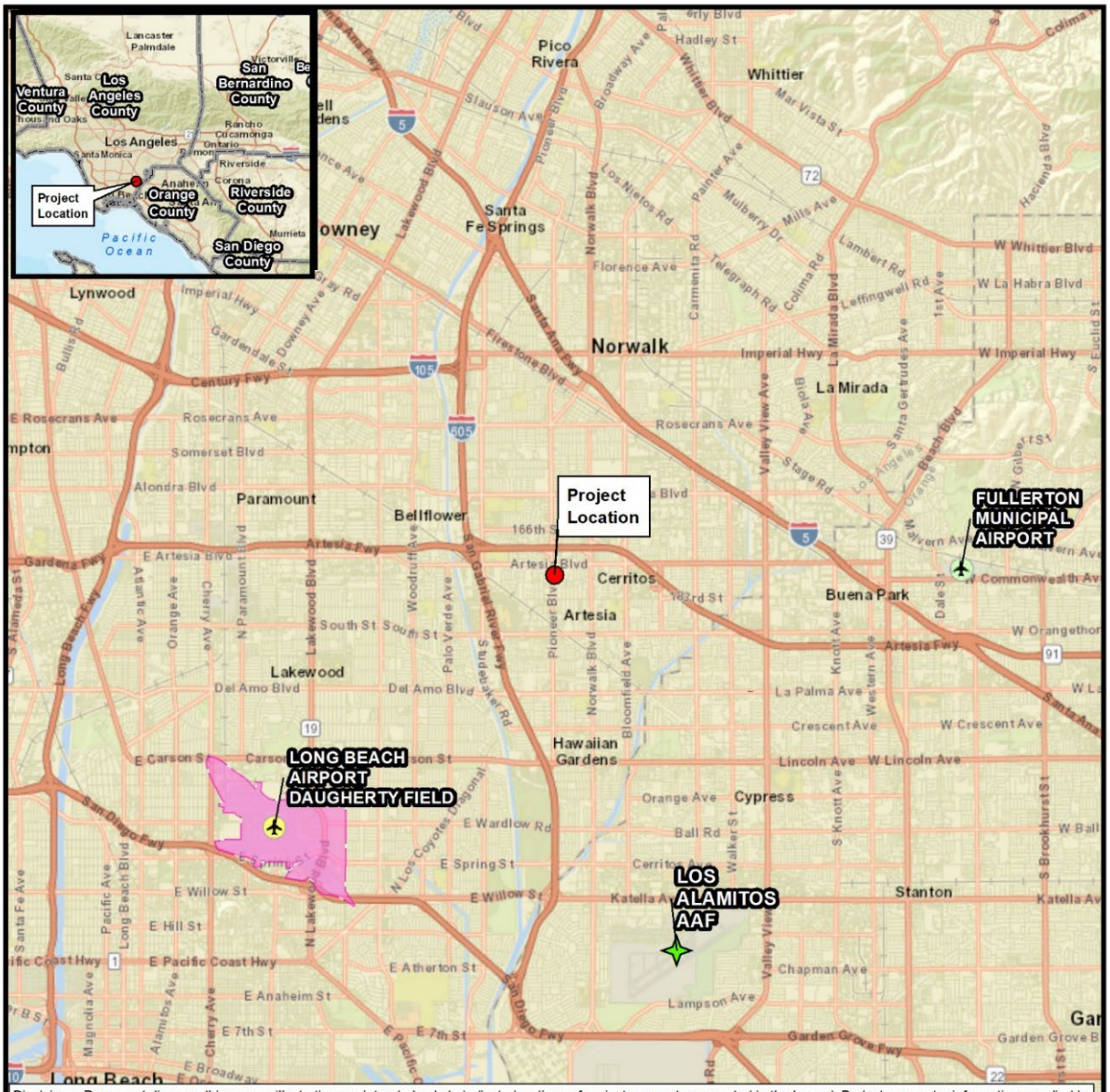


Figure 4.9-2
AIRPORTS



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_9_Airports_2024_07_10.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Los Angeles County Airport Land Use Commission, 2021; UltraSystems Environmental, Inc., 2024.

July 10, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Airport and
Airport Influence Area

Scale: 1:126,720

N

0 1 2 Miles

0 1 2 Kilometers

Legend

- Project Location
- Airport Influence Area
- Military Airport

Public-Use Airports

- Commercial/Primary
- Regional

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f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact with Mitigation Measures Incorporated

Construction

The project would comply with applicable City regulations, such as the City's Fire Code, in regard to providing adequate emergency access. Prior to the issuance of building permits, the City would review project site plans, including the location of all buildings, fences, access driveways, and other features that may affect emergency access. Fire lanes would be provided for adequate emergency access. The design of the site for the proposed project includes access and fire lanes that would accommodate emergency ingress and exit by fire trucks, police units, and ambulance/paramedic vehicles. All onsite access and sight-distance requirements would be in accordance with City design requirements. The City's review process and compliance with applicable regulations and standards would ensure that adequate emergency access would be provided at the project site at all times.

During the construction phase, the project could temporarily impact the street traffic adjacent to the project due to construction activities on the right-of-way (ROW). The project construction could reduce the number of lanes or temporarily close a portion of Pioneer Boulevard and/or 176th Street. The public ROW near the project site is within the jurisdiction of the City of Artesia. Before the start of construction activities on the public ROW, the General Contractor shall submit a detailed Construction Management Plan (CMP) to be reviewed and approved by the City of Artesia Traffic Engineer. The typical CMP requires things such as the installation of K-Rail between the construction area and open traffic lanes, the use of flagmen and directional signs to direct traffic where only one travel lane is available or when equipment movement creates temporary hazards, and the installation of steel plates to cover trenches under construction. Emergency access must be maintained. Compliance with the City of Artesia requirements for traffic management during construction in the public ROW would ensure that the project would have a less than significant impact in this regard. The **TRANS-1** mitigation measure is recommended to address the impacts of potential hazards during the construction phase.

Mitigation Measures

Refer to the mitigation measure **TRANS-1** in **Section 4.17.**

Level of Significance After Mitigation

After implementation of the mitigation measure **TRANS-1** above, the project would have less than significant impact from the construction phase on emergency access.

Operation

City of Artesia's Local Hazard Mitigation Program

The City of Artesia is dedicated to enhancing community safety and preparedness through its Local Hazard Mitigation Plan (LHMP). Artesia recognizes the importance of proactive planning to create a more resilient environment for residents, businesses, and visitors. The LHMP serves as a roadmap for public safety officials, City personnel, elected representatives, and the public to understand the potential risks that could arise from natural and human-caused hazards. This plan outlines actionable recommendations to reduce these risks before a disaster strikes (City of Artesia, 2024e).

As mentioned above, the project design would undergo a review to ensure that there would be adequate emergency ingress and egress within the project site in accordance with City of Artesia Fire Code requirements. Project operation would not conflict with the City's LHMP, and the project would have a less than significant impact in this regard.

City of Artesia's Emergency Operations Plan

The City of Artesia's Emergency Operations Plan (EOP) addresses the City's planned response to emergency situations associated with natural or man-made disasters under an all-hazards approach. This plan does not apply to normal day-to-day emergencies, or the established departmental procedures used to cope with such emergencies. Instead, this plan focuses on operational concepts that would be implemented in large-scale disasters, which can pose major threats to life, property, and the environment and require robust emergency responses (City of Artesia, 2024e).

Prior to the issuance of any construction permits, the City of Artesia will conduct a project plan review of all building locations, including the placement of walls, fences, entrances, driveways, and other elements which may impede emergency response access. The proposed site plan includes access and fire lanes adequate for fire department vehicles, law enforcement units, and emergency medical transportation. All onsite visibility requirements and access points will align with the construction standards defined by the City of Artesia and the California Department of Transportation (Caltrans).

The City's review process will evaluate the project for compliance with the City's Fire Code, LHMP, EOP, and all applicable City regulations and standards ensuring adequate emergency access would be provided at the project site. Therefore, project operations would not conflict with impair. or interfere with the implementation of an adopted emergency response plan or evacuation plan and the project would have a less than significant impact.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact

The California Department of Forestry and Fire Protection (CAL FIRE) developed Fire Hazard Severity Zones (FHSZ) for State Responsibility Areas (SRA) and Local Responsibility Areas (LRA).

As defined by CAL FIRE, the designation of the Very High Fire Hazard Severity Zone (VHFHSZ) refers to either:

a. Wildland areas supporting high- to extreme fire behavior resulting from climax fuels typified by well-developed surface fuel profiles (e.g., mature chaparral) or forested systems where crown fire is likely. Additional site elements include steep and mixed topography and climate/fire weather patterns that include seasonal extreme weather conditions of strong winds and dry fuel moisture. The burn frequency is typically high and should be evidenced by numerous large historical fires in the area. Firebrands from both short (<200 yards) and long-range sources are often abundant.

b. Developed/urban areas typically with high vegetation density (greater than 70 percent cover) and associated high fuel continuity, allowing for frontal flame spread over much of the area with progress impeded by only isolated non-burnable fractions. Often, where tree cover is abundant, these areas look very similar to adjacent wildland areas. Developed areas may have less vegetation cover and still be in this class when in the immediate vicinity (0.25 mile) of wildland areas zoned as Very High (see above).

As discussed in **Section 4.20**, *Wildfire,* the project site is not located within an SRA FHSZ or a VHFHSZ in LRA for the County of Los Angles. The project site is in an urbanized developed area where no wildfire hazards are present. The development of the project would not expose people or structures to wildfire risks and no impact would occur.

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 offsite;			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; or			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	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

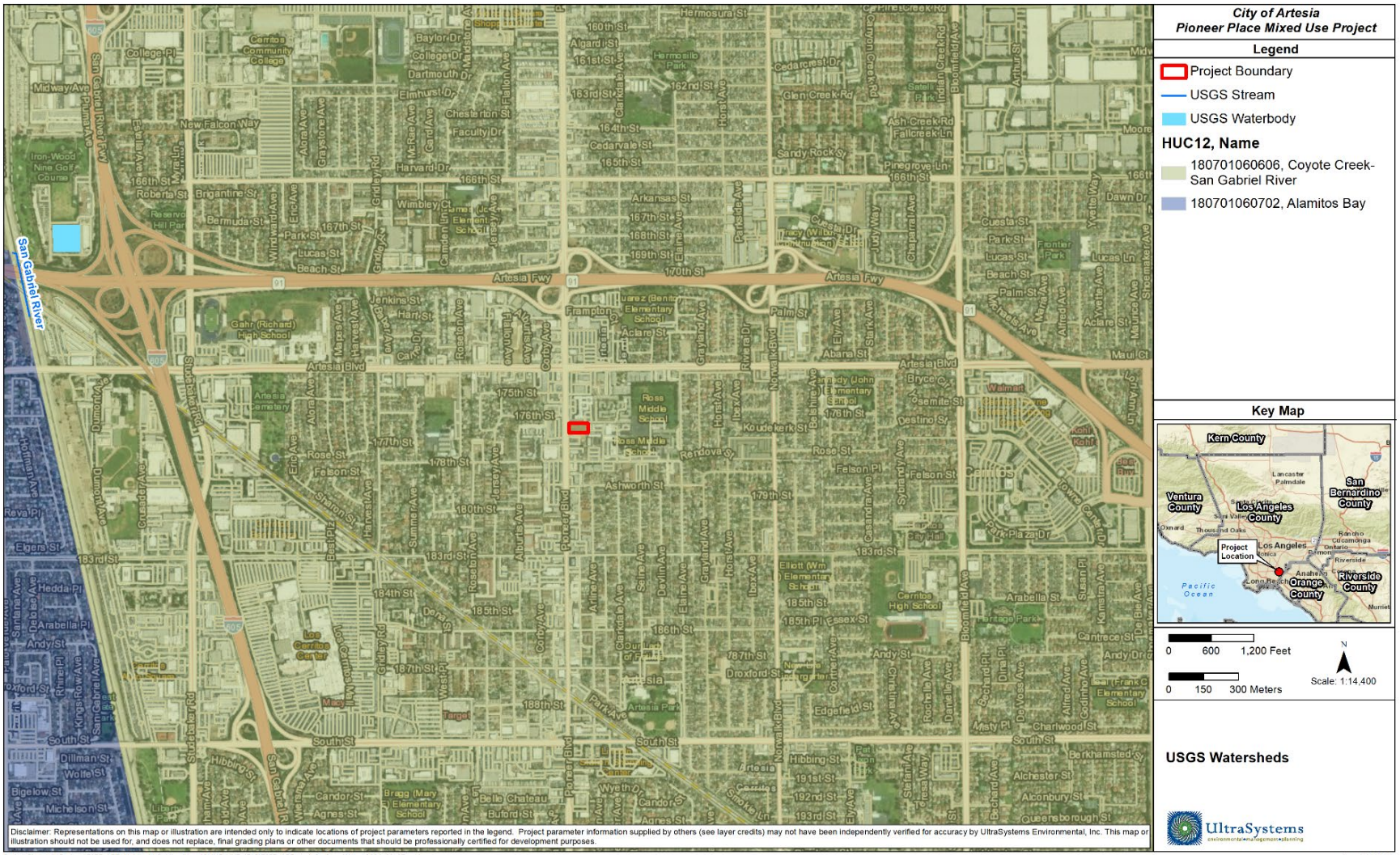
a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

<u>Less than Significant Impact</u>

The project site is in the Coyote Creek-San Gabriel River Hydrologic Unit (HU; HU Code 180701060606), which drains an area of approximately 59.3 square miles (USEPA 2024; see **Figure 4.10-1**, *USGS Watersheds*). The project site is currently undeveloped, and measures approximately 0.83 acre. The project site contains ruderal vegetation and scattered piles of debris, including concrete debris. The project site is relatively flat; under existing conditions, stormwater and surface water onsite generally discharges to the existing gutter on Pioneer Boulevard as sheet flow or as then conveyed westerly to County storm drain BI 0533 and conveyed south to the Artesia-Norwalk Drain prior to discharging to Coyote Creek, San Gabriel River and ultimately, San Pedro Bay and the Pacific Ocean (Hunsaker and Associates 2024, p. 4).

Development of the project has the potential to result in two types of water quality impacts: (1) short-term impacts due to construction-related discharges; and (2) long-term impacts from operation. Soil disturbance would temporarily occur during project construction, due to earth-moving activities such as excavation and trenching for the semi-subterranean parking garage

Figure 4.10-1
USGS WATERSHEDS



and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. Erosion and sedimentation affect water quality through interference with photosynthesis, oxygen exchange and respiration, growth, and reproduction of aquatic species.

Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, solvents, suspended solids, sediments, nutrients, heavy metals, pathogens, and trash and debris. Pollutants such as nutrients, trace metals, hydrocarbons, and bacteria can attach to sediment and be carried by stormwater into local storm drains which ultimately discharge into the Pacific Ocean.

Construction Pollutants Control

Temporary impacts to water quality, such as those described above, could occur during construction of the project. Project construction would require ground-disturbing activities, clearing of existing vegetation, paving and grading for construction of building foundations. Disturbed soils accelerate erosion and increase sediment in stormwater runoff to receiving waters, causing increased turbidity and sedimentation. Additionally, fuel, oil, and other fluids used in construction vehicles, equipment, and heavy machinery could leave the site, enter the storm drain system and create or add to contaminant loads in the San Gabriel River.

Dischargers whose projects disturb one or more acres of soil are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit; Order WQ 2022-0057-DWQ, NPDES NO. CAS000002). Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility (SWRCB 2022)[14].

The General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The SWPPP would include site-specific construction stormwater BMPs which would be implemented as part of project design, and maintained or replaced, as necessary. These BMPs would minimize or avoid erosion through wind or stormwater and would also minimize or avoid sediment- or pollutant-laden stormwater from leaving the construction site and entering receiving waters (e.g., the San Gabriel River). For these reasons, potential violations of water quality standards or waste discharge requirements during construction would be less than significant.

Operational Pollutant Controls

In 2022 the Los Angeles Regional Water Quality Control Board (RWQCB) issued Order No. R4-2021-0105/NPDES No CAS004004, Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties (MS4 permit); the City of Artesia is a signatory to this MS4. The MS4 regulates the discharge of pollutants in urban storm water runoff from anthropogenic (generated from human activities) sources and/or activities within the

[14] Although the site is less than one acre, it is assumed that the project will obtain coverage under the General Permit.

jurisdiction and control of the permittees own and operate storm drains, including flood control facilities.

The MS4 requires new development and significant redevelopment projects to develop a Water Quality Management Plan (WQMP) that incorporates post-construction low-impact development (LID) BMPs to reduce the quantity of rainfall runoff and improve the quality of water that leaves a site. LID is a leading stormwater management strategy that seeks to minimize the impacts of runoff and stormwater pollution as close to its source as possible. LID comprises a set of site design approaches and structural BMPs that are designed to address runoff and pollution at the source. Structural LID BMPs can effectively remove nutrients, bacteria, and metals from stormwater while reducing the volume and intensity of stormwater flows.

The project would consist of one drainage management area (DMA-1), which will ultimately discharge at two points along 176th Street. The Final Low Impact Development Plan (LID Plan; Hunsaker and Associates, 2024; see **Appendix G**) is a WQMP and presents the LID BMPs proposed for the project site. These BMPs include storm drain messaging and signing; education of property owners, tenants, and occupants; designated and protected outdoor trash storage/waste handling areas; street sweeping of private streets; runoff-minimizing landscaping (planters) around the perimeter of the site; and a modular wetland along the southern perimeter. Overflow from the modular wetland unit will discharge to Pioneer Boulevard. The LID Plan is included herein as **Appendix G**.

Treatment flow requirements as required by the MS4 will be met through implementation of this modular wetland and infiltration tanks. These stormwater treatment methods provide superior pollutant (total suspended solids, nutrients, bacteria, hydrocarbons, and heavy metals) and removal capacity and would be able to effectively remove stormwater pollutants through physical, chemical, and biological filtration processes which are designed to mimic the processes performed by natural wetlands.

The Construction General Permit, MS4, and the associated LID PLAN would require the implementation of non-structural and structural BMPs to ensure that construction and post-construction stormwater runoff is retained and/or treated prior to discharge into the municipal storm drain and receiving waters. Therefore, with adherence to existing water quality control requirements, impacts would be less than significant, and no mitigation would be necessary.

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

<u>Less than Significant Impact</u>

Construction

Construction of the proposed project would use only a minimal amount of water, for purposes such as dust control, from readily available public sources. This water use would be temporary and would not require the substantial use of groundwater. Once construction is completed, the project would be connected to municipal water lines. Project construction would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Therefore, impacts would be less than significant.

Operation

The City's main source of water supply is groundwater from the Central Basin East Service Area of the Golden State Water Company (GSWC). GSWC obtains water from a variety of sources, including the Coastal Plain of Los Angeles Groundwater Basin, Central Subbasin (Subbasin), which underlays the project site (DWR 2004). Water delivered to customers in the Artesia System is a blend of groundwater pumped from the Central Groundwater Basin (GSWC 2024).

The Subbasin is an adjudicated basin (*Central and West Basin Water Replenishment District vs. Charles E. Adams, et al*. [Superior Court, County of Los Angeles, Case No. 786656]), and the amount of groundwater that can be pumped annually is limited. GSWC Artesia has six active wells with a total maximum capacity of 7,050 gallons per minute (gpm). GSWC Artesia has direct access to GSWC's Allowed Pumping Allocation (APA) of 16,439 acre-feet per year and captures a portion of GSWC's APA, leased water, and stored water in its annual groundwater extractions. Additionally, GSWC Artesia also anticipates having continued access to the Central Basin supplies in the future as they may manifest from the APA.

GSWC uses additional groundwater supplies from the Central Basin to meet its annual uses in all of its service areas in the Central Basin. The additional groundwater supplies consist of leased groundwater from other users with surplus supply, carryover supplies from the previous year, dry year excess pumping allowed under current basin management scenarios and imported supplies from Central Basin Municipal Water District (GSWC et al., 2020, pp. 3-1 – 3-9).

As of 2020, the GSWC relied mostly on groundwater for its drinking water supply and anticipates being able to meet normal and dry year water demands through 2045 (GSWC et al, 2020, p. 5-3). As an adjudicated groundwater basin, GSWC is not allowed to decrease groundwater supplies in a way that would impede sustainable groundwater management of the basin. Furthermore, the LID BMPs described in Section 4.10 (a) would retain most stormwater runoff generated onsite and allow it to percolate through the soil and add to the volume of the aquifer. Therefore, impacts would be less than significant.

c) Would the project 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 offsite;

<u>Less Than Significant Impact</u>

Construction

Under existing conditions, the project site does not contain drainages, including streams or rivers, and stormwater runoff generated on the proposed project site that does not infiltrate onsite is discharged north to 176th Street, where it enters the municipal storm drain system. During project construction the drainage pattern of the site would be altered during grubbing and grading; however, due to the location and nature of the proposed project, this alteration would be temporary.

The project is expected to obtain coverage under the General Permit, which includes preparation and implementation of a SWPPP specifying construction stormwater BMPs to be implemented to control erosion and protect the quality of surface water runoff from the project site. The SWPPP must be

prepared before the project owner receives a grading or building permit and must be implemented year-round throughout construction. Project compliance with regulatory requirements would reduce potential erosion/siltation impacts during the construction phase. Construction of the project would not result in substantial erosion or siltation, and potential impacts would be less than significant.

Operation

The proposed LID BMPs described in Section 4.10 (a), including the modular wetland, would capture stormwater and filter sediment before the stormwater enters the municipal storm water system.

With implementation of site-specific stormwater BMPs described in the SWPPP and installation of LID BMPs as described in the LID Plan (see **Appendix G**), potential impacts resulting in substantial erosion or siltation on or offsite would be less than significant and mitigation is not required.

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

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?

<u>Less Than Significant Impact</u>

Under existing conditions, 98 percent of the site is pervious (natural vegetation, soils) and two percent is impervious. Under proposed (operational) conditions, the site would be 90 percent impervious surfaces and 10 percent pervious surfaces (Hunsaker and Associates, 2024, p. i).

The project design would include a modular wetland biofiltration planter that would capture and retain stormwater generated on the project site; only precipitation events that exceed the 85th percentile, 24-hour storm event (calculated to be 1,984 cubic feet) would overflow the retention and infiltration systems and directly enter the municipal storm drain system. The modular wetland biofiltration planter has been selected to capture 2,976 cubic feet of stormwater (Hunsaker and Associates 2024, pp. 10-11).

Installation and maintenance of the structural LID BMPs described in the LID Plan would reduce the volume of stormwater runoff leaving the project site. Therefore, the potential for the proposed project to 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 is less than significant and mitigation is not required.

iv) Impede or redirect flood flows?

<u>Less than Significant Impact</u>

The project site is located in Zone X, *Other Flood Areas*, as shown in **Figure 4.10-2**. Zone X includes *areas of 0.2 % annual chance* [500-year] *flood, areas of 1% annual chance* [100-year] *flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.* The 500-year flood Zone describes a flood event that has a 0.2

percent chance of occurring in any year, and the 100-year flood Zone describes a flood event that has a one percent chance of occurring in any year.

The waterbody nearest to the project site is the San Gabriel River, approximately 1.4 miles west of the project site. The San Gabriel River is protected by a levy, which reduces the flood risk to sites located in Zone X. For this reason, the proposed project is not anticipated to significantly impede or redirect flood flows. The potential for the project to impede or redirect flood flows is less than significant and mitigation is not required.

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

Less than Significant Impact

Flood Hazard

As discussed above, the project site is in an area of reduced flood hazard and is not anticipated to become inundated due to flood. Impacts would be less than significant, and mitigation is not required.

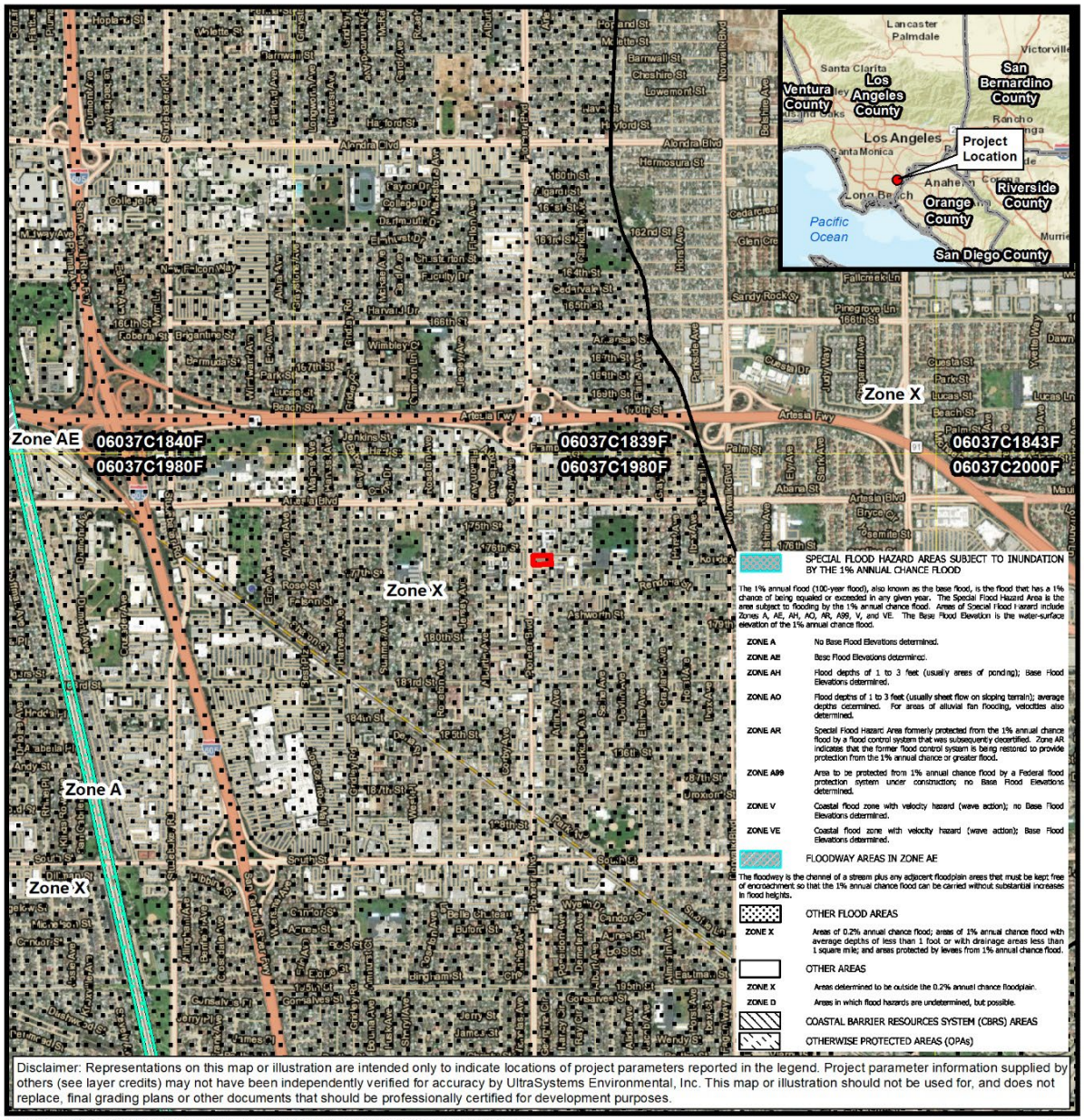
Tsunami

A tsunami is a sea wave (or series of waves) of local or distant origin that results from large-scale seafloor displacements associated with large earthquakes, major submarine slides, or exploding volcanic islands (California Seismic Safety Commission, 2022). The project is not located within a tsunami inundation zone (State of California, 2021). The project site is at least 8.6 miles from the Pacific Ocean and would not be affected by a tsunami. No impact would occur, and mitigation is not required.

Seiche Zones

A seiche is an oscillating wave caused by wind, tidal forces, earthquakes, landslides and other phenomena in a closed or partially closed water body such as a river, lake, reservoir, pond, and other large inland water body. The closest open bodies of water capable of producing a seiche would be the ponds at El Dorado Park in the City of Long Beach, approximately three miles south of the project site. No impact would occur, and mitigation is not required.

Figure 4.10-2
FEMA FIRM



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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community FEMA, April 2022; UltraSystems Environmental, Inc., 2024.

June 28, 2024

City of Artesia
Pioneer Place
Mixed Use Project

FEMA FIRM Map

Legend

Project Boundary
FEMA FIRM Panel Boundary

Scale: 1:24,000

N

0 1,000 2,000 Feet

0 250 500 Meters

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e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact

The California Porter-Cologne Water Quality Control Act (Porter-Cologne) defines water quality objectives as the "allowable limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area." Thus, water quality objectives are intended to protect the public health and welfare, and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses of the water. Water quality objectives apply to both waters of the United States and waters of the State.

As required by Porter-Cologne, the State Water Resources Control Board (SWRCB) requires individual Regional Water Quality Control Boards (RWQCBs) to develop Water Quality Control Plans (Basin Plans), which are "designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's antidegradation policy, and (iii) describes implementation programs to protect all waters in the Region[s]. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations.

The proposed project is under the jurisdiction of the Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan; RWQCB 2014, as amended). As discussed in **Sections 4.10 a)** and **4.10 b**), the proposed project would not conflict with or obstruct implementation of the water quality control plans or sustainable groundwater management plans of the RWQCB. Impacts would be less than significant.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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	

a) Would the project physically divide an established community?

No Impact

The surrounding area of the project site comprises several existing land uses. On the north, there is a commercial center and a hotel. Across Pioneer Boulevard, to the west, there is a commercial shopping center. To the south, there is the church and vacant land to the east there is the ABC Unified School District's Business, Industrial and School Bus Yard.

The proposed mixed-use project site is located on the southeast corner of the intersection of Pioneer Boulevard and 176th Street at 17610-17618 Pioneer Boulevard. The project seeks to develop a six-story mixed-use building that incorporates a total of 83 residential units. These residential units, along with other components, will be located above a two-level parking garage. In addition to living spaces, the project will offer a variety of outdoor amenities, such as a courtyard serving as a common area intended for gatherings. In addition, an outdoor bar and dining area with kitchen service and restroom facilities will be provided.

The development would occur within the Artesia Live Specific Plan area, a rectangular site comprised of 35,772 square feet. The vacant site is relatively flat and has a surface elevation of approximately 57 feet. In addition, the site is located approximately 1.5 miles east of the San Gabriel River channel and one mile north of the future Artesia Light Rail Station.[15]

The development plans adhere to the guidelines outlined in the 2030 Artesia General Plan and the Artesia Live Specific Plan and the project would not physically divide the established community. The site is not used to travel between surrounding areas; therefore, there would be no impact.

b) Would the project 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?

Less than Significant Impact

The General Plan Land Use designation for the project site is City Center Mixed-Use with a zoning designation of Artesia Live Specific Plan (City of Artesia, 2010a, p. LU-8) (City of Artesia, 2016a, p. 5). The City Center Mixed-Use Designation encourages the development and redevelopment of a

[15] The Metro Southeast Gateway Line is a planned light rail line between the City of Artesia and downtown Los Angeles, with opening planned for 2035 (Metro, 2024).

complementary mix of commercial retail, office and residential uses to expand economic vibrancy and livability in the City's core commercial area. The City Center Mixed-Use designation is intended to serve as the City's core. The City Center Mixed-Use designations encourage physical and functional integration of adjacent residential areas to ensure the protection and enhancement of adjacent residential neighborhoods (City of Artesia, 2010a, p. LU-10).

The purpose of the Artesia Live Specific Plan is to facilitate development, especially mixed-use development, in the City Center area (City of Artesia, 2016, p. 3).

The proposed project incorporates residential, commercial and public aspects for a cohesive mixed-use concept. This project's design involves vertical integration, positioning four stories of residential uses over a two-story parking garage with an outdoor bar and dining area with kitchen service and restroom facilities located on the sixth floor. This interlaces residential and commercial uses with public amenities creating a design that enhances the City's core.

As a result, the impact of the project relating to the consistency with local land use plans, policies, or regulations would be less than significant.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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

a) Would the project 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) Would the project 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

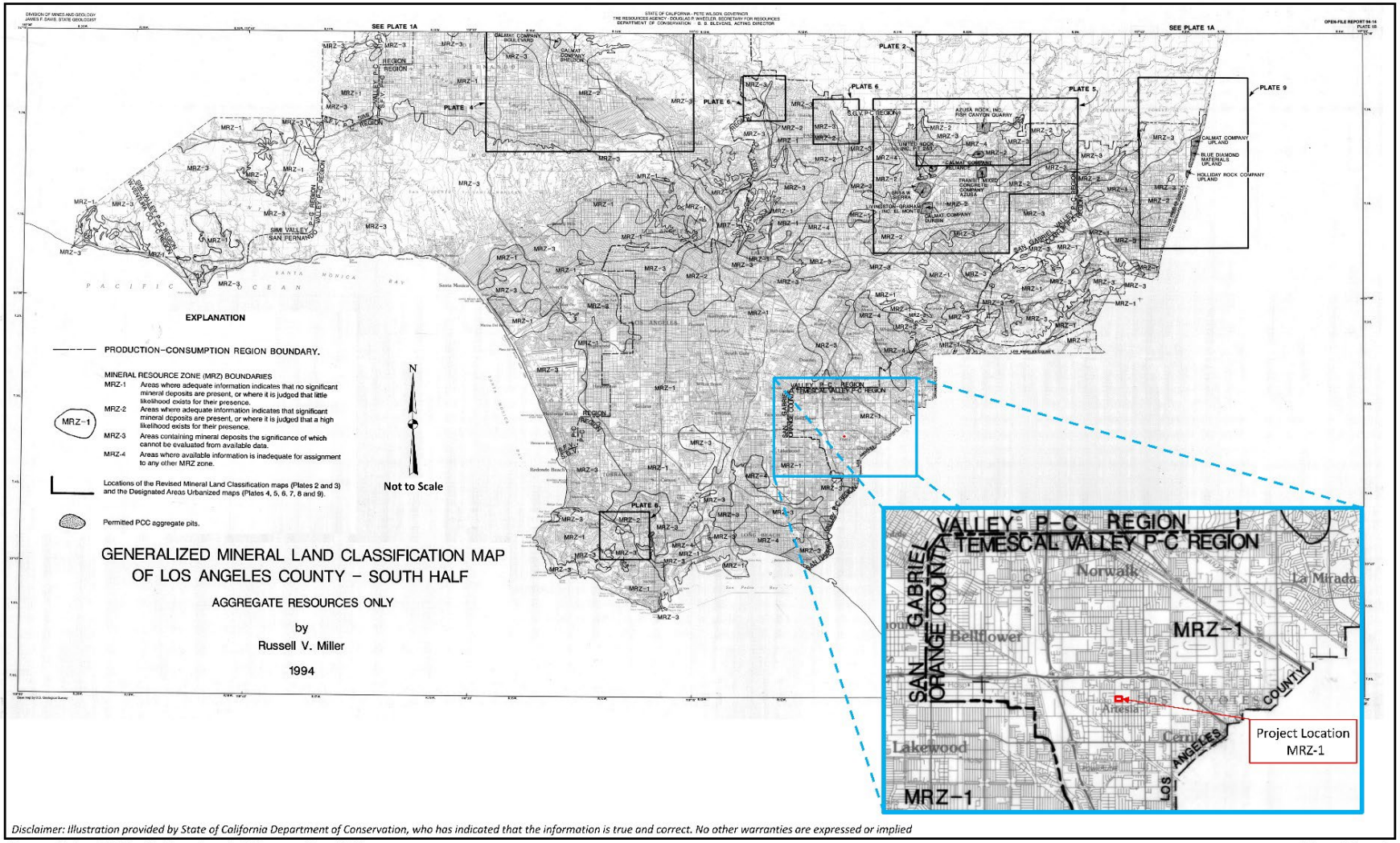
As shown in **Figure 4.12-1** below, the project site is located within Mineral Resource Zone (MRZ)-1, which is an area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence (DOC, 1998).

This corresponds with 2014 data from the US Geological Survey (USGS) from the Artesia LIVE Specific Plan, which comprises the full extent of the project site, that the project area has no notable mineral deposits (City of Artesia, 2016).

Furthermore, according to the Department of Conservation Division of Oil, Gas & Geothermal Resources Well Finder, there are no oil and gas wells within one mile of the project site. The nearest active well is approximately 4.6 miles northwest of the project site as shown in **Figure 4.12-2**. No oil or gas wells were identified on or in the immediate vicinity of the project site.

Therefore, the project would have no impact on the availability of known mineral resources of value to the region or state residents, or a locally important mineral resource recovery site delineated in the City of Artesia General Plan, the Artesia LIVE Specific Plan, or other land use plan.

Figure 4.12-1
DESIGNATED MINERAL RESOURCE ZONES



Disclaimer: Illustration provided by State of California Department of Conservation, who has indicated that the information is true and correct. No other warranties are expressed or implied

Source: State of California Department of Conservation, 1994

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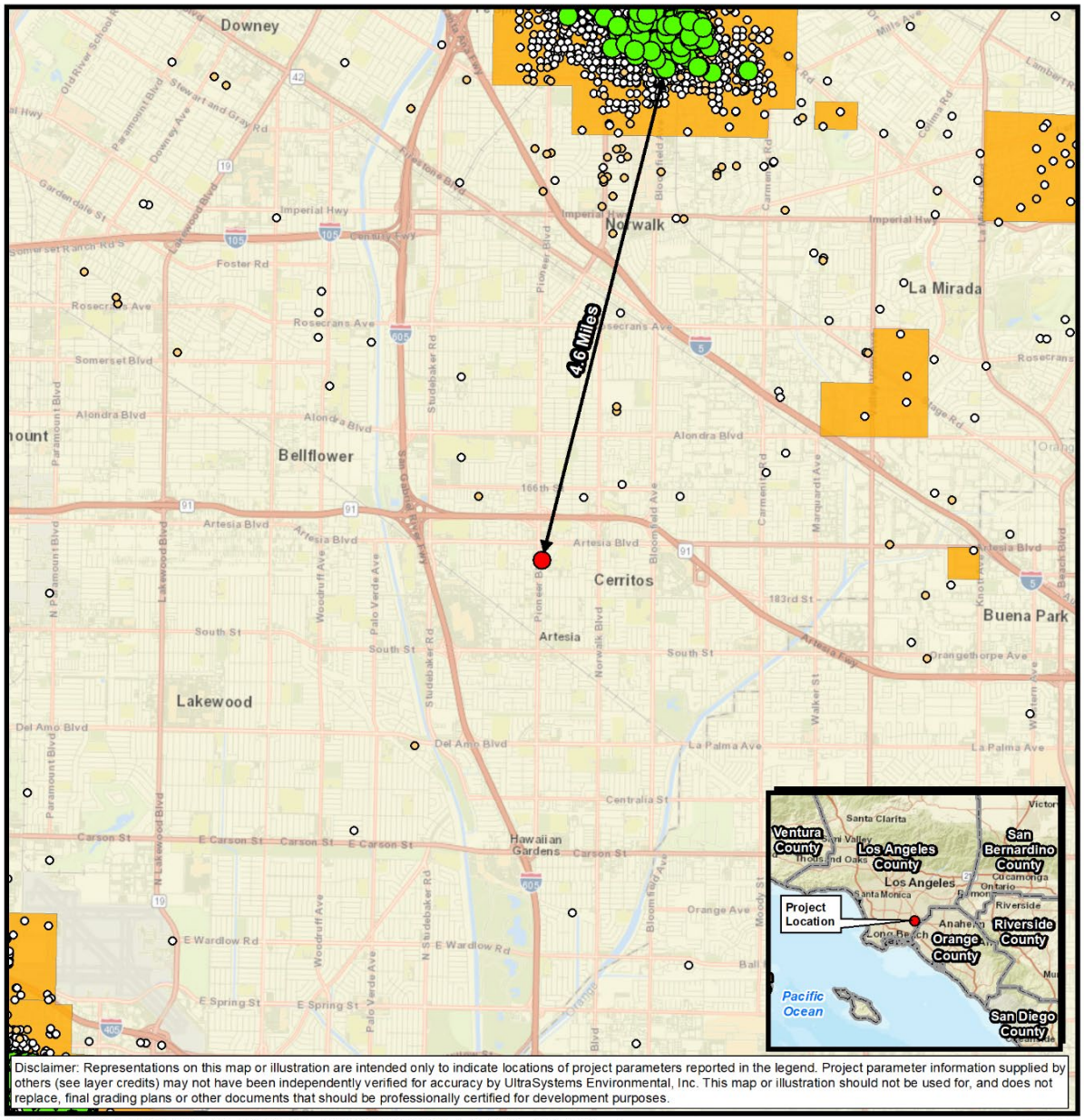
City of Artesia
Pioneer Place Mixed Use Project
Designated Mineral Resource Zones

Figure 4.12-2
GAS & OIL WELLS AND FIELDS



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Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_12_Oil_Gas_2024_07_10.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; CalGEM WellSTAR 2021-2024; UltraSystems Environmental, Inc., 2024.

July 10, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Oil & Gas Wells and Fields

Legend

- Project Location
- Oil and Gas Field

Oil and Gas Well Status:

- Active
- Canceled
- Idle
- Plugged

Scale: 1:79,200

N

0 0.625 1.25 Miles

0 0.75 1.5 Kilometers

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4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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	

4.13.1 Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micropascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 Noise Measurement Scales

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

- L_{max} is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. L_{max} is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Caltrans, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.
- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

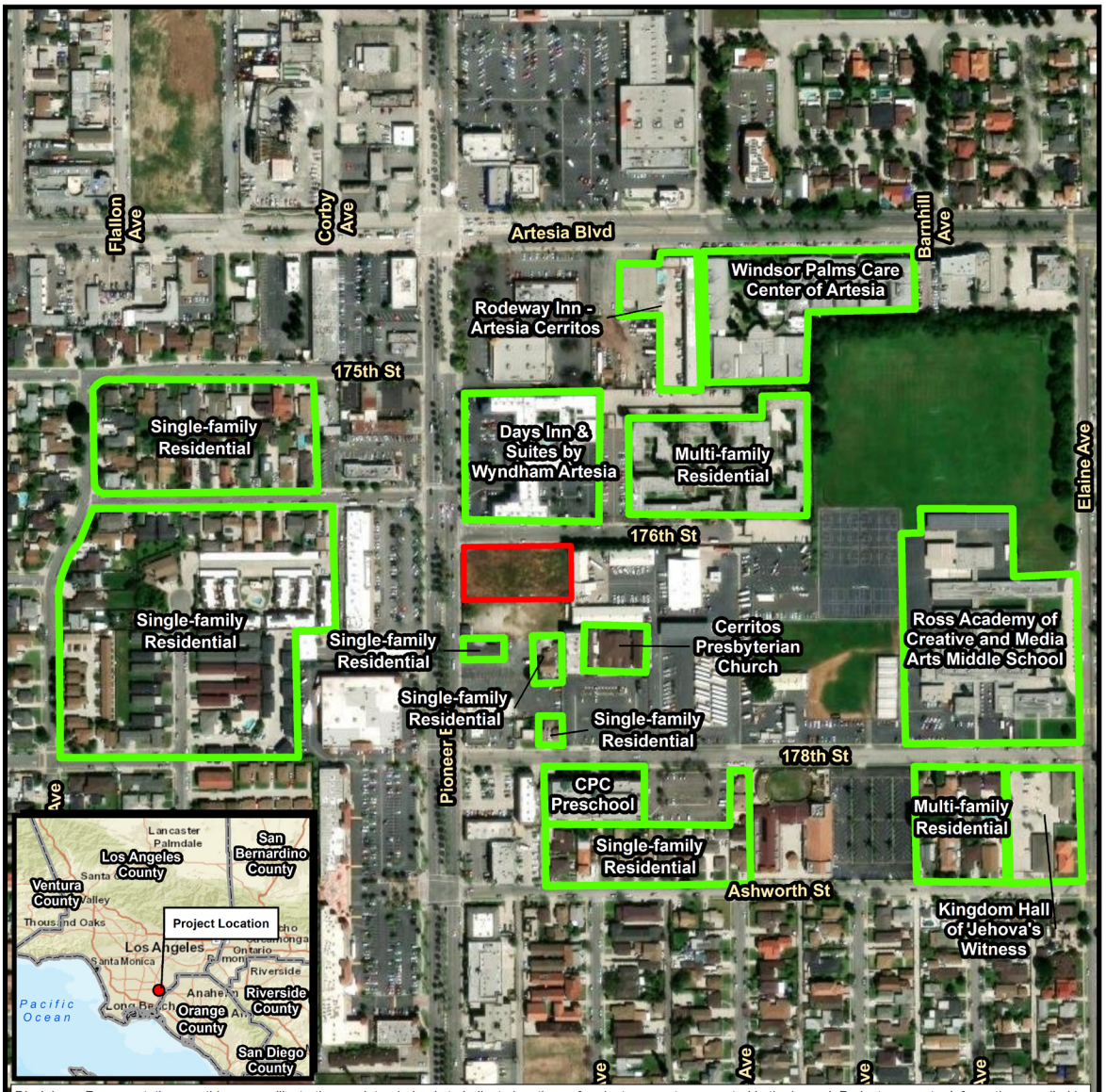
4.13.3 Existing Noise

The City of Artesia's General Plan lists sensitive receptors as locations where human populations (especially children, senior citizens, and sick persons) are present, and where there is a reasonable expectation of continuous human exposure to noise. Land uses considered sensitive by the State of California include schools, playgrounds, athletic facilities, hospitals, rest homes, rehabilitation centers and long-term care and mental care facilities. Some jurisdictions also consider day care centers, single-family dwellings, mobile home parks, churches, and libraries to be sensitive to noise. Moderately sensitive land uses typically include multi-family dwellings, hotels, motels, dormitories and outpatient clinics. Land uses less sensitive to noise are business, commercial and professional developments. Noise receptors categorized as being least sensitive to noise include industrial, manufacturing, utilities, agriculture, natural open space, undeveloped land, parking lots, motorcycle parks, rifle ranges, warehousing, liquid and solid waste facilities, salvage yards and transit terminals. Some of these land uses generate high noise levels (City of Artesia, 2010a, p. N-5). Additionally, the City's Municipal Code has noise controls that apply to the proposed project, which require residential acoustical designs to prevent significant noise exposure.

The nearest sensitive receptors to the project are a Days Inn & Suites north of the project site boundary, a single-family residence south of the site, and Cerritos Presbyterian Church southeast of the site. These and other sensitive receptors are shown in **Figure 4.13-1**. **Table 4.13-1** summarizes information about sensitive receivers[16] nearest the project site.

[16] A sensitive *receiver* is a sensitive receptor that represents many similar receptors in a specified location, such as one house on a block of houses.

Figure 4.13-1
SENSITIVE NOISE RECEPTORS IN PROJECT GENERAL AREA



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Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_13_Noise_Sensitive_Receptors_2025_03_21.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024.

March 21, 2025

City of Artesia
Pioneer Place
Mixed Use Project

Sensitive Noise Receptors

Legend

Project Boundary

Noise Sensitive Receptor

Scale: 1:4,200

N

0 175 350 Feet

0 50 100 Meters

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Table 4.13-1
SENSITIVE RECEIVERS IN PROJECT AREA

Description	Location	Distance From Site Boundary (feet)[a]	Nearest Ambient Sampling Point[b]
Days Inn & Suites by Wyndham	17510 Pioneer Boulevard	60	1
Cerritos Presbyterian Church	11841 178th Street	74	2
CPC Preschool	11840 178th Street	456	2
Single-family Residence	11733 176th Street	420	3
Single-family Residence	17718 Pioneer Boulevard	126	2
Ross Academy of Creative & Media Arts Middle School	17707 Elaine Avenue	779	4

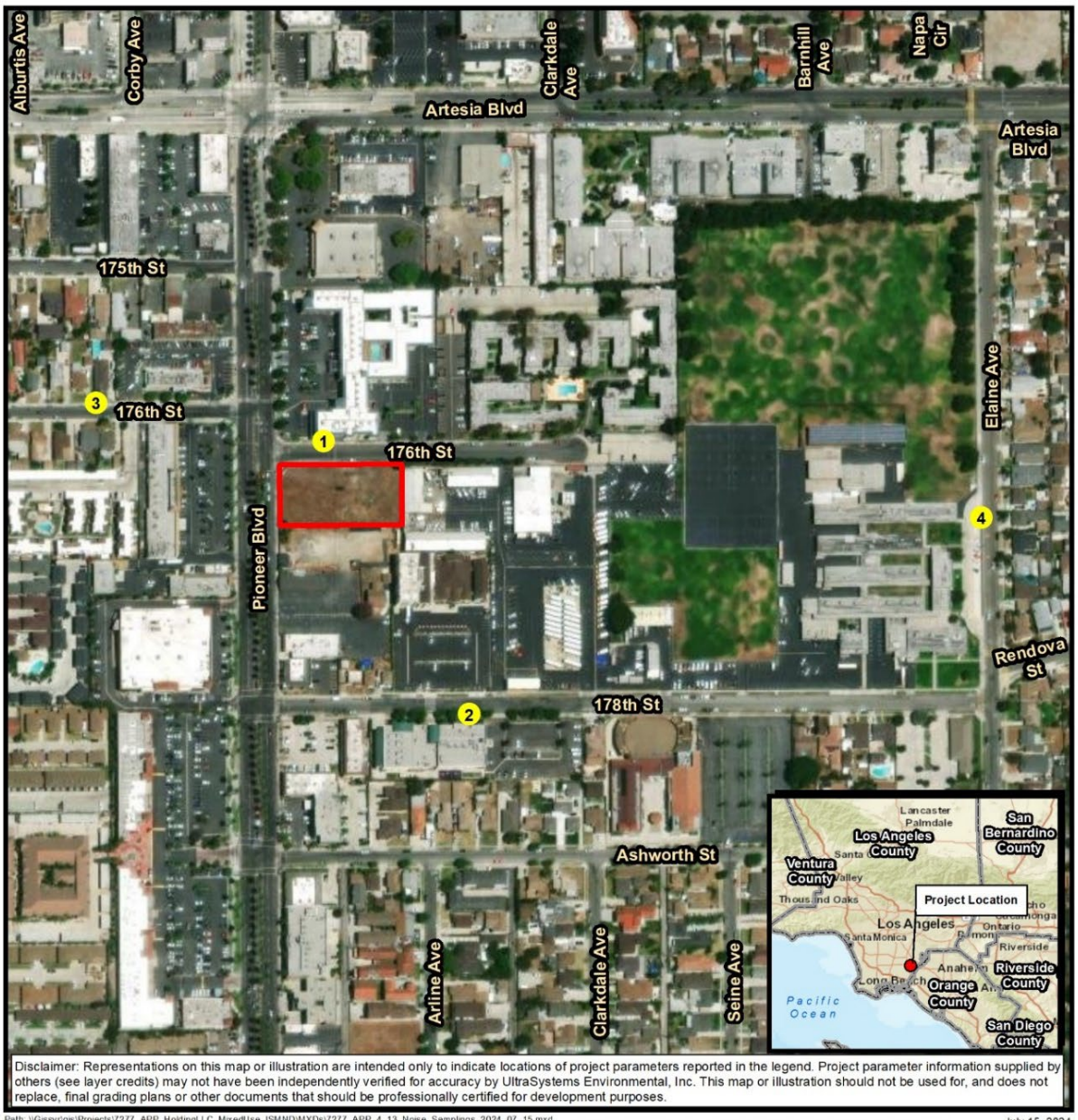
[a]These distances were not used for the construction noise calculations. See **Section 4.13.6**.
[b]See **Figure 4.13-2** for locations of ambient noise sampling points.

On July 10, 2024, UltraSystems made 15-minute ambient noise level measurements at four locations in the general area of the project in the City of Artesia. These are shown in **Figure 4.13-2**. (See **Appendix G**.) Measurements were made between 11:17 a.m. and 1:36 p.m. As shown in **Table 4.13-2,** average short-term ambient noise levels (L_{eq}) ranged from 55.3 to 59.1 dBA L_{eq}. The highest L_{max} (73.3 dBA) was recorded along Elaine Avenue. All monitored noise levels were within the range considered typical for the nearby land uses for the City of Artesia.

Table 4.13-2
AMBIENT NOISE MEASUREMENT RESULTS

Point	Data Set	Sampling Time	Address	Sound Level (dBA)			Notes
				L_{eq}	L_{max}	L_{90}	
1	S013	1236 - 1251	17510 Pioneer Boulevard	58.1	69.0	53.2	In front of Days Inn & Suites by Wyndham Artesia.
2	S012	1152 - 1207	11840 178th Street	55.9	72.5	45.7	In front of Kindred Presbyterian Church and CPC Preschool southeast of project site.
3	S014	1311 - 1326	11733 176th Street	55.3	71.1	47.1	In front of a single-family residence west of the project site.
4	S011	1117 - 1132	17707 Elaine Avenue	59.1	73.3	44.5	In front of the Ross Academy of Creative and Media Arts Middle School east of the project site.

Figure 4.13-2
AMBIENT NOISE MONITORING LOCATIONS



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Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_13_Noise_Samplings_2024_07_15.mxd
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July 15, 2024

City of Artesia
Pioneer Place
Mixed Use Project

Ambient Noise
Measurement Locations

Scale: 1:3,600

N

0 150 300 Feet

0 40 80 Meters

Legend

Project Boundary

1 Noise Measurement Location

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4.13.4 Regulatory Setting

State of California

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels with effects on various land uses[17]. The most current guidelines prepared by the state noise officer are contained in the *General Plan Guidelines* issued by the Governor's Office of Planning and Research in 2003 and reissued in 2017 (Governor's Office of Planning and Research, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.
- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.
- **Clearly Unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The types of land uses addressed by the state standards, and the acceptable noise categories for each, are presented in **Table 4.13-3**. There is some overlap between categories, which indicates that some judgment is required in determining the applicability of the numbers in a given situation.

Title 24 of the California Code of Regulations requires performing acoustical studies before constructing dwelling units in areas that exceed 60 dBA L_{dn}. In addition, the California Noise Insulation Standards identify an interior noise standard of 45 dBA CNEL for new multi-family residential units. Local governments frequently extend this requirement to single-family housing.

[17] The Office of Noise Control no longer exists.

Table 4.13-3
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

Land Use Category	Noise Exposure (dBA, CNEL)						
		55	60	65	70	75	80
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and a fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Governor's Office of Planning and Research, 2017.

City of Artesia

General Plan Noise Element

The Noise Element of the City of Artesia General Plan (City of Artesia, 2010a) identifies sources of noise in the City and provides objectives and policies that ensure that noise from various sources would not create an unacceptable noise environment. **Table 4.13-4** and **Table 4.13-5** show the City's guidelines for interior and exterior noise exposure.

Table 4.13-4
CITY OF ARTESIA GENERAL PLAN INTERIOR AND EXTERIOR NOISE STANDARDS

Time Period	Permissible Noise Level (dBA)
Exterior Noise Limits	
7:00 a.m. – 10:00 p.m.	55
10:00 p.m. – 7:00 a.m.	50
Interior Noise Limits	
7:00 a.m. – 10:00 p.m.	55
10:00 p.m. – 7:00 a.m.	45

Source: City of Artesia, 2010a

Table 4.13-5
CITY OF ARTESIA GENERAL PLAN INTERIOR AND EXTERIOR SHORT TERM PERMITTTED INCREASES IN NOISE

Permitted Increases in Noise (dBA)	Duration of Increase in Minutes Per Hour
Exterior Noise Limits	
5	15
10	5
15	1
20	Less than 1 minute
Interior Noise Limits	
5	1
10	Less than 1 minute

Source: City of Artesia, 2010a

For a mixed-use development such as the proposed project, conservative exterior noise levels of 65 dBA CNEL or less are desirable. As mentioned in the General Plan, the City sets forth requirements for the insulation of multiple-family residential dwelling units, such as those in the project, from excessive and potentially harmful noise. Whenever multifamily residential dwelling units are proposed in areas with excessive noise exposure, the developer must incorporate construction features into the building's design that reduce interior noise levels to 45 dBA CNEL or lower (City of Artesia 2010a, p. N-6).

The General Plan Noise Element has the following applicable goals, associated policies, and actions for addressing noise issues in the community (City of Artesia, 2010a, p. N-10-N-13):

> **Community Goal N 1: Land use planning decisions, including planning for new development, consider noise impacts.**
>
> **Community Policy N 1.1**

Permit only those new development or redevelopment projects that have incorporated appropriate mitigation measures, so that standards contained in the Noise Sub-Element or adopted ordinances are met.

Policy Action N 1.1.1

Enforce noise standards, as contained in the City's Noise Ordinance.

Policy Action N 1.1.2

Require a noise impact evaluation for projects, if determined necessary through the environmental review process. If noise abatement is found necessary, implementation mitigation measures based on a technical study prepared by a qualified acoustical professional.

Policy Action N 1.1.3

Implement noise mitigation by placing conditions of approval on development projects and require a clear description of mitigation on subdivision maps, site plans, and building plans for inspection purposes.

Community Policy N 1.2

Continue to enforce noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as a noise ordinance, building codes, and subdivision and zoning regulations.

Policy Action N 1.2.1

Require that any proposed development near existing residential land uses demonstrate compliance with the City's Noise Ordinance prior to the approval of the project.

Policy Action N 1.2.2

Review the Noise Ordinance to determine if additional or modified standards are necessary to address mixed use development.

Policy Action N 1.2.3

Require the design of mixed-use structures to incorporate techniques to prevent the transfer of noise and vibration from the non-residential to residential uses.

Policy Action N 1.2.4

Encourage commercial uses that are not noise intensive in mixed use developments.

Policy Action N 1.2.5

Orient residential uses away from major noise sources, particularly in mixed use areas.

Community Goal N 2: Noise impacts from transportation sources are minimized.

Community Policy N 2.1

Encourage outside agencies to minimize impacts of noise from regional transportation corridors.

Policy Action N 2.1.2

Coordinate sound attenuation projects with Caltrans to mitigate noise to keep interior residential levels below the State standard of 45 dBA CNEL.

Community Policy N 2.2

Reduce noise impacts from transportation corridors under the City's jurisdiction.

Policy Action N 2.2.2

Evaluate truck movements and routes in the City to provide effective separation from residential or other noise sensitive land uses.

Community Goal N 3: Noise impacts from non-transportation sources are minimized.

Community Policy N 3.1

Ensure non-transportation sources of noise have incorporated appropriate mitigation measures, so that standards contained in the Noise Sub-Element or adopted ordinances are met.

Policy Action N 3.1.1

Require that noise mitigation techniques be incorporated into all construction-related activities.

Policy Action N 3.1.2

Enforce the Noise Ordinance to ensure that stationary noise and noise emanating from construction activities, private development, and/or special events are minimized.

Community Goal N 4: Noise impacts to noise sensitive receptors are minimized, ensuring that City and State interior and exterior noise levels are not exceeded.

Community Policy N 4.1

Ensure Community Noise Equivalent Levels (CNEL) for noise sensitive land uses meet normally acceptable levels, as defined by State standards.

Policy Action N 4.1.1

Require buffers or appropriate mitigation of potential noise sources on noise sensitive areas.

City of Artesia Municipal Code

The City of Artesia's regulations with respect to noise are included in Municipal Code Title 5 Chapter 2 (Noise).[18] They include limitations on noise levels within mixed-used places as shown below.

Title 5 Chapter 2 of the Municipal Code has the following project-related provisions:

§ 5-2.05 Prohibited Noises - General Standard.

Notwithstanding any other provision of this chapter, and in addition thereto, it is unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, or unusual noise, sound or vibration which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. The factors which shall be considered in determining whether such noise violates the provisions of this section shall include, but not be limited to, the following (Ord. 599, § 1):

(a) The volume of the noise;
(b) The intensity of the noise;
(c) Whether the nature of the noise is usual or unusual;
(d) Whether the origin of the noise is natural or unnatural;
(e) The volume and intensity of the background noise, if any;
(f) The proximity of the noise to residential sleeping facilities;

[18] https://ecode360.com/43217219#43217219.

(g) The nature and zoning of the area within which the noise emanates;
(h) The density of the inhabitation of the area within which the noise emanates;
(i) The time of the day or night the noise occurs;
(j) The duration of the noise;
(k) Whether the noise is recurrent, intermittent, or constant; and
(l) Whether the noise is produced by a commercial or noncommercial activity.

§ 5-2.06 Prohibited Noises—Specific Violations.

Except as set forth in Section **5-2.07** of this chapter, the following acts and the causing or permitting thereof, are specifically declared to be a violation of this chapter (Ord. 599, § 1):

(a) *Radios, Phonographs, Etc*. The using, operating or permitting to be played, used or operated between the hours of 10:00 p.m. and 7:00 a.m. of any radio, musical instrument, phonograph, television set, or instrument or device similar to those heretofore specifically mentioned (hereinafter "device") for the production or reproduction of sound in volume sufficiently loud as to be plainly audible at a distance of 50 feet or more from the property line of the property from which the noise, sound or vibration is emanating, and the using, operating or permitting to be played, used or operated between the hours of 7:00 a.m. and 10:00 p.m. of any such device for the production or reproduction of sound in volume sufficiently loud as to be plainly audible at a distance of 200 feet or more from the property line of the property from which the noise, sound or vibration is emanating.

(b) *Band or Orchestral Rehearsals.* The conducting of or carrying on, or allowing the conducting or carrying on of band or orchestral concerts or rehearsals or practice between the hours of 10:00 p.m. and 7:00 a.m. sufficiently loud as to be plainly audible at a distance of 50 feet or more from the property line of the property where the concert, rehearsal or practice is occurring, and the conducting of or carrying on, or allowing the conducting or carrying on of band or orchestral concerts or rehearsals or practice between the hours of 7:00 a.m. and 10:00 p.m. sufficiently loud as to be plainly audible at a distance of 200 feet or more from the property line of the property where the concert, rehearsal or practice is occurring.

(c) *Engines, Motors and Mechanical Devices Near Residential District*. The sustained, continuous or repeated operation or use between the hours of 8:00 p.m. and 7:00 a.m. of any motor or engine or the repair, modification, reconstruction, testing or operation of any automobile, motorcycle, machine, contrivance, or mechanical device or other contrivance or facility unless such motor, engine, automobile, motorcycle, machine or mechanical device is enclosed within a sound insulated structure so as to prevent noise and sound from being plainly audible at: (1) a distance of 50 feet or more from the property line of the property from which the noise, sound or vibration is emanating or (2) the exterior wall of any adjacent residence, whichever is less.

(e) *Loading and Unloading.* Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 8:00 p.m. and 7:00 a.m. in volume sufficiently loud as to be plainly audible at a distance of 50 feet or more from the property line of the property where the activity is occurring.

(f) *Construction*. Operating or causing the operation of any tools, equipment, impact devices, derricks or hoists used on construction, drilling, repair, alteration, demolition or earthwork, between the hours of 7:00 p.m. and 7:00 a.m. on weekdays or at any time on Sunday or Federal holiday.

4.13.5 Significance Thresholds

This analysis incorporated is based upon the noise thresholds prescribed in Appendix G of the CEQA Guidelines, as amended (AEP, 2024) and shown as checklist questions **a)** through **c)** at the beginning of this section. There are normally two criteria for judging noise impacts. First, noise levels generated by the proposed project must comply with all relevant federal, state and local standards and regulations. The second measure of impact used in this analysis is the significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people.

Based on the applicable noise regulations stated above, the proposed project would have a significant noise impact if it would:

- Conflict with applicable noise restrictions or standards imposed by regulatory agencies.
- Result in short-term exposures exceeding 80 dBA (FTA, 2018).
- Cause the **permanent** ambient noise level at the property line of an affected land use to increase by 5 dBA CNEL or more.
- Contribute to a significant cumulative noise impact.

4.13.6 Impact Analysis

a) Would the project result in generation of 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?

<u>Less than Significant Impact</u>

Noise impacts associated with mixed use projects include short-term and long-term impacts. Construction activities, especially heavy equipment operation, would create noise effects on and adjacent to the construction site. Long-term noise impacts include project-generated onsite and offsite operational noise sources. Onsite (stationary) noise sources from the apartment homes would include operation of mechanical equipment such as air conditioners and building maintenance. Offsite noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project.

Short-Term Construction Noise

The construction of the proposed project may generate temporary increases in ambient noise levels that exceed the thresholds of significance for this analysis. Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and offroad delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities.

For the purpose of this analysis, it was estimated that the proposed project would be built in six phases, which are listed in **Table 4.13-6**. Construction is anticipated to run from early July 2026 to mid-September 2028.

The types and numbers of pieces of equipment to be deployed during each construction phase were determined as part of the air quality and greenhouse gas emissions analyses for this project (see **Section 4.3** and **Section 4.8**). For each equipment type, the table shows an average noise emission level (in dB at 50 feet, unless otherwise specified) and a "usage factor," which is an estimated fraction

of operating time that the equipment would be producing noise at the stated level. Equipment characteristics for the six phases are shown in **Table 4.13-6**.

Using calculation methods published by the Federal Transportation Administration (FTA, 2018), UltraSystems estimated the average hourly exposures at four sensitive receiver locations, as seen in **Figure 4.13-1**: two churches, one school, one preschool, a Days Inn & Suites by Windham Artesia, and single-family houses. The distances used for the calculation were measured from the receivers to the approximate center of activity of each construction phase, since that would be the average location of construction equipment.

Several of the sensitive receivers analyzed would be shielded from the project noise sources by existing buildings in the surrounding area. The effects of the shielding from existing buildings were taken into account according to Caltrans guidance (Caltrans, 2009, p. 2-35). Shielding by partially constructed new buildings was not taken into account.

Table 4.13-6
CONSTRUCTION EQUIPMENT NOISE CHARACTERISTICS

Construction Phase	Equipment Type	Horse-power	No. of Pieces	Usage Factor	dBA @ 50 Feet	Composite dBA
1 – Site Preparation	Tractor/Loader/Backhoes	84	1	0.37	85	80.68
2 – Grading	Graders	187	1	0.41	85	82.61
	Excavators	158	1	0.38	80	
	Off-Highway Trucks	376	1	0.38	75	
3 – Building Construction	Cranes	231	1	0.29	83	81.97
	Forklifts	89	2	0.30	67	
	Generator Sets	84	1	0.5	73	
	Welders	46	1	0.45	74	
	Tractor/Loader/Backhoes	84	1	0.37	85	
4- Paving	Pavers	81	1	0.42	77	74.40
	Rollers	36	1	0.38	74	
5 – Architectural Coating	Air Compressors	78	1	0.48	81	77.81

Sources: Equipment deployment determined by CalEEMod (2022.1.1.29) (CAPCOA, 2024). Noise emissions characteristics from Knauer et al. (2006).

Table 4.13-7 summarizes the maximum estimated construction-related short-term noise exposures at the nearest sensitive receiver for each construction phase. Grading is the activity producing the maximum exposures. Short-term noise exposures due to construction activities would be about 56.3 to 71.2 dBA L_{eq}. Exposures above 70 dBA L_{eq} are due mainly to a combination of proximity to the sources and lack of intervening structures to attenuate the noise.

Table 4.13-7
ESTIMATED MAXIMUM ONE-HOUR CONSTRUCTION NOISE EXPOSURES

Receiver	Phase	Distance (feet)	Ambient (dBA L_{eq})	Construction (dBA L_{eq})	New Total (dBA L_{eq})[b]
1 - Days Inn & Suites by Wyndham	Grading	325	58.1	66.4	67.0
2 - Cerritos Presbyterian School	Grading	185	55.9	71.2	71.3
3 - Single-family house	Grading	580	55.3	56.3[a]	58.8
4 - Ross Academy (Classroom)	Grading	918	59.1	52.3[a]	59.9
5 - Ross Academy (Playing Field)	Grading	1129	59.1	49.3[a]	59.5
6 - Single-family house	Grading	205	55.9	70.3	70.5

[a] Blocking from intervening structures taken into account.
[b] Total = ambient + contribution from construction,

Construction activity in the City of Artesia is limited to 7:00 a.m. to 7:00 p.m. on weekdays and is prohibited on Sundays and federal holidays.[19] Noise exposure from construction of the proposed project would not exceed the FTA's 80 dBA threshold. Impacts would be less than significant.

Operational Noise

Mobile Sources

According to the CalEEMod analysis prepared for this project, the project would generate a maximum of 557 new trips per day in the operational phase (**Appendix J**). The average daily traffic was obtained from data supplied by Kunzman Associates, Inc. in a traffic impact analysis. The average daily traffic on Pioneer Boulevard between 176th Street and 178th Street Avenue was 16,200 vehicles per day in 2015 (Kunzman Associates, Inc., 2015). Assuming a growth rate of two percent per year, the current year traffic in the same segment of Pioneer Boulevard would be 19,360 vehicles per day. The increase due to the project would be about 2.9 percent. Given the logarithmic nature of the decibel, traffic volume needs to be doubled—that is, a 100 percent increase—in order for the noise level to increase by 3 dBA (ICF Jones & Stokes, 2009), the minimum level perceived by the average human ear. Because the maximum increase in traffic in any road segment would be far below 100 percent, the increase in roadway noise experienced at sensitive receivers would not be perceptible to the human ear. Therefore, roadway noise associated with project operation would not expose a land use to noise levels that are considered incompatible with or in excess of adopted standards, and impacts would be less than significant.

Onsite

Onsite noise sources from the proposed mixed-use project would include operation of mechanical equipment such as air conditioners and building maintenance equipment; and motor vehicles accessing, driving on, and exiting the parking lot and garbage trucks accessing the parking lot. Noise levels associated with operation of the project are expected to be comparable to those of nearby residential areas and activities.

Noise impacts from onsite sources would be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in dB is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 vibration decibels

[19] Artesia Municipal Code § 5-2.06 (f).

(VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the project have the potential to generate groundborne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

The FTA (2018) has published standard vibration levels for construction equipment operations, at a distance of 25 feet. The construction-related vibration levels for the nearest sensitive receivers for major construction phases are shown in **Table 4.13-8**. These calculations were based on the distances from the onsite construction activity and onroad loaded trucks to the centers of the closest sensitive receivers.

Table 4.13-8
VIBRATION LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT

Equipment	PPV @ 25 ft. (in/sec)	Vibration dB @ 25 ft. (VdB)	PPV @ 288 ft (in/sec)[a]	Vibration dB @ 288 ft. (VdB)[a]	PPV @ 194 ft. (in/sec)[b]	Vibration dB @ 194 ft. (VdB)[b]
Loaded Trucks	0.076	86			0.008	59
Jackhammer	0.035	79	0.0024	47		
Small bulldozer	0.003	58	0.00020	26		
Large bulldozer	0.089	87	0.0061	55		

Source: Calculated by UltraSystems.
Note: PPV = peak particle velocity, VdB = vibration decibels, in/sec = inches per second.
[a]Applies to onsite construction activities to the nearest sensitive receiver (Cerritos Presbyterian Church).
[b]Applies to onroad truck activities to the nearest sensitive receiver (Days Inn & Suites by Windham Artesia).

As shown in **Table 4.13-7**, the PPV of construction equipment at the nearest sensitive receiver (Days Inn & Suites by Windham Artesia) is at most 0.008 inch per second, which is less than the FTA damage threshold of 0.12 inch per second PPV for fragile historic buildings. The maximum VdB are 59 VdB, which is below the FTA threshold for human annoyance of 80 VdB. Unmitigated vibration impacts would therefore be less than significant.

Operational Vibration

The project involves the operation of residential-related and low-grade commercial-related equipment and would not involve the use of stationary equipment that would result in high vibration levels, which are more typical for large manufacturing and industrial projects. Groundborne vibrations at the project site and immediate vicinity currently result from heavy-duty vehicular travel

(e.g., refuse trucks and transit buses) on the nearby local roadways, and the project would not result in a substantive increase of these heavy-duty vehicles on the public roadways. Therefore, vibration impacts associated with operation of the project would be less than significant.

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?

Less Than Significant Impact

The nearest active public airport is the Long Beach Airport, located approximately 5.3 miles southwest of the project site. Fullerton Municipal Airport, the only municipal airport in Orange County, is located approximately 5.5 miles east of the project and the project is located outside of its 60 dBA CNEL noise contour. Further, the project is located outside of the 60 dBA CNEL noise contour for Long Beach Airport. Thus, project development would not expose residents onsite to excessive airport-related noise levels, and impacts would be less than significant.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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

d) Would the project induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact

The existing and projected demographic data for Artesia for 2019 and 2050 are shown in **Table 4.14-1**. The population in the City is forecast to increase approximately 3.1 percent, the number of households is forecast to increase 8.7 percent, and employment is forecast to increase 4.4 percent during that period (SCAG, 2024). The estimated total number of housing units in the City as of April 2021 was 4,731, consisting of 3,382 (71.5 percent of total) single-family detached, 364 (7.7 percent) single-family attached, 949 (20.1 percent) multifamily and 36 (0.8 percent) mobile homes (SCAG, 2021, p. 10/18).

Table 4.14-1
CITY OF ARTESIA DEMOGRAPHIC AND GROWTH FORECAST

	2019	2050	Difference (2019 – 2050)	Percent Change (2019 – 2050)
Population	16,400	16,900	500	3.1%
Households	4,600	5,000	400	8.7%
Employment	6,800	7,100	300	4.4%

Sources: SCAG, 2024

The Southern California Association of Governments (SCAG) forecasts a net increase over the 30-year period of approximately 500 residents, or an increase of 3.1 percent.

Population Impacts

The project proposes the development of a total of 83 multi-family residential units. The average household size in the City of Artesia in 2024 is 3.32 persons (CDF, 2024). Thus, the project at full occupancy is estimated to house 276 persons, well within the estimated increase of 500 residents between 2019 and 2050.

Housing Impacts

The project proposes a density of 100 dwelling units per acre (du/ac). The Artesia LIVE Specific Plan currently allows for up to 70 du/ac. The project includes an amendment to the Artesia Live Specific Plan increasing the allowed to allow a proposed 100 du/ac. With approval of this request, the project would remain consistent with the projected growth of the City laid out in the General Plan and Artesia LIVE Specific Plan. The proposed 83 housing units would be well within the forecast increase of 400 households (that is, occupied housing units) in the City and no adverse housing impact would occur.

Employment Impacts

Project operation is estimated to generate about 18 jobs: 15 in the restaurant and three building management (Zhang, 2024). Operational employment generation would be well within the employment forecast for the City of Artesia and would not have an adverse impact.

Project construction would generate a small number of temporary construction jobs. The unemployment rate in Los Angeles County in July 2024 was 6.5% (EDD, 2024). Thus, construction employment is expected to be absorbed from the regional labor force and is not expected to have an adverse impact regarding employment forecasts for the City of Artesia.

The implementation of the project is consistent with the overall intent of the City's goals to provide adequate housing opportunities to meet its fair share of projected housing needs, while incorporating mixed-use development. Roads and other infrastructure are present abutting two sides of the project site. Therefore, no indirect impacts associated with the extension of roads and other infrastructure would occur.

e) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

<u>No Impact</u>

The project site is currently a 0.83-acre vacant lot in the City of Artesia. No housing or residents are currently located on site. Therefore, the project would not displace any housing or people, and the project would not require the construction of replacement housing. No impact would occur.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

a) Fire protection?

Less than Significant Impact

The Los Angeles County Fire Department (LACFD) provides fire services for the City of Artesia through a contract with the City (City of Artesia, 2024a). The LACFD has 168 fire stations that are divided into 22 battalions. The LACFD provides fire protection services to all unincorporated county land plus 59 contract cities, as well as the Angeles and Los Padres National Forests. Battalion 9 is primarily responsible for serving the City of Artesia (City of Artesia, 2016, p. 36). The nearest station to the project site is Station 30, the Headquarters of LACFD Battalion 9, approximately one mile south of the project site at 19030 Pioneer Boulevard in the City of Cerritos (Google Earth Pro, 2024).

The project proposes the development of a six-story mixed-use building on an approximately 0.83-acre vacant site. Implementing the project with 83 residential units could cause a small increase in the residential and employment population within the project limits. There are no fire facilities fees in effect for the City. Property tax and special tax revenue generated by the City funds Fire Department services in the City. These revenues would continue to fund the fire department services for future developments in the City. In the event additional resources are needed, the property tax growth within the City would meet the increased demand (City of Artesia, 2016).

Given the modest number of residential units and resultant minimal population growth, the proposed project would not require the construction or expansion of new fire department facilities, and the project should have a less than significant impact.

b) Police protection?

Less than Significant Impact

The Los Angeles County Sheriff's Department (LACoSD) provides police protection to the City of Artesia through a contract with the City (City of Artesia, 2024a). The nearest station to the project site is the LACoSD Lakewood Sheriff's Station, located approximately 3.25 miles southwest of the project site at 5130 Clark Avenue in the City of Lakewood (Google Earth Pro, 2024).

The General Plan Program EIR concluded that existing police protection staffing levels were sufficient to meet the service demands associated with the projected population growth permitted under the General Plan and built according to the proposed General Plan Update, including mixed-use projects (City of Artesia, 2016). The Lakewood Station is primarily responsible for providing law enforcement services to the project area (City of Artesia, 2016, p. 36).

Therefore, the proposed project would not require the construction or expansion of new police stations or facilities, and the project would have a less than significant impact.

c) Schools?

Less than Significant Impact

The project is located within the boundaries of the ABC Unified School District (ABCUSD), which provides public education to residents of Artesia. The district includes nineteen elementary schools, five junior high schools, three comprehensive high schools, a college preparatory grade 7-12 school, a continuation high school, infant/children centers, extended day care, and an adult school (City of Artesia, 2016).

The nearest public elementary school is Elliott Elementary School, located 1.2 miles southeast. Ross Academy of Creative and Media Arts Middle School is 0.4 miles southeast, and Cerritos High School is 1.6 miles southeast of the project site (Google Earth Pro, 2024).

The Residential and Commercial/Industrial Development School Fee Justification Study prepared for the School District (Cooperative Strategies, 2020) projects an increase in student enrollment attributable to new development. As a result, the school district has established that school fees are levied on new development projects consistent with the requirements of AB 2926, AB 1600, AB 181, and the provisions of § 66001 of the Government Code. According to § 65996 of the California Government Code § 65996 deems school development impact fees to be "full and complete school facilities mitigation" (Cooperative Strategies, 2020, p. 5).

ABCUSD has residual capacity for 2,705 students consisting of 1,871 students in elementary schools, 100 students in middle schools, and 734 students in high schools (Cooperative Strategies, 2020, p. 10).

As shown in **Table 4.15-1** below, the proposed project would increase existing housing by 83 residential units, potentially increasing the student population of the school district by approximately 45 students. This nominal growth in the student population is not anticipated to require new or expanded facilities, since the district's facilities are adequate and meet current and anticipated student demand.

Table 4.15-1
ESTIMATED PROJECT STUDENT GENERATION

School Level	Student Generation Factor Multi-Family Attached Units	Dwelling Units / Multi-Family Attached	Total Student Generation
Elementary (K-5)	0.2758	83	23
Middle (6-8)	0.0863	83	7
High (9-12)	0.1754	83	15
Total	**0.5375**	**83**	**45**

Source: Cooperative Strategies, 2020, p. 14

As discussed above, the School District imposes developer fees for new development for residential and commercial uses. The impact of the project on the facilities of the School District would be less than significant after paying the required developer fees for the schools.

d) Parks?

Less than Significant Impact

The City of Artesia is largely built out with little vacant land available for the dedication of parkland. Additionally, the proposed project does not include any areas which are currently parkland or have been designated for parkland. The City of Artesia has an estimated population of 15,597 people (US Census, 2024) and the increase in the number of residents is just 1.9 percent of the existing population. Demands for parks are generated by the population within the park service area, and the project's 83 units would result in a minor increase in population. The City of Artesia does not have an established standard for City-provided parkland. The City General Plan references a target park acreage of 52.65 acres based on the target acreage of 3 acres per 1,000 population in the Quimby Act (California Government Code § 66477) (City of Artesia, 2010, p. OS-8). At the target park acreage of 3 acres of parkland per 1,000 residents, project development would create demand for 0.678 acres of parkland[20]. The proposed project does not significantly increase the need for parkland beyond what was analyzed in the General Plan Program EIR. Additionally, under the provisions of the Quimby Act, the project would be required to dedicate parkland or pay an in-lieu fee as an alternative. Therefore, the impacts would be less than significant.

e) Other Public Facilities?

Less than Significant Impact

The Artesia Public Library is operated by Los Angeles County. The library is located at 18801 Elaine Avenue, about 1.1 miles southeast (Google Earth Pro, 2024) of the project site on the Artesia Park grounds (Library Artesia, 2024). As noted above, the increase in residents associated with the project would have a negligible effect on the demand for library services. Therefore, the impact of the proposed project on libraries would be less than significant.

[20] Proposed increase of 226 residents = (1,000/226)/3 = 0.678 acres

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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	

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?

Less than Significant Impact

The City of Artesia Parks and Recreation Department operates 65.8 acres of open space (6.3 percent of the total City land area) for parks and recreational facilities. The nearest park to the project site is the regional Artesia Park located at 18750 Clarkdale Avenue approximately 4,200 feet to the southeast.

The City of Artesia is largely built out with minimal vacant land for park dedication. In addition, the project site does not contain any areas currently or previously dedicated as land for park use (City of Artesia, 2010a, p. OS-2).

The demand for parks is determined principally by the number of people residing in the service area of the park. The project involves the development of a mixed-use development that contains 83 residential dwelling units with various open space amenities. The project is estimated to house approximately 290 residents. based on the average number of residents per household in the City of Artesia in 2023, which is 3.49 according to the 2023 US Census QuickFacts (US Census, 2024). The City of Artesia does not have an established standard for City-provided parkland. The City General Plan references a target park acreage of 3 acres per 1,000 population in the Quimby Act (California Government Code Section 66477) (City of Artesia, 2010, p. OS-8). At the target park acreage, project development would create demand for 0.87 acres of parkland.

In addition to the various open space amenities proposed by the project, a dedication of parkland or payment of an in-lieu fee consistent with the Quimby Act shall be required upon approval. Therefore, the impact would be less than significant.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 section 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		

The following analysis is based upon the Artesia Mixed-Use Project VMT Analysis dated August 21, 2024 for the proposed project (RK Engineering, 2024), included as **Appendix J** to this document.

a) Would the project conflict with a program plan, ordinance or policy addressing circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact

Applicable Plans, Ordinances, and Policies

Connect SoCal 2024 (RTP/SCS)

Connect SoCal 2024, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), is a long-term plan for the Southern California region that details the investment in our transportation system and development in our communities to meet the needs of the region.

As demonstrated in Threshold b) below, the proposed project would not conflict with the Connect SoCal 2024 RTP/SCS. Therefore, it would have a less than significant impact.

City of Artesia General Plan— Traffic and Circulation Element

The General Plan contains goals and policies that are applicable to the proposed project. Applicable goals and policies are summarized below:

Community Goal CIR 4: Reduced vehicle miles traveled.

Policy Action CIR 4.1.1: Encourage mixed use developments that combine residential and/or commercial or recreational uses, thereby improving convenience and reducing trip generation.

- Project Compliance: The proposed project would not conflict with Policy Action CIR 4.1.1 because the proposed project is a mixed-use development with both residential and commercial uses. Therefore, the project would comply with this policy.

Policy Action CIR 4.1.3: Increase residential and commercial density around bus transit facilities and major corridors.

- Project Compliance: The project proposes to increase the residential density up to 100 dwelling units per acre while including a commercial element to the project.

The proposed project would not conflict with City of Artesia General Plan— Traffic and Circulation Element and would have a less than significant impact.

City of Artesia Municipal Code

Parking

As discussed in **Section 3.0** of this Initial Study, vehicular ingress and egress would be along two driveways along the northern portion of the project site along 176th Street that would lead to two levels of parking – one level of semi-subterranean parking and another level of above-ground parking; the project would have 163 total parking spaces comprised of 119 standard parking stalls, five ADA stalls, 12 tandem stalls, 20 compact tandem stalls for the residential use and seven parking stalls for the commercial use. The number of parking spaces would adhere to the required parking spaces required by Title 9 Chapter 2 Article 11 of the City's Municipal Code.

Landscaping

As discussed in **Section 3.0** of this Initial Study, all areas subject to landscaping as required by Title 9 Chapter 2 Article 15 of the City's Municipal Code, the landscaping will be developed in accordance with its provisions. The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the property management company with the latest technology for water conservation.

The total building footprint is approximately 31,254 square feet. The project would be required to provide five percent of the building's footprint, equal to 1,825 square feet of landscaping. The project would provide approximately 3,114 square feet of landscaping.

In conclusion, the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Impacts regarding conflict with a program plan, ordinance, or policy addressing the circulation system would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact

CEQA Guidelines section 15064.3(b) pertains to the use of Vehicle Miles Traveled (VMT) as a method of determining the significance of transportation impacts. The County's guidelines provide screening and impact criteria to determine if the project would cause a significant transportation impact.

If the proposed project meets any of the following VMT screening criteria, the proposed project should be expected to have a less than significant impact without conducting a detailed project-level assessment:

- Non-Retail Project Trip Generation Screening Criteria: Project generates less than 110 Net Daily Trips.
- Retail Project Site Plan Screening Criteria: Project is a local serving retail land use with less than 50,000 Square Feet of Gross Floor Area.
- Proximity to Transit-Based Screening Criteria: Project is located near a major transit stop or high-quality transit corridor, AND the following is true:
    - Project has an FAR Ratio is Greater than 0.75,
    - Project does not provide more parking than required by the County Code,
    - Project is consistent with the SCAG RTP/SCS.
    - Residential Land Use Based Screening Criteria: Project is 100% affordable housing.

As shown in **Table 4.17-1**, the retail component meets the retail project site plan screening criteria and would therefore screen out of further VMT analysis. However, the residential component does not meet any of the screening criteria identified above. Therefore, further VMT analysis for the Project's residential component is required.

Table 4.17-1
PROJECT TRIP GENERATION ESTIMATES

Land Use	ITE Code	Qty.	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
ITE Trip Generation Rate									
Multifamily Housing (Mid-Rise)	221	n/a	23%	77%	0.37	61%	39%	0.39	4.54
Strip Retail Plaza (<40k)	822	n/a	60%	40%	2.36	50%	50%	6.59	54.45
Project Trip Generation Forecast									
Multifamily Housing (Mid-Rise)	221	83 D/U	7	24	31	20	12	32	377
Strip Retail Plaza (<40k)	822	1.25 TSF	2	1	3	4	4	8	68
Total Project Trip Generation			**9**	**25**	**34**	**24**	**16**	**40**	**445**

Source: RK Engineering, 2024, Table 2
[1] Trip Generation, 11th Edition (Institute of Transportation Engineers [ITE], 2024)

The County of Los Angeles VMT Guidelines recommend the following impact criteria:

> *"A residential project would result in a potentially significant VMT impact if the project's residential VMT per capita would not be 16.8% below the existing residential VMT per capita for the Baseline Area in which the project is located."*

The VMT analysis was conducted using the 2024 SCAG RTP travel demand model, with a base model year of 2019. The 2024 SCAG RTP travel demand model was used to calculate the City of Artesia's VMT per capita and VMT Threshold of Significance. **Table 4.17-2** shows the citywide average and the threshold. The Threshold of Significance has been calculated to be 22.9 homebased VMT per capita (RK Engineering, 2024, p. 6).

The Project's socio-economic data was calculated based on the average household size of 3.35 per the California Department of Finance Population and Housing Estimate for Artesia for 2024. As such, the 83 multifamily dwelling units (DU) are anticipated to house approximately 278 residents (RK Engineering, 2024, p. 7).

Table 4.17-2
VMT THRESHOLD OF SIGNIFICANCE

Analysis Scenario	Geographic Area	Total Home-Based VMT	Total Residents	Total Home-Based VMT Per Capita
SCAG Base 2019	City of Artesia	515,401.28	18,726	27.5
16.8% Reduction in Citywide Average Home-Based VMT per Capita				-4.6
			VMT Threshold of Significance	**22.9**

Source: 2024 RTP SCAG Travel Demand Model

The calculation for the home-based VMT for the project was determined by multiplying the average trip length of the Project's Traffic Analysis Zone (TAZ) for home-based trips by the average daily traffic (ADT) of the residential component, which is equal to 377 daily trips with a TAZ average trip length of approximately 8.43 miles (RK Engineering, 2024, p. 7). The proposed commercial use is considered an ancillary use and is not considered a direct trip generator; thus, it is omitted from the trip generation calculations. As shown in **Table 4.17-3**, the project VMT per capita is 11.4, a VMT per capita 11.5 below the threshold of significance of 22.9 VMT per capita. Therefore, the project impact is less than significant.

Table 4.17-3
VEHICLE MILES TRAVELED SUMMARY

Traffic Analysis Zone	Avg. Trip Length[1]	Avg. Daily Trips[2]	Project VMT	Residents[3]	VMT per capita
21824100	8.43 miles	377	3,178.1	278	11.4
				City of Artesia Average VMT per Capita	22.9
				Difference	**-11.5**

Source: RK Engineering, 2024, p. 8.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact with Mitigation Incorporated

Construction

During the construction phase, the project could temporarily impact street traffic on Pioneer Boulevard and/or 176th Street adjacent to the project site due to construction activities in the ROW. Project construction could reduce the number of lanes or temporarily close a portion of Pioneer Boulevard or 176th Street. This impact would be significant without mitigation. Mitigation measure **TRANS-1** is recommended to address potential hazard impacts during the construction phase.

Mitigation Measure

MM TRANS-1

Prior to the start of construction activities in the public right-of-way, the General Contractor shall submit a detailed Construction Management Plan to be reviewed and approved by the City of Artesia Traffic Engineer. The Construction Management Plan shall specify that the Construction Manager will schedule truck traffic and employee shifts to avoid creating trips during the peak traffic periods, as is feasible for construction operations. All measures including identified truck routes and designated employee parking areas shall be included in

the Construction Management Plan. The Plan shall include but is not limited to the following provisions:

a) Identification of permitted hours for construction related delivery and removal of heavy equipment and materials;
b) Identification of where construction workers would park their personal vehicles during project construction with a requirement that at no time shall construction worker vehicles block any driveways. If complaints are received by the project applicant or City of Artesia regarding issues with construction worker vehicle parking, the project applicant shall identify alternative parking options for construction workers so as not to interfere with adjacent parking availability;
c) Identification of how emergency access to and around the project site will be maintained during project construction;
d) Identification of haul routes for delivery or removal of heavy and/or oversized equipment or material loads. Where feasible, delivery or removal of oversized equipment or material loads shall be conducted during off-peak-hour traffic periods;
e) Maintain pedestrian and bicycle connections around the project site and safe crossing locations shall be considered for all pedestrian and bicyclist detours; and
f) Maintain the security of the project site by erecting temporary fencing during the construction phase of the project. Any onsite night lighting used during the construction phase of the project shall be in compliance with City of Artesia lighting requirements.

Level of Significance After Mitigation

After implementation of mitigation measure **TRANS-1** above, the project would have less than significant construction-phase impacts regarding a substantial increase in hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact with Mitigation Incorporated

Construction

Project construction could temporarily close sidewalks and street lane(s) along Pioneer Boulevard and/or 176th Street., which could temporarily impact emergency access. Mitigation Measure (MM) **TRANS-1** is recommended to reduce potential project impacts regarding emergency access during the construction phase of the proposed project.

Mitigation Measure

Refer to **MM TRANS-1** above.

Level of Significance after Mitigation

MM TRANS-1 would reduce potential impacts regarding emergency access to a less than significant level because this mitigation measure requires the identification of how emergency access to and around the project site would be maintained during project construction.

Operation

The project would comply with applicable City regulations, such as the requirement to comply with the City's fire code to provide adequate emergency access. Prior to the issuance of building permits, the Los Angeles County Fire Department would review project site plans, including the location of all buildings, fences, access driveways, and other features that may affect emergency access. The site design includes access and fire lanes that would accommodate emergency ingress and egress by fire trucks, police units, and ambulance/paramedic vehicles. All onsite access and sight distance requirements would be in accordance with all applicable design requirements (City of Artesia Fire Code § 503 regarding fire access, and Caltrans Highway Design Manual § 201 regarding sight distances). The review process and compliance with applicable regulations and standards would ensure that adequate emergency access would be provided. Therefore, the project would not result in inadequate emergency access and there would be less than significant impacts.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is 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
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?		X		

Information from the Phase I Cultural Resources Inventory Report, dated July 31, 2024 (see **Appendix D**), prepared by UltraSystems for the Pioneer Place Mixed Use Project in the City of Artesia, has been included in this section.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is 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)?

<u>No Impact</u>

No resources as defined by Public Resources Code §21074 have been identified. Additionally, the project site has not been recommended for historic designation for prehistoric and Tribal Cultural Resources (TCRs). No tribal cultural sites were documented in the Native American Heritage Commission's Sacred Lands File (SLF) search (refer to Section 4.2 and Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D** to this IS/MND). No specific tribal resources have been identified.

No prehistoric or historic archaeological resources were observed during the field survey conducted on July 5, 2024, by Stephen O'Neil, M.A., RPA as part of the cultural resources investigation (see Section 4.3, **Appendix D**). The results of the pedestrian assessment indicate that it is unlikely that prehistoric resources will be adversely affected by construction of the project given the disturbed condition of the ground surface. The cultural resource records search at the SCCIC (the local California Historic Resources Information System facility) on June 26, 2024, indicated there are no prehistoric or historic sites on the project parcel (Section 4.1 in **Appendix D**).

No tribal cultural resources onsite are 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). Therefore, the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on tribal cultural resources (TCRs), as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) one of the parties, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

Senate Bill 18 (SB 18) requires meaningful consultation with California Native American Tribes on potential impacts on tribal cultural resources (TCRs) that may result from zoning and master plan changes. The State of California Governor's Office of Planning and Research developed these Tribal Consultation Guidelines in order to provide guidance to cities and counties on the process for consulting with Native American Indian tribes during the adoption or amendment of local general plans or specific plans (defined in Government Code § 65450 et seq.). SB 18 requires local agencies to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process, thereby providing tribes an opportunity to participate in local land use decisions at an early planning stage.

The project has been filed with the City of Artesia which is the Lead Agency. Peter Kahn, Planning Manager, with the City of Artesia (the Lead Agency) was contacted on July 23, 2024, inquiring about when they will be initiating AB 52 and SB 18 consultation notice to local tribes for the project. October 21, 2024, Okina Dor, Community Development Director, stated that AB 52 consultation had not yet started (O. Dor to S. O'Neil, personal communication via email; October 21, 2024). On November 5, 2024, a set of 18 tribal consultation request letters were provided to Art Bashmakian and Okina Dor (City Planning Department) for mailing.

The Lead Agency has prepared and sent letters via certified mail and emails to the several tribes on the tribal list provided to UltraSystems from the NAHC, informing them of the project. The letters conveyed that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project. Also, in accordance with SB 18, a tribe has 90 days in which to respond and request opening consultation, unless a shorter timeframe has been agreed to by the tribe. This section will be updated once the City has concluded the AB 52 consultation.

Mr. Dor initiated AB 52 and SB 18 consultation to local tribes for the Pioneer Place Project. Consultation invitations were sent to the participating tribes through email and certified mail informing them of the project on November 27, 2024. The tribes contacted included:

- Anthony Madrigal, THPO; Cahuilla Band of Indians
- Erica Schenk, Chairperson; Cahuilla Band of Indians
- BobbyRay Esparza, Cultural Director; Cahuilla Band of Indians
- Andrew Salas, Chairperson; Gabrieleno Band of Mission Indians – Kizh Nation
- Chistina Swindall Martinez, Secretary; Gabrieleño Band of Mission Indians – Kizh Nation
- Anthony Moralez, Chairperson; Gabrielino/Tongva San Gabriel Band of Mission Indians
- Robert Dorame, Chairperson; Gabrielino Tongva Indians of California Tribal Council
- Christina Conley, Cultural Resource Administrator; Gabrielino Tongva Indians of California Tribal Council
- Sandonne Goad, Chairperson; Gabrielino/Tongva Nation
- Charles Alvarez, Chairperson; Gabrielino-Tongva Nation
- Sam Dunlap, Cultural Resource Director; Gabrielino-Tongva Tribe
- Joyce Perry, Cultural Resources Director; Juaneño Band of Mission Indians, Acjachemen Nation - Belardes
- Matias Belardes, Chairperson; Juaneño Band of Mission Indians, Acjachemen Nation - Belardes
- Heidi Lucero, Chairperson & THPO; Juaneño Band of Mission Indians, Acjachemen Nation – 84-A
- Vanessa Minott, Tribal Administrator; Santa Rosa Band of Cahuilla Indians
- Steven Estrada, Chairman; Santa Rosa Band of Cahuilla Indians
- Isaiah Vivanco, Chairperson; Soboba Band of Luiseño
- Joseph Ontiveros, THPO; Soboba Band of Luiseño
- Jessica Valdes, Cultural Resources Specialist; Soboba Band of Luiseño

The Gabrielino Band of Mission Indians – Kizh Nation, responded by email to O. Dor on December 10, 2024, requesting consultation. A meeting was held between the tribe and Dor on January 21, 2025. Following the meeting the Kizh Nation Administrator provided an email on January 23, 2025 describing their concerns for the project, stating that the project location is "within the Gabrieleno community of *Naxaaw'ng*a whose land area is now known as the city of Artesia"; that all mainland villages overlapped each other to help facilitate the movement of cultural resources throughout the landscape with village use areas were usually shared between village areas and were commonly used by two or more adjoining villages, and therefore, human activity can be pronounced within the shared use areas due to the combined use by multiple villages and TCR's may be present in the soil from the thousands of years of human activity within that landscape. They also note the presence of sacred water ways and traditional trade routes in the project area. The Kizh Nation provided three TCR mitigation measures which the City accepted. See below. On January 27, 2025, the City informed the Kizh Nation of accepting their suggested mitigation measures which the Band acknowledged and provided the Band with a soil study report of the project site as requested. (Art Bashmakian [Acting Planner Manager] to S. O'Neil, personal communication via telephone and email; January 2, 2025, and emails January 27, 2025). Mr. Bashmakian let Chairperson Salas know that the Gabrielino Tongva Indians of California Tribal Council have requested to be included in Tribal monitoring and asked that they approve a revision to their mitigation measure TCR_1 through email on February 25, 2025, A formal response from Chairperson Salas indicating that the Gabrieleño Band of Mission Indians – Kizh Nation are the "…the designated tribal entity responsible for monitoring due to their direct lineal descent and ancestral ties to this land…" and that "a rotation would compromise the integrity of cultural

preservation efforts" on February 26, 2025. Mr. Bashmakian provided modified mitigation measures that include both interested tribes for the tribe to review on March 11, 2025. A letter from the tribe's attorney, Kara E. Grant, was received on the same day, indicated that they do not support the revision of these measures. Consultation with the Gabrieleño Band of Mission Indians – Kizh Nation is ongoing.

The City sent emails to all non-responding tribes to follow up the mailing on January 16, 2025. The Santa Rosa Band of Cahuilla Indians replied the same day, declining consultation and stating they defer to the Soboba Band of Luiseno Indians. (A. Bashmakian to S. O'Neil, personal communication via telephone; January 27, 2025).

Telephone calls were conducted February 10, 2025, to the Cahuilla Band of Indians, and a message was left for Anthony Madrigal, Tribal Historic Officer. The Gabrielino/Tongva San Gabriel Band of Mission Indians, and a message was left for Anthony Morales, Chairperson. The Gabrielino/Tongva Nation, and a message was left for Sandonne Goad, Chairperson. The Gabrieleno-Tongva Tribe, and a message was left for Chairperson Charles Alvarez at two numbers provided by the NAHC. The Juaneño Band of Mission Indians Acjachemen Nation – Belardes, a message was left for Joyce Perry, Cultural Resources Director. The Juaneño Band of Mission Indians Acjachemen Nation – 84A, and a message was left for Heidi Lucero, Chairperson and THPO. There has been no reply from any of these seven tribes. On a call to the Soboba Band of Luiseño Indians, Mr. Bashmakian spoke with Jessica Valdez, Cultural Resources Specialist who stated that the project was not within their tribal area and to contact the Gabrielino Tongva Indians of California Tribal Council (Chairperson Robert Dorame and administrator Christine Conley). (A. Bashmakian to S. O'Neil, personal communication via email; February 11, 2025.) To date none of other tribes have responded to either request or decline consultation.

Christina Conley with the Gabrielino Tongva Indians of California Tribal Council responded via email January 29, 2025, stating that the project "is near a cultural site" and asked if there had been "cultural reporting." Bashmakian and Conely had a telephone meeting February 10, 2025, following which Conley sent an email again noting "close proximity to a recorded tribal site and asked again if "any cultural reporting had been conducted." Mr. Bashmakian provided the draft cultural resources inventory report on February 19, 2025. In an email on February 21, 2025, Ms. Conley indicated that the Gabrielino Tongva Indians of California Tribal Council would like to be included in Tribal monitoring and that if "… there is more than one interested tribe with respect to monitoring, a rotation may be implemented for equity and respect."

No TCRs were documented in the Native American Heritage Commission's SLF search. During outreach to the tribes in preparation of the Phase I Cultural Resources Inventory, the Gabrielino Tongva Indians of California Tribal Council noted the presence in the region of a specific traditional cultural resource, the village of Jaisobet and recommended monitoring during subsurface construction activities.

No resources as defined by Public Resources Code § 21074 have been identified (refer to Section 4.2 and Attachment C: "Native American Heritage Commission Records Search and Native American Contacts" in **Appendix D** to this IS/MND). Additionally, the project site has not been recommended for historic designation for prehistoric and TCRs. No specific tribal resources have been identified.

No prehistoric or historic archaeological resources were observed during the field survey. The previous cultural resources surveys within the 0.5-mile buffer zone found no recorded archaeological sites or isolates. One historic structure, a one-story single-family home was located approximately 0.32 mile to the northwest within the half-mile buffer of the project boundary. The cultural resource study findings at the SCCIC indicate that there is a low potential for finding tribal resources.

Land at the project site is disturbed by past construction in the upper several feet of soil. The prior fully built environment of the project site with the commercial uses that had taken place here suggests that the ground has been significantly disturbed. The cultural resource study findings

suggest that there is a low potential for finding resources during the residential construction work. There will be subsurface grading for the new structure foundations up to 11 feet below ground surface for the bottom of the first floor, elevator pits and utility vaults. This would reach into previously undisturbed native soil.

However, given the local Native American tribal concerns for potential traditional cultural resources, mitigation measures provided by the Kizh Nation will be implemented to further reduce potential impacts to a less than significant level.

Tribal monitoring of subsurface construction activities will be implemented with **MM TCR-1**. In the unlikely event of an unexpected discovery, implementation of mitigation measure **MM TCR-2** dealing with associated funerary objects and **MM TCR-3** dealing with human remains are recommended to ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measures:

MM TCR-1: Tribal Cultural Resources and Archaeological Monitoring. The project archaeologist, in consultation with interested tribes, the developer, and the City of Artesia, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:

1. Monitoring of project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) coordinated with these construction-related activities;
2. The development of a simultaneous monitoring schedule in coordination with the developer and the project archeologist for the designated Native American Tribal Monitors from the two consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.;
3. The protocols and stipulations that the developer, City, Tribes, and project archaeologist will follow in the event of inadvertent TCR discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground disturbing activities on the site, the developer shall retain a tribal cultural monitor(s) to monitor all ground-disturbing activities in an effort to identify any unknown TCRs.

Pursuant to the AMP, a tribal monitor from the consulting tribe(s) shall be present during the initial grading activities. The tribal monitor(s) shall be present during all ground disturbing work, not only if something is found during initial grubbing.

MM TCR-2: Treatment and Disposition of Tribal Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc., for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process;
2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman

remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Artesia with evidence of same:

a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;

b. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, materials shall be curated at the Fowler Museum at UCLA or the Natural History of Los Angeles County by default;

At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be prepared by the project archaeologist and submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist and the tribal monitor(s). All reports produced will be submitted to the City, Fowler Museum at UCLA or the Natural History of Los Angeles County and consulting tribes.

MM TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Level of Significance After Mitigation

With implementation of **MM TCR-1** and **MM TCR-2** above, potential project impacts on TCRs would be less than significant. With implementation of **MM TCR-3** above, the proposed project would result in less than significant impacts to human remains and associated funerary objects.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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	

a) Would the project 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?

Less than Significant Impact

As discussed in **Section 3.0,** Project Description, the proposed project would require sewer, domestic water, fire water, stormwater drainage, and electrical connections to existing utility infrastructure in the City of Artesia.

Domestic Water – As detailed in **Threshold 4.19 b)** below the City would have sufficient water supplies available to serve the project and any future development during normal, dry, and multiple dry years. Therefore, any impacts would be less than significant.

Wastewater Treatment – As detailed in **Threshold 4.19 c)** below, the current wastewater conveyance and treatment system servicing the project site would have the wastewater capacity to serve the proposed project. Therefore, any impact would be less than significant.

Stormwater – The City of Artesia is 99 percent built out and has an existing stormwater infrastructure provided through the County of Los Angeles. There is a 24-inch storm drain line that runs along Artesia Boulevard, extending from Roseton Avenue west approximately 500 feet and

continuing 200 feet northwest to Caine Drive. Another storm drain line begins south of the Gridley Road intersection and 183rd Street and varies in diameter from 18-24 inches. Another drain line extending north-south in Fallon Avenue has a varying size of 63-inch diameter north and 75-inch diameter south of Artesia Boulevard (City of Artesia, 2016, p. 33).

Electric Power - Electric power for the City of Artesia is provided by Southern California Edison (SCE) (City of Artesia, 2010a, p. 5.12-37). The proposed project is located in a developed area and the infrastructure for providing electric power to the area is well established. SCE typically utilizes existing utility corridors to reduce environmental impacts and has energy efficiency programs to reduce energy usage and maintain reliable service throughout the year (SCE, 2018, p. 45). The SCE has existing facilities that would provide electricity to the Specific Plan area (City of Artesia, 2016, p. 35). Therefore, a less than significant impact would occur.

Natural Gas -SoCalGas is the primary distributor of natural gas throughout Southern California, including the City of Artesia. However, the project does not include the use of natural gas.

Telecommunications Facilities - Cable services, including internet, phone, and television, are provided in the City of Artesia by DirecTV, Dish, Frontier, Spectrum, and Verizon (City of Artesia, 2024c). Project development would not interfere with the operation of telecommunications facilities and impacts would be less than significant.

b) Would the project have sufficient water supplies available to serve and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact

The City of Artesia receives its water from the Golden State Water Company (GSWC). Most of Artesia's water supplies have been local groundwater resources. Specifically, Artesia's water supply contains adjudicated groundwater from the Central Basin, purchased water through the water supply nexus between GWSC, Central Basin Municipal Water District (CBMWD), and the Metropolitan Water District of Southern California (MWD). There is also water purchased from the City of Cerritos, emergency connections with the cities of Lakewood, Long Beach, Cerritos, the GSWC West Orange Service Area and the Norwalk Municipal Water System. Recycled water is purchased from CBMWD through the Central Basin Recycled Water Project (GSWC, 2020). The estimated project water demands are shown in **Table 4.19-1**. The State-mandated Water Use Objectives will mandate water budgets that include residential, indoor, and landscape usage, as well as nonresidential allowances. These unit demands include all current savings from building codes and water efficient requirements, including the California Green Building Standards Code (CALGreen)(GSWC, 2020, p. 4-5). As demonstrated in **Table 4.19-2** and **Table 4.19-3**, there would be sufficient water supply available to meet the project demands and the City of Artesia during normal, single-dry, and multiple-dry years.

Table 4.19-1
PROJECTED WASTEWATER GENERATION AND WATER DEMANDS

Land Use	Quantity	Wastewater Generation Rate	Water Demand[1]	Annual Demand[1]
Multi-Family	83 du	156 gpd/du	15,279 gpd	17.1 afy
Restaurant	4,414 sq. ft.	125gpd/1,000 sq. ft.	706.5 gpd	0.79 afy
Total Projected Demand			**13,500 gpd**	**17.8 afy**

Source: Los Angeles County Sanitation Districts, 2021, p. 20
Note: [1]Water consumption rates are assumed as 128 percent (nonresidential) and 118 percent (residential)of the wastewater generation rates.

Table 4.19-2
NORMAL AND SINGLE DRY YEAR WATER SUPPLY AND DEMAND (AFY)

Normal Year	2025	2030	2035	2040	2045
Supply totals	5,109	5,152	5,196	5,240	5,284
Demand totals	5,109	5,152	5,196	5,240	5,284
Difference	0	0	0	0	0
Potential Impact	0.35%	0.35%	0.34%	0.33%	0.34%
Single Dry Year	**2025**	**2030**	**2035**	**2040**	**2045**
Supply totals	5,620	5,668	5,716	5,764	5,813
Demand totals	5,620	5,668	5,716	5,764	5,813
Difference	0	0	0	0	0
Potential Impact	0.32%	0.31%	0.31%	0.31%	0.31%

Source: GSWC, 2020, p. 5-3

Table 4.19-3
MULTIPLE DRY YEAR WATER SUPPLY AND DEMAND (AFY)

	2025	2030	2035	2040	2045
First Year					
Service Area Supply	5,620	5,668	5,716	5,764	5,813
Service Area Demand	5,620	5,668	5,716	5,764	5,813
Difference	0	0	0	0	0
Potential Impact	**0.32%**	**0.31%**	**0.31%**	**0.31%**	**0.31%**
Second Year					
Service Area Supply	5,630	5,677	5,725	5,774	5,813
Service Area Demand	5,630	5,677	5,725	5,774	5,813
Difference	0	0	0	0	0
Potential Impact	**0.32%**	**0.31%**	**0.31%**	**0.31%**	**0.31%**
Third Year					
Service Area Supply	5,639	5,687	5,735	5,784	5,813
Service Area Demand	5,639	5,687	5,735	5,784	5,813
Difference	0	0	0	0	0
Potential Impact	**0.32%**	**0.32%**	**0.31%**	**0.31%**	**0.31%**
Fourth Year					
Service Area Supply	5,649	5,696	5,745	5,793	5,813
Service Area Demand	5,649	5,696	5,745	5,793	5,813
Difference	0	0	0	0	0
Potential Impact	**0.31%**	**0.31%**	**0.31%**	**0.31%**	**0.31%**
Fifth Year					
Service Area Supply	5,658	5,706	5,754	5,803	5,813
Service Area Demand	5,658	5,706	5,754	5,803	5,813
Difference	0	0	0	0	0
Potential Impact	**0.31%**	**0.31%**	**0.31%**	**0.31%**	**0.31%**

Source: GSWC, 2020, p. 5-3

The project would require approximately 17.8 acre feet per year (afy) of water distributed by the water sources of the GSWC service area through 2045. The impact of the project on excess water supply in normal, single, and multiple dry years would have projected a demand of from a low of 0.31 percent

during normal years to a high of 0.35 percent for a single normal, single-dry year, or multiple-dry year through 2045.

The project would not require or result in the construction of new water treatment facilities or the expansion of existing facilities and would have sufficient water supply available for the reasonably foreseeable future during normal, dry and multiple dry years. Additionally, the project applicant would be required to implement the applicable requirements of the 2022 California Green Building Standards Code (CALGreen) that would further reduce water demand. The impact on water supply would be less than significant.

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?

Less than Significant Impact

Wastewater in the Artesia system is transported to the Los Angeles County Sanitation Districts' (LACSD), Los Coyotes Water Reclamation Plant (LCWRP) in Cerritos and San Jose Creek WRP (SJCWRP) in Whittier for treatment (City of Artesia, 2012, p. 5.12-5). The LCWRP has capacity of 37.5 MGD; in 2023, average daily influent flows were 21.5 MGD, with residual capacity of about 16 MGD. The SJCWRP has capacity of 100 MGD; in 2023 average daily influent flows were 62.4 MGD, with residual capacity of 37.6 MGD (LACSD, 2023).

The project operation is estimated to generate 13,500 gpd of wastewater, as shown in **Table 4.19-1** above (County of Los Angeles, 2021). This is roughly 0.025 percent of the residual capacity of the two affected WTPs. In the region, there is sufficient wastewater treatment capacity for project-generated wastewater and project development would not require the construction of new or expanded wastewater treatment facilities. Therefore, the impacts to wastewater treatment would be less than significant.

d) Would the project 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?

Less than Significant Impact

Construction

The construction of the project would generate solid waste that would be disposed of in local landfills. Materials generated during the construction of the project would include paper, cardboard, metal, plastics, glass, concrete, lumber scrap, and other materials. During construction, bulk solid waste, excess building materials, fill, and other construction waste would be disposed of in a manner consistent with the State of California Integrated Waste Management Act of 1989. Section 4.408 of the 2022 California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires that at least 65 percent of non-hazardous construction operations be recycled and/or salvaged for reuse. Project construction would include recycling and/or salvaging at least 65 percent of construction and demolition waste according to the 2022 CALGreen.

Operation

Waste Haulers - Since November 2015, CR&R Environmental Services has been the franchised waste hauler for the City of Artesia and has been responsible for providing recycling, refuse, and green waste services to residents (City of Artesia, 2024d). The waste stream generated by the City of Artesia is processed and sorted at the CR&R location in Santa Fe Springs at 12739 Lakeland Road (County of Los Angeles, 2024d).

Transfer Station - The Solid Waste Department manages the City's transfer station. The City of Artesia does not maintain an operational landfill. Transfer stations are facilities that move waste from small vehicles to larger transfer trailers or railway cars, which are then used to transport the waste to a remote landfill.

Landfills –In 2023 about 97 percent of the solid waste landfilled from the City of Artesia was disposed of at two facilities described below in **Table 4.19-4:** Azusa Land Reclamation in the City of Azusa, and the Sunshine Canyon Landfill in the Community of Sylmar in the City of Los Angeles. The remaining daily disposal capacity of the two landfills combined is over 11,000 tons.

Table 4.19-4
LANDFILLS SERVING THE CITY OF ARTESIA

Facility Name	Remaining Capacity	Permitted Daily Disposal	Actual Daily Disposal*	Residual Daily Capacity	Est. Closing Date
Sunshine Canyon Landfill	77,900,000	12,100	7,862.83	4,237.17	10/31/2037
Azusa Land Reclamation	51,512,201	8,000	1,058.73	6941.27	1/1/2045
Total	129,412,201	20,100	8,921.56	**11,178.44**	

* Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Sources: LADPW, 2024a; CalRecycle, 2024a/b/c.

As shown in **Table 4.19-5**, the estimated increase in solid waste from the project of 64.6 tons per year represents a miniscule fraction of the remaining estimated permitted capacity (0.0000005 percent). Since there is sufficient permitted landfill capacity to support the operation of the proposed project, no adverse impact would occur on the solid waste collection service or the landfill disposal system. Therefore, the impact of the project on existing solid waste disposal facilities would be less than significant.

Table 4.19-5
ESTIMATED PROJECT-GENERATED SOLID WASTE

Land Use	Qty.	Generation Rate	Pounds per year (tons)
Multi-family Residential	83 du	4 lbs./du/day	121,180 lbs. per year (60.59 tons)
Restaurant	4,414 sq. ft.	0.005 lbs./sq ft/day	8,056 lbs. per year (4 tons)
Total			**129,236 lbs. per year (64.6 tons)**

Note: lbs./du/day = pounds per dwelling unit per day
Source: CalRecycle, 2024d

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact

In 1989, the California Legislature enacted the California Integrated Waste Management Act (AB 939), to address solid waste problems and capacities comprehensively. The law required each city and county to divert 50 percent of its waste from landfills by the year 2000.

Assembly Bill 341 (AB341; Chapter 476, Statute of 2011) increases the statewide waste diversion goal to 75 percent by 2020 and mandates recycling for commercial and multi-family residential land uses.

Assembly Bill 1826 (AB 1826; California Public Resources Code §§ 42649.8 et seq.) requires the recycling of organic matter by businesses, and multifamily residences of five or more units, generating such waste in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, non-hazardous wood waste, and paper waste spoiled with food mixed with food waste.

Senate Bill 1383 (SB 1383; California Health and Safety Code §§ 39730.5 et seq.) set targets to achieve a 50 percent reduction in the level of statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law is intended to reduce the emissions of methane, a short-lived climate pollutant, from the decomposition of organic waste in landfills, for the protection of people in at-risk communities, and to reduce GHG emissions.

Section 5.408 (Construction Waste Reduction, Disposal, and recycling) of the 2022 California Green Building Standard code (CALGreen; Title 24, California Code of regulations, part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

Section 6-2.109 of the Artesia Municipal Code requires owners of residential, commercial, and industrial properties in the City to have a service for soil waste and recyclable materials collection (City of Artesia, 2024b).

Ordinance 22-927 was adopted by the City of Artesia, eliminating the practice of stopping waste collection services due to nonpayment and instead placing solid waste charges on accounts that are delinquent for 60 days or more against the owner's property (City of Artesia, 2024b).

The proposed project would comply with applicable local, state, and federal solid waste disposal standards; therefore, the impacts would be less than significant.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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

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?

No Impact

The project site is not located in a Very High Fire Hazard Severity Zone (VHFHSZ) within a Local Responsibility Area (LRA) as shown in **Figure 4.20-1**. An LRA is where cities or counties are responsible for the costs of wildfire prevention and suppression. The nearest VHFHSZ in an LRA is about 5.7 miles to the east of the project site.

The project site is not located in a VHFHSZ within a State Responsibility Area (SRA; where the State is responsible for the costs of wildfire prevention and suppression), as shown in **Figure 4.20-2.** . The nearest SRA to the project site is approximately 9.5 miles to the northeast.

Given the significant distance of the project site to any land classified as VHFHSZ, no impact would occur.

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE IN LOCAL RESPONSIBILITY AREA

Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_20_Fire_Hazard_LRA_2024_06_28.mxd
June 28, 2024
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Cal Fire, June 2022; UltraSystems Environmental, Inc., 2024.

City of Artesia
Pioneer Place
Mixed Use Project

Fire Hazard Severity Zone
Local Responsibility Area (LRA)

Scale: 1:126,720

N

0 1 2 Miles

0 1 2 Kilometers

Legend

Project Location

Fire Hazard Severity Zones in LRA

Very High

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Figure 4.20-2
FIRE HAZARD SEVERITY ZONE IN STATE RESPONSIBILITY AREA

Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\gis\Projects\7277_APP_HoldingLLC_MixedUse_ISMND\MXDs\7277_APP_4_20_Fire_Hazard_SRA_2024_07_11.mxd
July 11, 2024
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Cal Fire, September 2023; UltraSystems Environmental, Inc., 2024.

City of Artesia
Pioneer Place
Mixed Use Project

Fire Hazard Severity Zone
State Responsibility Area (SRA)

Scale: 1:158,400

N

0 1.25 2.5 Miles

0 1.25 2.5 Kilometers

Legend

Project Location

Fire Hazard Severity Zones in SRA

Moderate

High

Very High

UltraSystems environmental•management•planning

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?

No Impact

As discussed above, the project site is not located in or near a VHFHSZ. The project site is not located on or near a slope that could exacerbate the risks of wildfires. The Santa Ana winds can cause extreme winds to descend to the Pacific Coast around Los Angeles from inland desert regions. These winds can occur at any time of the year, but are most known for bringing hot, dry weather and low humidity, typically between October and March (NWS, 2024). Being situated in the southeast part of the County of Los Angeles, the project site would be no more susceptible to the Santa Ana winds than most of the County of Los Angeles. Therefore, the project would not expose the project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire and would have no impact in this regard.

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?

No Impact

As discussed above, the project site is not located in or near an SRA, nor is the project site in or near a VHFHSZ. The project would not require the installation or maintenance of infrastructure that can exacerbate fire risk. Therefore, the proposed project would have no impact.

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?

No Impact

As discussed above, the project site is not located in or near an SRA or land classified as VHFHSZ. The project site is relatively flat; therefore, the proposed project would not 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 would occur.

4.21 Mandatory Findings of Significance

Would the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project 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) 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) Environmental effects will cause substantial adverse effects on human beings, either directly or indirectly?		X		

a) Would the project 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?

<u>Less Than Significant Impact with Mitigation Incorporated</u>

Considering that the project is located in a highly urbanized area with developed and landscaped substrates, optimal habitat for special-status plant and wildlife species is lacking. Thus, with the implementation of mitigation measure **BIO-1** (to protect nesting bird species from noise and dust disturbances), the proposed project would have less than significant impacts on species. As detailed in **Section 4.5**, grading activities associated with the development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unique paleontological and/or archeological resources. With the implementation of mitigation measures **GEO-1**, **CUL-1** to **CUL-3**, and **TCR-1** to **TCR-3**, potential project impacts on historic and prehistoric resources would be less than significant.

b) Would 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)?

Less than Significant Impact

Regarding cumulative projects, the City of Artesia website does not list any current or upcoming projects within two miles of the proposed project site. Therefore, the proposed project would have no significant impacts, and the project would not be cumulatively considerable in connection with other projects being developed in the City.

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

Less than Significant Impact with Mitigation Incorporated

As discussed in **Sections 4.1** through **4.20** of this document, after the implementation of mitigation measures, potential adverse environmental effects were found to be less than significant on human beings, either directly or indirectly. Therefore, less than significant impacts would occur with the implementation of mitigation measures.

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7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with § 21081.6 of the Public Resources Code and § 15097 of the CEQA Guidelines, which requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon an MND or an EIR. The MMRP ensures the implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified through the use of monitoring and reporting. Monitoring is generally an ongoing or periodic process of project oversight; reporting generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of the MMRP to (1) provide a framework for document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) provide a record of the monitoring/reporting; and (4) ensure compliance with those MM that are within the responsibility of the City and/or Applicant to implement.

The following subjects require mitigation:

Biological Resources
Cultural Resources
Geology and Soils
Hazards and Hazardous Materials
Transportation
Tribal Cultural Resources

Table 7.0-1 lists impacts, mitigation measures adopted by the City of Artesia in connection with the approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented. Only those environmental topics for which mitigation is required are listed in this Mitigation Monitoring and Reporting Program.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.4 Biological Resources				
Threshold 4.4a) 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?	**MM BIO-1: Pre-Construction Breeding Bird Survey.** To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts to or take of migratory non-game breeding birds, their nests, young, and eggs, the following measures will be implemented: a. Project activities that will remove or trim vegetation or otherwise disturb potential breeding and nesting sites will be scheduled outside the breeding bird season to avoid direct impacts to migratory non-game breeding birds protected by the MBTA and Fish and Game Code. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions. b. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a pre-construction breeding bird survey for breeding birds and active nests or potential nesting sites within the limits of project disturbance. The survey will begin no later than seven days before the onset of scheduled activities, such as mobilization and staging, or other ground-disturbing activities such as vegetation and substrate removal and/or disturbance. The surveys will end no later than three days before onset of the aforementioned activities.	Project Applicant	Field Verification	1. City of Artesia 2. City of Artesia 3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	c. If more than three days pass between the date of preconstruction breeding bird survey completion and the onset of construction activities mentioned in **BIO-1(b)**, another preconstruction breeding bird survey must be conducted as described in **BIO-1(b)**. d. If a breeding bird territory or an active bird nest is located during the pre-construction survey and will potentially be impacted, the site will be mapped on engineering drawings and a no activity buffer zone will be marked (fencing, stakes, flagging, orange snow fencing, etc.) a minimum of 100 feet in all directions for most migratory bird species or 500 feet in all directions for listed bird species and all raptors. The biologist will determine the appropriate buffer size based on the type of activities planned near the nest and the type of bird that created the nest. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, the qualified biologist will allow project activities to begin within the buffer zone. e. If listed bird species are observed within the project site during the pre-construction surveys or monitoring, the biologist will immediately stop nearby construction work, map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional surveys or focused protocol surveys are necessary. Project activities may begin			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	within the area only when concurrence is received from the appropriate resource agency. f. Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist. g. If no breeding birds or active nests are observed during the pre-construction survey or they are observed and will not be impacted, project activities may begin, and no further mitigation will be required.			
4.5 Cultural Resources				
Threshold 4.5b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	**MM CUL-1**: In the event of an unexpected discovery of a cultural resource as defined by CEQA Guidelines § 15064.5, during any project related earth disturbing activities, all earth disturbing activities within 60 feet of the find shall be halted and the City of Artesia shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology to assess the significance of the find. Impacts on any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A L) form and filed with the SCCIC. Construction activities	Qualified Archaeologist Project Contractor	Field Verification	1. City of Artesia 2. City of Artesia 3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place. A Monitoring and Treatment Plan shall be prepared by a qualified archaeologist. The qualified archaeologist shall recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area and afforded the necessary time and funds to recover, analyze, and curate the find(s). Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.			
	MM CUL-2: Prior to the commencement of grading or excavation, workers conducting construction activities, and their foremen will receive Worker Environmental Awareness Program (WEAP) training from a qualified archaeologist regarding the potential for sensitive archaeological and paleontological resources to be unearthed during grading activities. The workers will be directed to report any unusual specimens of bone, stone, ceramics or other archaeological artifacts or features and paleontological specimens of bone or features observed during grading and/or other construction activities to their foremen and to cease grading activities in the immediate vicinity of the discovery until a qualified archaeologist or Native American cultural monitor is notified of the discovery by the Superintendent of the project site and can assess their significance. The WEAP shall be implemented to educate all construction personnel about the area's environmental conditions and the environmental protection measures that must be adhered to by all workers throughout the duration of project construction.	Qualified Archaeologist	Field Verification	1. City of Artesia 2. City of Artesia 3. Prior to construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Training materials shall be language-appropriate for all construction personnel. Upon completion of the WEAP, workers shall sign a form stating that they attended the program, understand all protection measures, and shall abide by all the rules of the WEAP. A record of all trained personnel shall be kept with the construction foreman at the project field construction office and shall be made available to any resource agency personnel. If new construction personnel are added to the project later, the construction foreman shall ensure that new personnel receive training before they start working. The archaeologist shall provide hard copies of the WEAP presentation to the construction foreman.			
Threshold 4.5c) Would the project disturb any human remains, including those interred outside of formal cemeteries?	**MM CUL-3:** If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).	County Coroner Qualified Archaeologist NAHC Project Contractor	Field Verification	1. City of Artesia 2. City of Artesia 3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.7 Geology and Soils				
Threshold 4.7f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	**MM GEO-1:** Before the beginning of project ground disturbing activities, the project proponent shall provide the City of Artesia Planning Manager with evidence that the proponent has retained a qualified paleontologist to be on call during ground disturbing activities. If paleontological resources are uncovered during construction activities, the contractor shall halt construction activities within 50 feet of the find and notify the City of Artesia Planning Manager. The on-call paleontologist shall be notified and afforded the necessary time and funds to recover, analyze, and curate the find(s). The fossils must be donated to a permanent accredited repository. Subsequently, the monitor shall remain onsite for the duration of the ground disturbance to ensure the protection of any other resources that may be in the area.	Project Contractor City of Artesia Planning Manager On-Call Paleontologist	Field Verification	1. City of Artesia 2. City of Artesia 3. During construction
4.9 Hazards and Hazardous Materials				
Threshold 4.9f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Refer to the mitigation measure **TRANS-1** in **Section 4.17.** After implementation of the mitigation measure **TRANS-1** above, the project would have less than significant impact from the construction phase on emergency access.	Refer to **TRANS-1**	Refer **TRANS-1**	Refer **TRANS-1**

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.17 Transportation				
Threshold 4.17c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? 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? and, **Threshold 4.17 d)**	**MM TRANS-1** Prior to the start of construction activity in the public right-of-way, the General Contractor shall submit a detailed Construction Management Plan to be reviewed and approved by the City of Artesia Traffic Engineer. The Construction Management Plan shall specify that the Construction Manager will schedule truck traffic and employee shifts to avoid creating trips during the peak traffic periods, as is feasible for construction operations. All measures including identified truck routes and designated employee parking areas shall be included in the Construction Management Plan. The Plan shall include but is not limited to the following provisions: a) Identification of permitted hours for construction related deliveries and removal of heavy equipment and material; b) Identification of where construction workers would park their personal vehicles during project construction with a requirement that at no time shall construction worker vehicles block any driveways. If complaints are received by the project applicant or City of Artesia regarding issues with construction worker vehicle parking, the project applicant shall identify alternative parking options for construction workers so as not to interfere with adjacent parking availability; c) Identification of how emergency access to and around the project site will be maintained during project construction;	Project Applicant	Field Verification	1. City of Artesia 2. City of Artesia 3. Prior to the start of construction activity in the public right-of-way

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Result in inadequate emergency access?	d) Identification of haul routes for delivery or removal of heavy and/or oversized equipment or material loads. Where feasible, delivery or removal of oversized equipment or material loads shall be conducted during off-peak hour traffic periods; e) Maintain pedestrian and bicycle connections around the project site and safe crossing locations shall be considered for all pedestrian and bicyclist detours; and f) Maintain the security of the project site by erecting temporary fencing during the construction phase of the project. Any onsite night lighting used during the construction phase of the project shall be in compliance with City of Artesia lighting requirements.			
4.18 Tribal Cultural Resources				
Threshold 4.18b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of	**MM TCR-1**: Tribal Cultural Resources and Archaeological Monitoring. The project archaeologist, in consultation with interested tribes, the developer, and the City of Artesia, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing, and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include: 1. Monitoring of project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) coordinated with these construction-related activities;	Project Applicant	Field Verification	1. City of Artesia 2. City of Artesia 3. Prior to commencement of any "ground-disturbing activity"

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
Public Resource Code § 5024.1(c)?	2. The development of a simultaneous monitoring schedule in coordination with the developer and the project archeologist for the designated Native American Tribal Monitors from the two consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.; 3. The protocols and stipulations that the developer, City, Tribes, and project archaeologist will follow in the event of inadvertent TCR discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. At least 30 days prior to application for a grading permit and before any brush clearance, grading, excavation, and/or ground disturbing activities on the site, the developer shall retain a tribal cultural monitor(s) to monitor all ground-disturbing activities in an effort to identify any unknown TCRs. Pursuant to the AMP, a tribal monitor from the consulting tribe(s) shall be present during the initial grading activities. The tribal monitor(s) shall be present during all ground disturbing work, not only if something is found during initial grubbing.			
	MM TCR-2: Treatment and Disposition of Tribal Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground-disturbing activities, including but not limited to brush clearance, grading, trenching, etc.,	Construction Contractor Qualified Archeologist	Field Verification	1. City of Artesia 2. City of Artesia

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries: 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Artesia with evidence of same: a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging, basic analysis, other analyses as recommended by the project archaeologist and approved by consulting tribes, and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality; b. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural			3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	materials, materials shall be curated at the Fowler Museum at UCLA or the Natural History of Los Angeles County by default; At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be prepared by the project archaeologist and submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist and the tribal monitor(s). All reports produced will be submitted to the City, Fowler Museum at UCLA or the Natural History of Los Angeles County and consulting tribes.			
	MM TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public	Construction Contractor Los Angeles County Coroner	Field Verification	1. City of Artesia 2. City of Artesia 3. During construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.			

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 11A.**

TO: Mayor and Members of the City Council

SUBJECT: Memorandum of Understanding (MOU) - Managers and Supervisors Unit Employees

FROM: Ericka Jackson, HR Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Jamie Murguia, Finance Manager
HongDao Nguyen, City Attorney
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council, by motion:

1. Adopt, Resolution No. 25-3039, adopting Memorandum of Understanding (MOU) between the City of Artesia and the American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 – Managers and Supervisors Unit; and
2. Authorize the City Manager to execute the MOU on their behalf.

BACKGROUND:
The City last concluded negotiations with AFSCME Local 1520 – Managers and Supervisors Unit in 2022. As that agreement reached its expiration, new negotiations commenced in March 2025 to address workforce priorities and maintain competitiveness in compensation and benefits.

To inform this process, the City commissioned a Classification and Compensation Study by Transformance Consulting, finalized in March 2025. This comprehensive analysis provided key insights into market salary comparisons and equitable pay practices, forming a foundational component of the negotiation strategy.

Following collaborative and constructive bargaining, a tentative agreement was reached on May 13, 2025, and subsequently ratified by the union on June 4, 2025. The resulting MOU reflects shared priorities and the City's dedication to supporting its workforce.

ANALYSIS:
Negotiations between the City and AFSCME Managers and Supervisors Unit began in March 2025, with additional sessions in April and May 2025. The goal was to align the interests of unit employees with the City’s fiscal and operational strategies.

The main priorities addressed in the agreement include:

- Base Salary Adjustments: Realignment of compensation levels to achieve 60% of the median market salary, based on findings from the March 2025 Transformance Consulting study.

- Cost of Living Adjustments (COLA): Annual 3% increases effective in July 2026, July 2027, and July 2028 to ensure earnings reflect economic changes.
- Benefit Enhancements: Improvements in health, education, and supplemental benefits to address employee needs and enhance overall satisfaction.

Key updates in the new MOU include:

- Continuing to offer up to the Kaiser Los Angeles rate for health, dental and vision coverage amount.
- A monthly Opt-Out provision for employees who decline the City's health, dental, and vision coverage (and provide proof of other source of coverage).
- An increase in annual Health Reimbursement Account (HRA) contributions.
- Designation of a citywide holiday closure period between Christmas and New Year's

In addition to these updates, several procedural refinements have been made to enhance efficiency and promote employee development. This agreement exemplifies the City's commitment to its personnel and to fostering a supportive and progressive work environment.

FISCAL IMPACT:
Implementation of the MOU includes the following financial implications:

- Salary adjustments to meet 60% of median market levels
- Annual 3% COLAs beginning in July 2026 and continuing through July 2028
- Eligibility for bilingual pay where applicable. Upon successful completion of the examination process, employees receive $100 per month for verbal translation only and $125 for both verbal and written translation
- Increase in HRA contributions from $600 to $800 per year
- Monthly Opt Out Provision for Health, Dental and Vision Coverage in the amount of $400 per month
- Tiered monthly car allowance:
    - Tier I: City Clerk, Public Works Manager, Parks and Recreation Manager - $100 per month
    - Tier II: Accounting Manager, Assistant Parks and Recreation Manager, Economic Development Manager, Planning Manager, Special Projects Manager - $75 per month
    - Tier III: Management Analyst, Code Compliance Supervisor, Parks and Recreation Supervisor, Business License/Revenue Specialist - $50 per month
- City-issued Cell Phones for the purposes of conducting City business
- Education Reimbursement in the amount of $3,500 per fiscal year
- Eligibility to participate in a deferred compensation - 457 (b) plan and 401 (a) plan with a matching contribution of the first 3% of the employee's base compensation that the employee contributed to the 457 (b) plan
- Health benefits covered at the Region 3, CalPERS, Kaiser Tier level of benefits based on the eligible employee's designated level of coverage

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council, by motion:

1. Adopt, Resolution No. 25-3039, adopting Memorandum of Understanding (MOU) between the City of Artesia and the American Federation of State, County, and Municipal Employees, Local 1520 (AFSCME), Council 36 – Managers and Supervisors Unit; and
2. Authorize the City Manager to execute the MOU on their behalf.

Attachments

Resolution No. 25-3039 (Approval of Managers MOU).pdf

RESOLUTION NO. 25-3039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADOPTING A MEMORANDUM OF UNDERSTANDING ("MOU") BETWEEN THE CITY OF ARTESIA AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, LOCAL 1520 ("AFSCME") COUNCIL 36 – MANAGERS AND SUPERVISORS UNIT

WHEREAS, the American Federation of State, County and Municipal Employees, Local 1520 ("AFSCME") was initially recognized as the exclusive bargaining representative of the managers and supervisors classifications at the City of Artesia ("CITY") on October 27, 2021;

WHEREAS, in accordance with the Meyers-Milias-Brown Act governing labor-management relationships for California local governments, the City and the AFSCME met and conferred in good faith between March 2025 and May 2025 in an effort to reach a new agreement;

WHEREAS, AFSCME ratified the proposed agreement on June 4, 2025; and

WHEREAS, the City and AFSCME have now reached agreement on an MOU. This MOU is attached as Exhibit "A."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council of the City declares that the City and AFSCME, after negotiating in good faith, have reached agreement on a new MOU, a copy of which is attached hereto as Exhibit "A" to this Resolution and incorporated herein by reference.

SECTION 2. The City Council hereby approves the attached MOU. The MOU is effective July 1, 2025 and expires on June 30, 2029.

SECTION 3. The City Council of the City of Artesia intends each and every provision of the attached and approved MOU to have independent effect. If any one or more of the provisions contained therein shall be ruled illegal or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions contained therein shall not in any way be affected or impaired.

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 9th day of June, 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF ARTESIA
AND
THE AMERICAN FEDERATION OF STATE, CITY AND MUNICIPAL EMPLOYEES, AFL-CIO, LOCAL 1520, COUNCIL 36 MANAGERS AND SUPERVISORS UNIT

7/1/2025-06/30/2029

DEFINITIONS

CLASSIFICATION: A position or group of positions sufficiently similar in respect to authority, duties and responsibilities that the same descriptive classification title is assigned.

DAY: When City Hall is open, unless an employee is assigned to an alternative work schedule.

DEPARTMENT: Any one of the departments of the City's organizational structure managed by a Manager, Director, Deputy City Manager or the City Manager.

DOMESTIC PARTNERSHIP: As defined in the California Family Code Section 297, two adults who have chosen to share one another's lives in an intimate and committed relationship of mutual caring and that meet the conditions and/or requirements of Section 297.

EMPLOYEE: An individual who has been selected, is compensated through the City payroll and appointed to a City classification.

FULL TIME: A period of forty (40) hours of work time per workweek in increments of eight (8), nine (9) or ten (10) hours per shift.

IMMEDIATE FAMILY: Immediate Family shall include the employee's and the employee's spouse's or domestic partner's parent, grandparent, foster-parent, sibling, step-sibling, spouse, domestic partner, child, stepchild, foster child or grandchild.

LEAVE: An absence from work related to Authorized time away from work granted to an employee in accordance with the policies and provisions outlined in this Memorandum of Understanding, applicable City policies, and state or federal laws. Leave may include, but is not limited to, vacation, sick leave, holiday leave, bereavement leave, jury duty, and other approved absences.

MANAGEMENT: An employee in any classification designated by the City Manager as managerial.

PAY PERIOD: A pay period consists of two (2) consecutive workweeks established to provide twenty-six (26) pay periods each calendar year.

POSITION: Authority, duties and responsibilities assigned by the City which constitute the services to be performed by a Unit member.
SENIORITY: A status acquired by an employee based upon the employee's original date of hire into a classification, in the bargaining unit. Seniority does not accrue while an employee is in an unpaid status.

TIER I MANAGEMENT: City Clerk, Public Works Manager, Parks and Recreation Manager.

TIER II MANAGEMENT: Accounting Manager, Assistant Parks and Recreation Manager, Economic Development Manager, Planning Manager, Special Projects Manager.

TIER III MANAGEMENT: Business License Specialist/Revenue Officer, Management Analyst, Parks and Recreation Supervisor, Code Compliance Supervisor.

UNIT MEMBER: An individual compensated through the City payroll, appointed to a City classification and designated to be within this Bargaining unit for labor bargaining purposes.

UNION BUSINESS: Legitimate business activities involved in representing bargaining unit members such as attending union meetings, conferences, trainings and meetings with represented employees to discuss collective bargaining matters. It does not include any events or activities that are primarily social, athletic, fundraising or recreational in nature, which are not on city-time. The latter would require an employee to use personal leave.

WORKDAY: A workday is an individual 24-hour period within a seven consecutive day (168-hour) workweek.

WORKING OUT OF CLASS ASSIGNMENT: On a temporary basis, the performance by Unit members of the duties of a higher classification with a higher pay range than the pay range of their *assigned* permanent classification.

WORKWEEK: A workweek is a fixed and regularly recurring period of 168 hours—seven consecutive 24-hour periods (workdays).

WORK SCHEDULE: A full-time work schedule is a 40 hour per workweek schedule consisting of: 1) Eight (8) hours in a workday for five (5) consecutive workdays within a workweek; or 2) Ten (10) hours in a workday for four (4) consecutive workdays within a workweek. 3) Other work schedules necessary to better meet the needs or requirements of the position

or the Unit members shall be permitted at the discretion of the Director or Manager of the Unit members, Department. For example, nine (9) hours in a workday for four (4) consecutive workdays followed by a four (4) hour workday on the fifth consecutive workday shall be considered an acceptable workweek.

American Federation of State, County and Municipal Employees, AFL-CIO, Local 1520, Council 36, Managers and Supervisors Unit

July 1, 2025

Local 1520 reserves the right to add, modify, or delete any proposal(s) during negotiations.

I. RECOGNITION

A. The City of Artesia ("City") recognizes the American Federation of State, County, and Municipal Employees, AFL-CIO, Local 1520, Managers and Supervisors Unit, Council 36, (thereafter "AFSCME" or "Union") as the exclusive bargaining agent for all regular full-time employees employed by the City in the classifications referenced in Appendix "A" of this MOU subject to the applicable provisions of the law. The City shall meet and confer on the salary for all newly created represented classifications.

B. AFSCME, in turn, recognizes the City of Artesia as the duly elected representative of the people and agrees to negotiate exclusively with the agents of the City through the provisions of the Employer-Employee Relations Resolution.

C. Excluded from AFSCME are all other employees, all management and supervisory employees not listed in Appendix "A", confidential employees, substitute, short-term and limited-term employees.

D. The City and AFSCME agree that the unit described herein is the appropriate unit. This includes all permanent positions listed in Appendix A as bargaining unit employees. Neither party will later contest the appropriateness of the unit by any means, including use of Public Employment Relations Board (PERB) procedures. Nothing in the foregoing shall preclude the parties from negotiating any new classification created by the City or from changing the unit description by mutual agreement. However, the City and AFSCME reserve their rights to seek clarification or amendment pursuant to PERB regulations with respect to any new classifications created by the City that are not enumerated in the unit description.

II. TERMS OF MEMORANDUM OF UNDERSTANDING

The term of this MOU shall be from 7/1/2025 – 6/30/2029. The benefits provided under this MOU shall not be retroactive from the date of execution unless explicitly provided as such.

III. NONDISCRIMINATION

The City and Union recognize the right of the employees to form, join or participate in lawful activities of employee organizations and the equal alternative right of

employees to refuse to form, join or participate in employee organization activities. No employee shall be intimidated, coerced, restrained or discriminated against by the City or the Union in any manner which is unlawful pursuant to state or federal law. This article is not to be subject to the Grievance Procedure.

The City and the Union agree that no employee will be promoted, demoted, transferred, bypassed for promotion, disciplined, or discharged or in any way discriminated against because of race, color, sex, age, national origin, disability, political or religious opinions or affiliations, or any other classification protected by Federal or State law. The City and the Union shall reopen any provision of this Agreement for the purpose of complying with any final order of the federal or state agency or court of competent jurisdiction requiring a modification or change in any provision of this Agreement in compliance with State or Federal anti-discrimination laws. Equal employment opportunities will be extended to all persons in all aspects of the employer-employee relationship, including recruitment, hiring, upgrading, training, promotion, transfer, discipline, layoff, recall and termination.

IV. FULL UNDERSTANDING

This MOU contains all of the covenants, stipulations, and provisions agreed upon by the parties. Any prior existing understanding or agreements by the parties, whether formal or informal, regarding any such matters contained in the MOU are hereby superseded or terminated in their entirety.

For the life of this MOU, the Union and the City mutually agree that to reopen negotiations with respect to any subject or matter covered in this MOU requires mutual consent by both parties. Without such mutual consent, the parties shall not be required to meet and confer regarding the same.

V. MANAGEMENT RIGHTS AND RESPONSIBILITIES

SECTION 1. The City reserves, retains, and is vested with, solely and exclusively, all rights of management as allowed by law, unless modified by this Memorandum of Understanding. The rights of the City include, but are not limited to, the exclusive right to:

A. To manage the City generally and to determine the issues of policy.

B. To determine the necessity and organization of any service or activity conducted by the City and expand or diminish service.

C. To determine the nature, manner, means, technology, and extent of services to be provided to the public.

D. Methods of financing.

E. Types of equipment or technology to be used.

F. To determine and/or change the facilities, methods, technology, means and size of the workforce by which City operations are to be conducted.

G. To determine and change the number of locations, relocations and types of operations, processes, and materials to be used in carrying out all City functions including, but not limited to, the right to contract for or subcontract any work or operation.

H. To determine the size and composition of the workforce.

I. To assign work to and schedule employees in accordance with requirements as determined by the City, and to establish hours of work and change work schedules and assignments.

J. To relieve employees from duties for lack of work or similar non-disciplinary reasons.

K. To establish and modify productivity and performance programs and standards.

L. To discharge, suspend, demote or otherwise discipline employees in accordance with the City Personnel Rules and Regulations.

M. To determine job classifications, assign positions to job classifications, to reclassify employees without competition as long as the employees are qualified and employment laws are followed, to create new classification positions, and/or salary ranges as needed, to under fill any allocated position.

N. To hire, transfer, promote and demote employees for non-disciplinary reasons in accordance with the Memorandum of Understanding and City Personnel Rules and Regulations.

O. To determine policies, procedures and the standards for selection, training and promotion of employees.

P. To establish and manage employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.

Q. To maintain order and efficiency in its facilities and operations.

R. To establish and promulgate and/or modify rules and regulations to maintain order and safety in the City which are not in contravention with this Agreement.

S. To take any and all necessary action to carry out the mission of the City in emergencies.

SECTION 2. Where management makes any changes in working conditions because of Federal and State law requirements, the City shall not be required to negotiate the matter or manner of compliance with such law where the manner of compliance is specified by such law. Except in emergencies, or where the City is required to make changes in its operations because of the requirements of Law, whenever the contemplated exercise of management's rights shall impact a significant number of employees included in this unit, the City agrees to meet and confer with the Union on all matters relating to employment conditions and employer-employee relations including wages, hours and other terms and conditions of employment of employees within this unit unless the matter of the exercise of such rights is provided for in this Memorandum of Understanding. Nothing in this Article is intended to modify the City's obligations under the Meyers-Milias Brown Act.

VI. NOTIFICATION OF JOB CLASSIFICATION CHANGES

All positions within the City shall be appropriately classified to reflect their assigned duties, responsibilities, and qualifications. Proper classification ensures fairness, transparency, and compliance with applicable laws and policies, including equal pay for equal work.

The City shall notify the Union or the affected employee(s) with a copy of any proposed changes in any job description for existing classifications represented by the Union no less than ten (10) working days prior to final approval.

At Will Status

Director-level Management Employees serve at the will of the City Manager and may be removed at any time with or without cause. Probationary periods are established only for the purpose of education reimbursement, vacation use, and other related benefits. Probationary periods do not in any way impact the At-Will nature of Director-level management positions.

VII. ACTING PAY

WORKING OUT OF CLASS AND PROVISIONAL ASSIGNMENTS

The City may assign employees to work out of class or grant provisional assignments based on operational needs. Employees assigned to perform duties of a higher-level classification may be eligible for a temporary pay increase after completing 15 calendar days in the higher-level role.

If the out-of-class assignment is assumed to last 15 calendar days or longer, the Human Resources Manager may authorize a pay adjustment effective the first day the higher-level duties are assigned.

All requests for working out of class or provisional assignments should be submitted in advance and require approval by the Human Resources Manager prior to the assignment beginning.

Audit Provision for Unapproved Assignments

If an employee is directed or permitted to assume the duties of a higher classification without prior Human Resources approval, the employee may request that Human Resources conduct an audit of the duties performed. If the audit confirms that the employee was assigned and performed duties of a higher classification for a period of 15 calendar days or more, the Human Resources Manager may authorize retroactive pay at the appropriate higher-level rate.

Compensation

Employees approved for working out of class or provisional assignments will receive a pay adjustment as follows:

- The employee's salary shall be adjusted to Step A of the higher classification's salary range; or
- If the employee's current salary exceeds Step A, they shall receive a minimum five percent (5%) increase, not to exceed the top step of the higher classification's salary range.

VIII. CHANGE IN WORK SCHEDULE

Permanent changes to an employee's work schedule will be made after a notice of ten work days to the employee.

IX. COMPENSATION

A. Step Advancement

Employees shall receive a step advancement on their anniversary date within their current position unless they receive an unsatisfactory evaluation.

B. Salary

1. Employees shall receive a salary as set forth in the Salary Schedule attached to this Resolution as Appendix "B" which is incorporated herein by reference.

2. The City shall apply Cost of Living Increases to the classifications assigned to this unit in the following manner:

   i. 3% effective July 1, 2026
   ii. 3% effective July 1, 2027
   iii. 3% effective July 1, 2028

C. Vehicle Allowance

Tier I: Department Heads - $100.00
Tier II: Mid Managers - $75.00
Tier III: Entry Level Management - $50.00

D. Cell Phones

The City shall provide employees with a cell phone for the purpose of conducting City business. The classifications that will receive City-issued cell phone devices are determined by the City Manager.

E. Education Reimbursement

The City offers a discretionary Education Reimbursement Program to assist eligible employees in pursuing City-related courses, degree programs, or vocational training that enhance their skills and benefit the City's operations.

Eligibility

1. Employee Eligibility:
   - This program is available exclusively to permanent, full-time, non-probationary employees of the City.
   - Employees must be in good standing at the time of application and throughout the reimbursement process (they cannot be on an active performance improvement plan, and their most recent evaluation overall rating must be satisfactory or above).

2. Course Eligibility:
   - Courses, degree programs, or vocational training must be directly related to the employee's current role, enhance their job performance, or align with the City's operational needs.
   - Approval is required prior to the employee beginning the course or training.

3. Benefit Details

   Maximum Reimbursement:
   - Employees may be reimbursed for eligible education expenses up to a maximum of $3,500.00 per fiscal year.
   - This maximum includes both education reimbursement and student loan repayment.

   Discretionary Nature:
   - This benefit is discretionary and subject to available funds and approval by the City Manager and the Human Resources Manager.

   Grade Requirements:
   - For courses where grades of A-F are assigned, a grade of C or better is required for reimbursement eligibility.

   Documentation:
   - Employees must provide written evidence of successful course completion, such as transcripts, certificates, or other official documentation.

   Reimbursement Exclusions:
   - If an employee is terminated for poor performance or misconduct or resigns prior to the reimbursement being processed, the City is not obligated to provide payment under this program.

4. Application Process

   Pre-Approval Required:
   - Employees must submit an Education Reimbursement Request form to the Human Resources Department detailing the course, institution, costs, and relevance to their position.
   - Both the City Manager and the Human Resources Manager must approve the request in writing before the course begins.

5. Reimbursement Claims:
   - Upon successful completion of the course, employees must submit all required documentation, including proof of grade or completion and itemized receipts, to the Finance Manager for processing.
   - Approved reimbursements will be processed in accordance with the City's payroll or accounts payable schedule.

6. General Provisions

   - Participation in this program does not guarantee advancement, promotion, or any changes to the employee's role or salary.
   - Employees are responsible for any costs that exceed the $3,500.00 annual limit or are not covered by the program.

F. <u>Bilingual Pay</u>

Qualified employees who are requested/desired by the City to use bilingual skills during their scheduled work hours, may be entitled to bilingual pay, provided that such employee shall first demonstrate a language proficiency, in any language designated by their Manager as a high need area which requires bilingual skills.

1. Use of bilingual skills shall include substantial time spent translating, answering phone calls, speaking, or writing in a language other than English, during the course of work. The employee is entitled to receive bilingual pay on a recurring basis over their regular salary of $125 per month for providing both written and verbal bilingual communication and $100 if only verbal. Eligible employees must have passed a proficiency examination as determined by Human Resources. If the employee is unsuccessful in demonstrating proficiency, they may retest 90 days after their last proficiency exam.

2. The City may determine the number of employees designated to provide translation service per designated language. Upon an employee's promotion, lateral transfer or demotion, the request to use bilingual skills will be reviewed by Human Resources per the operational needs of the City.

3. The Human Resources Manager shall review any requests made by Directors, Managers, Supervisors or employees that meet the customer service needs of the City. Consideration will be given to the employee worksite and how many other employees at the worksite have been assigned to provide bilingual services. Consideration will only be given to languages such as Spanish, Tagalog and Khmer and other languages as assigned that are spoken regularly during the course of work. The Human Resources Division has the discretion to limit the number of employees that are assigned to perform this function.

4. The parties agree that to the extent permitted by law, the parties understand that bilingual pay is special compensation and shall be reported to CalPERS as such pursuant to Title 2 CCR Section 571 (a)(4) Special Assignment Pay as bilingual premium. The parties acknowledge that the City cannot guarantee that CalPERS

will continue to designate bilingual pay and that the parties are bound by CalPERS' determination.

X. OTHER COMPENSATION

A. Deferred Compensation

The City has adopted a 457(b) Deferred Compensation Plan ("457(b) Plan") under which all City employees are eligible to participate. The City will not make any matching contributions to the 457(b) Plan. The City will also adopt a 401(a) Deferred Compensation Plan ("401(a) Plan"). The 401(a) Plan terms will provide for a City matching contribution to be made on behalf of each employee, on a dollar-for-dollar basis, for the first three percent (3%) of each employee's base compensation that the employee contributed to the 457(b) Plan. Annual contributions to the 457(b) Plan and the 401(a) Plan are subject to the limits set by the IRS. Employees who are aged 50 or order at the end of the calendar year can make annual catch-up contributions to the 457(b) Plan.

B. Health Reimbursement Account

The City will provide each benefit-eligible employee with $800 per calendar year in the form of a Health Reimbursement Account (HRA). This benefit will be administered in accordance with all applicable rules and regulations governing Health Reimbursement Accounts. Employees are encouraged to review these rules to understand the eligible

XI. RETIREMENT

A. CalPERS Contributions

Employees of the City of Artesia shall be fully responsible for paying 100% of the employee contribution toward their CalPERS retirement. The required contribution rate is determined based on the employee's membership date with CalPERS:

1. Classic Members (employees who became CalPERS members before January 1, 2013): The employee contribution rate is currently set at 7% of pensionable compensation as of the date this MOU was entered.
2. PEPRA Members (employees who became CalPERS members on or after January 1, 2013): The employee contribution rate is currently set at 7.75% of pensionable compensation as of the date this MOU was entered.

*These rates are subject to change based on CalPERS regulations, and employees are responsible for ensuring timely payment of their contributions through payroll deductions.

B. Retirement Formula

Tier I — 2% at 60 — All "classic" employees covered under this provision of this MOU shall have their final percentage of final compensation to be provided for each year of credited prior and current service determined in accordance with Section 21354.3 of the Public Employees Retirement Law (2% at 60).

Tier II — 2% at 62 - All employees covered under this provision of this MOU hired on or after January 1 , 2013 shall have their final percentage of final compensation to be provided for each year of credited prior and current service determined in accordance with Section 7522.20 of the Public Employees Retirement Law (2% at 62) based on Article 4. California Public Employee's Pension Reform Act of 2013.

C. Retiree Health

1. Employer Contributions for Retirees:

   Employees who retire from the City during the term of this agreement shall receive a monthly employer contribution for medical and dental coverage equivalent to the employer contribution for then-current employees at the same level of coverage, as required by Government Code section 22892.

2. Adjustments for Tier Changes:
   - If a retiree removes a dependent from medical coverage resulting in a tier change (e.g., Family tier reduced to Employee + 1), the retiree's monthly employer contribution for medical and dental coverage will be reduced to match the employer contribution for then-current employees in the new tier.
   - A retiree will not receive an increase in the City's monthly contribution as a result of a change in dependents, except as required by Government Code section 22892, to ensure that the employer contribution is equal for both current employees and retirees in the same tier.
   - If a retiree's circumstances change and additional coverage is needed (e.g., Employee + 1 increased to Family tier), the retiree will continue to receive the employer contribution based on the tier they were in at retirement, subject to any adjustments required by Government Code section 22892. The retiree will not be entitled to receive the employer contribution for a higher tier.

C. Medicare and Dependent Coverage

- Retirees must apply for Medicare upon reaching eligibility.

- Dependent coverage will end based on policy age limits as outlined in the applicable medical and dental insurance plans.

- Employees must work for the City for at least ten consecutive years and retire from the City in order for the employee to be eligible for retiree

medical benefits and shall receive the PEMHCA Minimum Employer Contribution pursuant to California Government Code section 22892.

- All Benefits end once the employee is eligible for Medicare.

XII. ACTIVE EMPLOYEE HEALTH AND WELFARE BENEFITS

A. Health Benefits

The City will contribute an amount equal to the Region 3, CalPERS "Kaiser tier" level of benefits based on the eligible Bargaining Unit employee's designated level of coverage (i.e., single, two-party, family). To the extent that said City contribution is in excess of the actual premium due for an employee, the employee may designate the excess to be used for payment of dental and/or vision premiums. Any excess amount cannot be cashed out or used for any other purpose.

B. If an employee needs to change their coverage due to a change in family status (e.g., single to single +1 or single +1 to family), appropriate documentation for the change must be received by the Human Resources Department. Following receipt and approval of the documentation, the City will contribute up to the next level in the employee's current elected plan.

C. Opt-Out Compensation for Benefits

Employees who choose not to enroll in the City of Artesia's medical, dental, and vision benefit plans shall receive $400 per month as compensation. Employees wishing to opt out must provide proof to Human Resources of alternate coverage that meets the minimum essential coverage requirements under the Affordable Care Act (ACA) and complete any required opt-out documentation.

D. Disability

All active, full-time employees regularly working 30 or more hours per week are provided with non-participating group long-term and short-term disability insurance, effective the first day of the month following their hire date.

Long Term Disability: The coverage amount is 66 2/3% of the employee's basic monthly earnings, excluding overtime, up to a maximum monthly benefit of $6,000.

Short Term Disability: The coverage amount is 66 2/3% of the employee's basic weekly earnings, excluding overtime, up to a maximum weekly benefit of $1,385.

Benefit payments are subject to all provisions of the master policy.

E. Life Insurance

The City shall provide $100,000 of life insurance to employees. In addition, employees may use cafeteria benefits to purchase life insurance up to $50,000. Employees may purchase additional life insurance in $10,000 increments at their own expense. Employees may purchase life insurance for their dependents at their own expense.

XIII. VACATION

A. All employees shall earn vacation time as follows:

Years of Eligible Service	Accruals
0	2 weeks per year
1	2 weeks + 1 day per year
2	2 weeks + 2 days per year
3	2 weeks + 3 days per year
4	2 weeks + 4 days per year
5-15	3 weeks per year
16+	4 weeks per year

1. Accrual and Eligibility:

   - Employees must accrue vacation time before becoming eligible to use it.
   - Vacation leave may only be taken with the approval of the department head.
   - Vacation leave must be requested and approved prior to the planned time off.

2. Vacation Leave Maximum Accrual: Employees may only accrue vacation leave up to a maximum leave balance of 320 hours in a fiscal year.

3. Accrual During Paid Status: Vacation leave accrues only when an employee is in a paid status.

4. Initial Usage Restrictions: Accrued vacation leave cannot be used until the employee has completed six (6) months of active service.

B. Vacation Eligibility

Employees are not able to take vacation time until accrued. Vacation may only be taken at times agreeable to the immediate supervisor. No vacation shall be taken for a period exceeding the maximum hours accumulated at any given time. Vacation leave only accrues when an employee is in a paid status and not when an employee is on a Leave of Absence for more than 30 days. Accrued vacation leave may not be used before completion of the initial 6 months of active service with the City of Artesia.

C. Vacation Buyback

Each calendar year, eligible employees will have two opportunities to cash-out certain accrued vacation hours. Cash out periods will be calculated in six-month intervals and paid in the months of November or May of each calendar year.

Eligibility

To be eligible to participate, employees must meet the following criteria:

- Be a full-time employee who has passed probation.
- Cash out a minimum of 20 hours and a maximum of 160 hours in total in a calendar year.
- Maintain a minimum of 80 vacation leave hours after the cash out.

Accrual Periods/Pay dates

Two times a year, between October 1st and October 31st, and between April 1st and April 30th, employees can make an irrevocable election to cash-out vacation that they will earn in the following six-month period.

First Accrual Period

Between October 1st and October 31st of each calendar year, employees may elect in writing to cash-out vacation that they will accrue in the next six months (November 1st through April 30th) ("First Accrual Period"). Vacation cash-outs for the First Accrual Period will be paid on the first payroll date after the end of the First Accrual Period. For example, if an employee makes an election on October 10, 2025, to cash out 20 hours of vacation leave that will be accrued between November 1, 2025, and April 30, 2026, the 20 hours of vacation will be paid in the first payroll date of May 2026.

Second Accrual Period

Between April 1st and April 30th of each calendar year, employees may elect in writing to cash-out vacation hours that they will accrue in the next six months (May 1st through October 31st) ("Second Accrual Period"). Vacation cash-outs for the Second Accrual Period will be paid on the first payroll date after the end of the Second Accrual Period. For example, if an employee makes an election

on April 10, 2026, to cash out 20 hours of vacation leave that will be accrued between May 1, 2026, and October 31, 2026, the 20 hours of vacation will be paid in the first payroll date of November 2026.

Procedure

- Each October and/or April, eligible employees may complete and submit a request form during the applicable period to cash out vacation accruals. Forms should be submitted to Human Resources by the last business day in October or April.
- The election is final. While cash out requests are voluntary, once the form is submitted, the election cannot be changed.
- Vacation will be paid out at the standard rate of pay in effect at the time the vacation is paid.

D. Unforeseeable Emergency Vacation Cash Out

In the event that an employee experiences an event which they believe is an Unforeseeable Emergency, they may request a cash-out of their vacation which has been accrued as of the date the cash-out request is submitted to the City Manager, along with any supporting documentation. The City Manager (or their designee) will review each request and supporting documentation, and based on the facts and circumstances, shall determine whether an Unforeseeable Emergency exists. The amount of vacation that can be cashed out is limited to the amount the City Manager (or their designee) determines, in their sole discretion, is necessary to resolve the Unforeseeable Emergency. The City Manager's (or their designees') decision shall be final.

"Unforeseeable Emergency" shall mean a financial emergency caused by an extraordinary and unforeseeable event beyond the employee's control that will result in a severe financial hardship if a cash payment is not made, as determined in accordance with Internal Revenue Code Section 409A(a)(2)(B)(ii) and the underlying Treasury Regulations.

The following are examples of situations that may constitute an Unforeseeable Emergency:

(a) Medical expenses of an employee, spouse (defined as the person to whom the employee is legally married, and not including an individual legally separated from an employee under a decree of legal separation), or dependent (as defined by Internal Revenue Code Section 152, without regard to Code Section 152(b)(1), (b)(2), or (d)(1)(B)) resulting from an illness or accident.
(b) An employee's, spouse's, or dependent's funeral expenses.

(c) The need to rebuild an employee's home following damage not otherwise covered by insurance.

(d) Imminent foreclosure or eviction from the employee's primary residence.

In the event the Internal Revenue Service revises or changes its regulations pertaining to this policy, the City will meet and confer with the bargaining units to determine how to manage the impact thereof.

XIV. HOLIDAYS

A. The City shall observe the following holidays:

1. New Year's Day
2. Martin Luther King Day
3. President's Day
4. Cesar Chavez Day
5. Memorial Day
6. Juneteenth Day
7. Independence Day
8. Labor Day
9. Veteran's Day
10. Thanksgiving Day
11. Friday after Thanksgiving Day
12. Christmas Day

*Any additional holidays declared by the Mayor

i. Designation of Holidays for Holiday Office Closure. Effective January 1, 2026, City of Artesia offices shall be closed for a designated period during the week between the Christmas and the New Year holidays, as determined by the annual holiday schedule attached as Exhibit "C" and incorporated herein. Employees will be paid three (3) days of holiday pay for the closure period.

ii. Essential Personnel: Employees whose roles are deemed essential and require their presence during the designated closure period shall be notified by their department head. Such employees will receive an equal amount of holidays for use at an alternative time, subject to prior approval (example: If employee is scheduled to work one day during the holiday closure, the employee would receive one holiday for use). Such time must be used within the six months following the holiday closure and not later than June 30th of the current fiscal year.

iii. Department heads and supervisors are responsible for ensuring compliance with this policy and coordinating any necessary staffing adjustments. Questions regarding the holidays should be directed to the Human Resources Department.

B. Birthday Floating Holiday

Effective January 1, 2026 employees assigned to this unit will receive one (1) floating holiday each year, paid at 8 or 9 hours of straight time, depending on the employee's assigned schedule. This floating holiday must be used within the employee's birthday month and will be forfeited if not used by the last day of that month.

C. Holiday Pay

1. Full-Time Employees:
   - Employees working a "regular" 8-hour schedule will receive 8 hours of holiday pay.
   - Employees working a "9/80" schedule will receive 9 hours of holiday pay, except when the holiday falls on their scheduled 8-hour Friday, in which case they will receive 8 hours of holiday pay.
   - Temporary employees are not eligible to receive holiday pay.

D. Holiday Observance

1. When a holiday falls on a Saturday, the preceding workday will be observed as the holiday.
2. When a holiday falls on a Sunday, the following workday will be observed as the holiday.

XV. LEAVES

SECTION I: Sick Leave

A. Sick Leave Accrual

Employees shall accrue 8 hours of paid sick leave per month when in paid status.

Employees unable to report to work due to personal illness, injury, or the illness/injury of an immediate family member must notify their supervisor no later than 30 minutes prior to their scheduled start time, or as soon as possible in the event of an emergency.

Temporary Employees

Temporary employees will be provided with 5 days (40 hours) of paid sick leave each fiscal year.

- Unused sick leave may carry over to the next fiscal year, with a maximum accrual cap of 48 hours.
- Sick leave usage is limited to 40 hours in any fiscal year.
- Sick leave is not payable upon separation from employment.

B. Permissible Uses of Sick Leave

Sick leave may be used for:

1. Personal illness, injury, or disability.
2. Medical or dental appointments.
3. Care for a sick child, parent, spouse, registered domestic partner, designated person, or other family member as defined by California Labor Code Section 233 (up to 50% of annual accrued sick leave may be used for this purpose).
4. Pregnancy-related complications, delivery, and recovery.
5. Other qualifying events authorized under state law.

C. Extended Illness or Injury

1. Employees anticipating an extended absence of five (5) days or more may be required to submit a physician's statement detailing:
   - The estimated length of absence.
   - Any job restrictions or light-duty requirements.
   - The employee's ability to safely return to work.
2. FMLA, CFRA leave, and sick leave will run concurrently where applicable.

D. Exhaustion of Sick Leave

1. Employees who exhaust their sick leave due to an extended illness or injury may use accrued vacation, compensatory time, or holiday leave as applicable.

   Sick leave shall not be abused. The City reserves the right to require a satisfactory statement of a licensed physician in the event of suspected abuse when an employee misses work due to an illness, injury, or disability. The Human Resources Manager may require a written statement from the attending physician or dentist to establish that the employee is or was incapacitated and unable to perform their duties or that the employee is capable of and released to return to the performance of all of the duties of their position. The physician's statement must verify that an injury or disability

existed, its beginning and ending dates and/or the employee's ability to return to work without presenting an immediate and significant risk to his/her own health or safety of others any other requirements in accordance with the City's Sick Leave policy located in the Personnel Rules and Regulations. Abuse of sick leave shall be subject to progressive discipline.

Management may not require doctor's verification for sick leave of less than three (3) days unless sick leave abuse is strongly suspected and reasonably demonstrated.

2. City holidays occurring during sick leave shall not be counted as days of sick leave.

3. Employees may only accrue sick leave up to a maximum of 400 hours.

4. Sick leave accruals will be modified or suspended as necessary to ensure that the maximum balance does not exceed these stipulated caps.

5. Upon separation from the City, employees shall not be entitled to compensation for unused sick leave.

SECTION II. Jury Duty

An employee summoned for mandatory jury duty during normal working hours is considered on duty and will receive their regular salary, provided:

A. Any jury fees received by the employee are remitted to the City.
B. Paid jury duty leave is limited to a maximum of thirty (30) days. The employee must present evidence of jury duty attendance to the Human Resources Office when service has been completed. On days when the employee is excused from jury duty or jury duty does not conflict with their work schedule, the employee must report to work. A certificate of mandatory jury service must be submitted to Human Resources to be eligible for compensation.

SECTION III. Bereavement

Full-time employees are entitled to up to five (5) days of bereavement leave with pay upon the death of the following family members:

A. Parent (including stepparent, Mother and Father of spouse or registered domestic partner)
B. Spouse or registered domestic partner
C. Child (including stepchild, son-in-law, or daughter-in-law)

D. Sibling (including brother-in-law or sister-in-law of spouse or registered domestic partner)
E. Grandparent or grandchild
F. Court-appointed guardian or other verifiable guardian (subject to approval by the Human Resources Manager)
1. If an employee is required to work while on bereavement leave, that work shall be compensated as overtime.

G. Extended Family Members:
Full-time employees are entitled to two (2) days of bereavement leave with pay upon the death of the following family members:

1. Aunt or uncle
2. Niece or nephew

Bereavement leave with pay is not deducted from sick leave. Full-time employees may use accrued vacation or compensatory time to supplement bereavement leave, subject to prior approval.

SECTION IV: Leave Without Pay

When an employee no longer has sick leave remaining, other types of leave balances such as compensatory time, administrative leave and vacation time must be used. Only after all other leave balances are exhausted, may an employee apply for leave without pay. Approval of any unpaid leave of absence shall be at the discretion of the City Manager.

SECTION V: Administrative Leave

Employees shall receive eighty (80) hours of administrative leave with pay per fiscal year. Administrative leave will be provided to employees on a prorated basis based on date of hire and annually thereafter at the beginning of the fiscal year. Administrative leave does not accumulate from year to year. Administrative Leave cannot be paid out.

XVI. LAYOFF, RECALL, RESIGNATION, AND REINSTATEMENT

SECTION I: Layoffs

If the City determines it is necessary to lay off employees, the following order will apply within the affected job family, as referenced in Appendix A:

1. Order of Layoff:

Seasonal, temporary, and part-time employees working 18 hours or less per week, as well as contract employees performing work within the job family, shall be laid off first.

After the layoff of seasonal, temporary, and part-time employees working 18 hours or less per week, as well as contract employees performing work within the job family, layoffs shall proceed in the following order:

1. Probationary Employees: Probationary employees within the affected job classification shall be laid off next.

2. Regular Employees by Seniority: Regular full-time and part-time employees shall be laid off based on seniority within the affected classification, with the least senior employees laid off first. Seniority shall be determined by total length of continuous service with the City.

This provision does not apply to contract employees performing work not typically assigned to bargaining unit members.

Displacement ("Bumping"):

A laid-off or displaced employee may displace ("bump") another employee in seniority order under the following conditions:

- Lateral Movement: Into a classification within the same job family and bargaining unit.
- Downward Movement: Into a lower-paid classification within the job family and bargaining unit.
- Prior Classification: Into a classification previously held in another job family (e.g., an employee who previously worked in another department in a position represented by the Union) within the same bargaining unit.
- An employee may not "bump" into a higher classification.
- Step Placement for "Bumping":
  When an employee bumps into a lower-paid classification within the job family or a classification of previous standing, they will receive a step placement in the new salary range that results in the smallest decrease in pay.
- Notification:
  Employees must notify the City within 48 hours of receiving a layoff notice if they intend to exercise bumping rights.

Notice of Layoff:

- Employees who are laid off will receive at least 30 calendar days' written notice before the effective layoff date.
- If 30 days' written notice is not provided, employees will receive 30 days of severance pay in lieu of notice.
- Written notices will also be promptly provided to the Union President.

- Benefits will continue through the natural expiration of the 30-day notice period, regardless of whether notice or severance pay is provided.

SECTION II: Recall and Reinstatement

A. Recall

1. Recall from layoff will occur in seniority order within the job family.
2. Seasonal, temporary, and part-time employees working 18 hours or less per week will be recalled only after previously laid-off full-time employees in the affected department have been offered reinstatement.

B. Reinstatement

1. In accordance with the City Personnel Rules and Regulations:
   - Employees may be reinstated within two (2) years if they possess the qualifications, availability, and experience required for the position.
   - Examinations may be waived for reinstatement to the same position, provided the employee meets the qualifications based on merit.
2. Reinstated employees will be considered new appointees with no entitlement to benefits accrued during prior employment but will receive seniority credit for previous service.
3. Reinstated employees will be subject to the same benefits, terms, and conditions as new employees.

   No employee from an unrepresented position or another bargaining unit shall be allowed to bump into the bargaining unit covered by this MOU nor shall a member of this bargaining unit be allowed to bump into another bargaining unit.

C. Work Hours and Uniform Requirements

   Employees will assume the work hours and uniform or work attire requirements of the position they acquire through these layoff provisions.

SECTION III: Resignation

A. Resignation
   If an employee resigns and is rehired into the same classification within 30 calendar days of their last paid day, they will retain the following:
   - Seniority
   - Title
   - Step placement
   - Vacation accrual rate
   - Anniversary date
   - All other service-based benefits under this agreement

This process will be deemed "reinstatement" by the City.

B. Exclusions
Employees assigned to the General bargaining unit are not permitted to bump into positions covered by this MOU.

XVII. TRANSFER, PROMOTION, AND DEMOTION

A. General Provisions

Transfers, promotions, and demotions shall be conducted in accordance with the City's Personnel Rules and Regulations, applicable state and federal employment laws, and in the best interest of the City's operations. Selection and promotion processes may include any combination of the following:

- Written examinations
- Oral interviews
- Performance evaluations
- Assessment of education, certifications, training, and work experience

Preference shall be given to veterans in accordance with applicable laws.

B. Promotion

Creation and Use:

Promotional lists may be created and utilized to fill vacancies within the City at the discretion of the Human Resources Manager.

1. Job Posting and Recruitment
   - Announcement: New employment opportunities will be announced to provide current employees an opportunity to apply. Job postings are displayed on the City's website and sent via email communications.
   - Posting Period: Job announcements are posted for a defined period, established by the Human Resources Department, to ensure all eligible employees have time to apply.

2. Eligibility Requirements

   - Qualifications: Candidates must meet the minimum qualifications outlined in the job description, including education, certification, training, and experience requirements.
   - Performance History: Past performance evaluations, attendance records, and disciplinary history may be reviewed as part of the eligibility criteria.

3. Selection Process

- The selection process will be established by the Human Resources Department in accordance with the required job functions.

4. Ranking and Certification

- Eligible Lists: A ranked list of eligible candidates is created based on the results of the selection process. In the absence of recall rights, the hiring authority may also consider legitimate transfer or demotion requests along with promotional list candidates.
- Candidate Selection: For each vacancy, the hiring authority is provided the names of the top three ranked promotional and open candidates (or additional names for multiple vacancies). The final selection is made from this list.

5. Final Approval and Offer

- Final Decision: The selecting authority reviews the candidates and makes the final decision, subject to approval by the Human Resources Manager.
- Job Offer: A formal offer or offer of promotion is extended to the selected candidate, including details of the new role, salary, and effective start date.

6. Salary and Step Placement

- Compensation Adjustment: Employees promoted to a higher classification are placed at the first salary step that provides at least a 5% increase in pay.
- Step Increases: Step advancements follow the timeline outlined in the City's Personnel Rules and Regulations, occurring on the anniversary date of promotion and annually thereafter, contingent on satisfactory performance.
- Step Placement Guarantee: No employee shall be placed off-step or outside of the range assigned to the new classification.

7. Probationary Period After Promotion

- Evaluation Period: Promoted employees are required to serve a probationary period of one year, during which their performance in the new role is assessed.

8. Professional Development
   The City shall provide in-service workshops and training opportunities for employees to support their development and readiness for promotional opportunities.

B. DEMOTION

1. Definition of Demotion:
   A demotion is the involuntary reduction of an employee's classification to a lower salary grade or position. A demotion may be initiated by the City for reasons including, but not limited to, job performance issues, restructuring, or failure to meet the qualifications required for the current position.
2. Conditions for Demotion:
   Demotions shall be made in accordance with the City's Personnel Rules and Regulations. In cases where a demotion is proposed, the employee shall be given written notice specifying the reasons for the demotion. The employee will have the right to respond to the proposed demotion in writing or in person within a reasonable period of time, as determined by the City.
3. Salary Adjustment Upon Demotion:
   When an employee is demoted, their salary shall be adjusted to the step within the lower classification that is closest to their current salary without exceeding it. The employee's salary may be subject to further adjustment based on the terms of the new position's pay structure.
4. Senior Employee Rights
   An employee who is demoted due to failure to meet job qualifications or performance standards will retain their seniority and any benefits accrued, as per the City's Personnel Rules and Regulations. The employee shall be entitled to retain all other rights and benefits, including vacation accrual rates, as applicable in the lower classification.
5. Reemployment Following Demotion due to Position Elimination
   If an employee is demoted due to position elimination or other restructuring reasons, the employee may be eligible for reemployment in a higher classification, provided they meet the qualifications and requirements of the higher position and successfully complete all required examination and interview processes.
6. Appeal Process
   Any employee who believes the demotion is unjust or violates the terms of this MOU may file a grievance in accordance with the Grievance and Arbitration Procedure outlined in this MOU. The appeal must be filed within the timeframes specified in the grievance process.
7. Probationary Period Following Demotion
   If an employee is demoted to a position in which they have not previously worked or held, the employee will be subject to a probationary period, as defined in the City's Personnel Rules and Regulations, in accordance with the classification and the employee's qualifications for the position.
8. No Retaliation
   The City shall not retaliate against any employee for exercising their rights under this article, including but not limited to challenging a demotion or participating in an appeal process.

XVIII. Probationary Period and Regular Appointment

Regular appointments following the completion of a probationary period shall be conducted in accordance with the City's Personnel Rules and Regulations. This section, as well as the entire Article, applies to both full-time and part-time employees.

The initial probationary period is one (1) year but may be extended once, for a maximum of six (6) additional months, with the approval of both the Human Resources Manager and the Department Head.

Employees who have not completed their initial probationary period may voluntarily promote, transfer, demote, or be reclassified. However, such employees do not hold status in their prior position for the purpose of "bumping" rights in the event of a layoff.

The computation of the initial probationary period in paid status excludes overtime, standby, and military leaves of absence. Additionally, the probationary period is extended by the duration of any unpaid leave of absence granted during the probationary period.

An employee who has not completed the initial probationary period serves at the discretion of the Department Head and may be released from employment without cause. Such employees are not entitled to appeal their release, nor are they entitled to utilize the Grievance and Arbitration Procedure outlined in this Memorandum of Understanding (MOU) to challenge their release.

XIX. HEALTH AND SAFETY

The City and employees agree to adhere to all applicable Federal and State laws related to health and safety, including but not limited to the provisions outlined in Sections A through F below.

A. First Aid Supplies
   First aid supplies shall be readily accessible to all employees at all City facilities.
B. Eyewash and Body Flushing Facilities
   Where employees may be exposed to injurious or corrosive materials, the City shall provide suitable facilities for quick drenching or flushing of the eyes and body. These facilities shall be located within the work area and be immediately accessible for personal use.
C. Confined Space Entry
   No employee shall enter a confined space unless the City certifies that the risk level is consistent with the assigned duties of the employee's classification. Confined space entry procedures shall comply with all applicable safety regulations, including those issued by Cal/OSHA.
D. Earthquake Preparedness
   The City shall maintain earthquake preparedness measures, including the provision of bottled water, food, and medical supplies. at each facility. The City shall also provide periodic earthquake preparedness training to employees.
E. Driving Record Monitoring

All employees who are required to operate City vehicles as part of their job duties shall be subject to the Department of Motor Vehicles (DMV) Pull Notice Program to monitor driving records.

F. Safety Committee
The City shall establish a citywide safety committee to address workplace safety concerns and initiatives. The committee shall include two (2) employees within the local AFSCME bargaining unit.

XX. DISCIPLINE AND DISCHARGE

Disciplinary and discharge actions shall be conducted in accordance with the City's Personnel Rules and Regulations, as well as applicable state and federal laws.

A. Any Director-level management employee may be discharged without cause or be subjected to other disciplinary measures, and shall have no right of hearing or appeal.
B. Performance Improvement Plan (PIP)
The City may place an employee on a Performance Improvement Plan (PIP) when performance deficiencies are identified. The City shall meet with the employee to discuss the corrective action plan and provide the employee an opportunity to offer input. Employees placed on a PIP have the right to submit a written rebuttal, which will be included in their personnel file. However, the performance basis of a PIP is not subject to grievance or appeal. The City retains the sole authority to determine the corrective action plan.
C. Paid Administrative Leave
The City reserves the right to place an employee on paid administrative leave pending the outcome of an investigation or any proposed disciplinary action
D. Employee Privacy
Employees have a right to a private life outside of work, provided their personal conduct does not negatively impact their employment relationship with the City.

XXI. MISCELLANEOUS

A. This MOU supersedes all applicable policies and procedures of the City.
B. Nepotism
1. No person shall be hired into any regular or temporary position if they are a relative of a current employee assigned to the same department, and:
2. Either position could directly or indirectly supervise the other; or
3. The duties or responsibilities of the current employee could affect the hours of employment, compensation, benefit levels, or other terms and conditions of employment of the applicant.

4. For the purposes of this policy, *relative* includes, but is not limited to, the following familial relationships:

- Parent(s) (including biological, step, or in-laws)
- Child(ren) (including biological, step, or in-laws)
- Spouse or registered domestic partner
- Sibling(s) (including biological, step, or in-laws)
- Grandparent(s) (including biological, step, or in-laws)
- Grandchild(ren) (including biological, step, or in-laws)
- Aunt(s) and uncle(s)
- Niece(s) and nephew(s)
- First cousin(s)
- Legal guardian(s) or ward(s)

Additionally, in accordance with California law, if such a relationship exists after employment or creates a conflict (such as through marriage or other familial bonds), the City reserves the right to address the conflict through reassignment or other appropriate measures to maintain compliance with this policy.

XXII. GRIEVANCE AND ARBITRATION PROCEDURE

A. Grievance and arbitration procedures shall be conducted in accordance with the City's Personnel Rules and Regulations. Any allegation by an employee of the Union that there has been a violation of the MOU or the City's Personnel Rules and Regulations shall be resolved in the following manner:

Step 1 Supervisor Level: Discussed between the Union and the supervisor where applicable. If the supervisor is the source of the complaint, the complainant may proceed directly to step 2.

Step 2 Human Resource Level: Discussed between the Union and the Human Resources Manager.
Step 3 City Manager's Level: Discussed between the Union president, grievant, Business Agent and the City Manager or designee.

Step 4 Arbitration: Arbitration before an arbitrator.

B. Grievances shall be initially presented to the City at Step 1 by AFSCME within 14 calendar days from the occurrence of the dispute.

C. No grievance shall remain unresolved at any step after presentation for longer than seven (7) working days unless the timelines are agreed to be extended mutually by the parties. After seven (7) work days, AFSCME shall have the right to take it to the next step and will have seven (7) work days to advance the grievance to the next step.

D. AFSCME shall act with reasonable dispatch at each step.

E. Discipline is never subject to grievance.

F. There shall be no reprisals of any kind against grievant(s) or participant(s) in the grievance process.

G. AFSCME may refer an unresolved grievance for arbitration to an arbitrator designated by the State Mediation and Conciliation Service in accordance with the Labor Arbitration Rules. The parties shall confer as regards to the selection of a mutually agreeable arbitrator. If said meeting does not result in the selection of an arbitrator, then the Human Resources Manager shall mail to the State Mediation and Conciliation Service a request that a list of seven (7) qualified potential arbitrators be sent jointly to the Union and the City. Within ten (10) work days, the parties shall select an arbitrator by means of alternate striking of names until one name remains. Said individual shall be the arbitrator. Determination of which party shall make the initial strike shall be by lot. Parties shall then proceed to hearing conducted by the arbitrator. The arbitration shall be conducted in accordance with the Labor Arbitration Rules of the American Arbitration Association.

1. Questions of arbitrability shall be decided by the arbitrator.

2. The Arbitrator's award shall be final and binding. The arbitrator shall have no power to add to or subtract from or modify any of the terms of this agreement. The fees and expenses of the arbitration shall be borne equally by the parties.

XXIII. UNION RIGHTS AND DUES DEDUCTION

A. The City of Artesia shall provide AFSCME Local with four (4) bulletin boards at no cost to the budget of the City. These board shall be located in:
    a. City Hall Lounge
    b. Community Center
    c. Maintenance Shop (on Corby Avenue)
    d. A.J. Padelford Park
    e. Community Development and Planning Office (once fully operational)

B. Preparation time for a simple grievance shall not exceed one and a half (1 ½) hours per grievance and for a complex grievance shall not exceed three (3) hours per grievance, however, if more time is needed it shall be granted when reasonable.

C. The Union shall be entitled to an aggregate of 80 hours of paid release time each fiscal year for use by the Union President and/or other Union representatives as designated by the Union President for the purpose of Union business related to ASFCME Local 1520 Council 36. In the event that the Union elects the same President for both the rank and file and Managers Union, the total time shall not exceed 80 hours. Representatives shall give the City Manager, their immediate supervisor and the Human Resources Manager a minimum notice of one (1) week in advance of the hours to be taken and certify that the release time is for Union business. No single union representative, including the Union President, may utilize more than 60 hours of Union business time in a single fiscal year. The City Manager reserves the right to deny a request for time off if the requested time impacts City services.

D. The City recognizes the employee's right to representation by a Union officer at such time as the employer contemplates disciplinary action or any time thereafter. It shall be the responsibility of the employee to request that the Union officer be present.

E. An employee is entitled to review the contents of their Personnel file. An AFSCME representative may assist such employees in reviewing the file. Material not in an employee's file at the time of a disciplinary action may not be used against an employee in any subsequent hearing. Any employee, or employees' representative with written consent and waiver of privacy rights, shall be entitled to review all of his/her personnel file. If an employee wishes to view his/her personnel file, the employee will schedule an appointment with the Human Resources Manager a minimum of 24 hours in advance of viewing time.

F. Only one official personnel file may be maintained by the City on each employee, which shall be kept by the Human Resources Manager in The Human Resources Office.

G. <u>New Employee Orientation</u>

1. The Union will be allowed up to one (1) hour during each New Employee orientation session to speak with new Unit members and to explain the rights and benefits under the M.O.U. The Union will be given notice of a new employee orientation at least ten (10) days prior to the session.

2. The City will hold new employee orientations on a quarterly basis, given there are new employees.

3. The City will provide the Union with an Excel electronic copy of the name, home address, personal and work email address, and personal cell phone number of all new bargaining unit employees quarterly; and remittance of the aggregate amount of all dues and other proper deductions made from the salaries of employees covered hereunder shall be made to AFSCME along with an electronic report detailing the employee's name, employee number, bargaining unit, classification title and pay rate, work location, work phone, work email, hire date and deduction amount(s) and type(s).

XXIV. SAVINGS AND AMENDMENT

Any of the rights, power, or authority the City had prior to the signing of this agreement are retained by the City, except those abridged, delegated or modified by this agreement, and then only to the extent that they are so abridged, delegated or modified provided that such management rights do not restrict employees from filing grievances.

XXV. NO STRIKE

A. The Union, its officers, agents, representatives and/or members agree that during the term of this Agreement, they will not cause or condone any strike, walkout, slowdown, sickout or any other job action by withholding or refusing to perform services when scheduled. Employees who strike may be subject under City Resolution 1283 to discipline up to and including termination by the City under the provisions of the agreement.
B. The City agrees that it shall not lock out its employees during the term of this Agreement. The term "lockout" is hereby defined so as not to include the discharge, suspension, termination, layoff, failure to recall, or failure to return to work of employees of the City in the exercise of its rights as set forth in any of the provisions of this Agreement or applicable ordinance or law.

C. Any employee who participates in any conduct prohibited in Section "R' above may be subject to termination by the City.

APPENDIX A

CITY OF ARTESIA UNIT MEMBERS

Class Title

Accounting Manager

Assistant Parks and Rec Manager

Bus License Specialist/Revenue Officer

City Clerk

Code Compliance Supervisor

Economic Dev Manager

Management Analyst

Parks and Recreation Manager

Planning Manager

Public Works Manager

Special Projects Manager

Parks and Recreation Supervisor

APPENDIX B

SALARY SCHEDULE EFFECTIVE JULY 1, 2025

(Attached)

CITY OF ARTESIA PROPOSED SALARY TABLE

Fiscal Year 2025-26

City of Artesia Full-Time Allocated Classifications			A	B	C	D	E	F
Contracted	City Manager	Annual	$ 237,472.44	$ 243,409.32	$ 249,494.52	$ 255,731.88	$ 262,125.24	$ 268,678.32
		Monthly	$ 19,789.37	$ 20,284.11	$ 20,791.21	$ 21,310.99	$ 21,843.77	$ 22,389.86
		Bi-Weekly	$ 9,133.56	$ 9,361.90	$ 9,595.94	$ 9,835.84	$ 10,081.74	$ 10,333.78
		Hourly	$ 114.17	$ 117.02	$ 119.95	$ 122.95	$ 126.02	$ 129.17
R1	Deputy City Manager	Annual	$ 173,426.76	$ 182,098.08	$ 191,202.96	$ 200,763.12	$ 210,801.24	$ 221,341.32
		Monthly	$ 14,452.23	$ 15,174.84	$ 15,933.58	$ 16,730.26	$ 17,566.77	$ 18,445.11
		Bi-Weekly	$ 6,670.26	$ 7,003.77	$ 7,353.96	$ 7,721.66	$ 8,107.74	$ 8,513.13
		Hourly	$ 83.38	$ 87.55	$ 91.92	$ 96.52	$ 101.35	$ 106.41
R2	Community Development Director	Annual	$ 157,660.68	$ 165,543.72	$ 173,820.84	$ 182,511.96	$ 191,637.48	$ 201,219.36
		Monthly	$ 13,138.39	$ 13,795.31	$ 14,485.07	$ 15,209.33	$ 15,969.79	$ 16,768.28
		Bi-Weekly	$ 6,063.87	$ 6,367.07	$ 6,685.42	$ 7,019.69	$ 7,370.67	$ 7,739.21
		Hourly	$ 75.80	$ 79.59	$ 83.57	$ 87.75	$ 92.13	$ 96.74
R3	Finance Manager	Annual	$ 143,327.88	$ 150,494.28	$ 158,019.00	$ 165,919.92	$ 174,215.88	$ 182,926.68
	Human Resources Manager	Monthly	$ 11,943.99	$ 12,541.19	$ 13,168.25	$ 13,826.66	$ 14,517.99	$ 15,243.89
		Bi-Weekly	$ 5,512.61	$ 5,788.24	$ 6,077.65	$ 6,381.54	$ 6,700.61	$ 7,035.64
		Hourly	$ 68.91	$ 72.35	$ 75.97	$ 79.77	$ 83.76	$ 87.95
R4	Economic Development Manager	Annual	$ 130,298.04	$ 136,812.96	$ 143,653.56	$ 150,836.28	$ 158,378.16	$ 166,296.96
	Parks and Recreation Manager	Monthly	$ 10,858.17	$ 11,401.08	$ 11,971.13	$ 12,569.69	$ 13,198.18	$ 13,858.08
	Public Works Manager	Bi-Weekly	$ 5,011.46	$ 5,262.04	$ 5,525.14	$ 5,801.40	$ 6,091.47	$ 6,396.04
		Hourly	$ 62.64	$ 65.78	$ 69.06	$ 72.52	$ 76.14	$ 79.95
R5	City Clerk	Annual	$ 118,452.84	$ 124,375.44	$ 130,594.20	$ 137,123.88	$ 143,980.08	$ 151,179.12
	Accounting Manager	Monthly	$ 9,871.07	$ 10,364.62	$ 10,882.85	$ 11,426.99	$ 11,998.34	$ 12,598.26
	Planning Manager	Bi-Weekly	$ 4,555.88	$ 4,783.67	$ 5,022.85	$ 5,274.00	$ 5,537.70	$ 5,814.58
		Hourly	$ 56.95	$ 59.80	$ 62.79	$ 65.92	$ 69.22	$ 72.68
R6	Special Projects Manager	Annual	$107,684.40	$113,068.56	$118,722.00	$124,658.04	$130,890.96	$137,435.52
		Monthly	$8,973.70	$9,422.38	$9,893.50	$10,388.17	$10,907.58	$11,452.96
		Bi-Weekly	$4,141.71	$4,348.79	$4,566.23	$4,794.54	$5,034.27	$5,285.98
		Hourly	$51.77	$54.36	$57.08	$59.93	$62.93	$66.07
R7	Senior Accountant	Annual	$100,282.56	$102,789.60	$107,929.08	$113,325.48	$118,991.76	$124,941.36
	Assistant Parks and Recreation Manager	Monthly	$8,356.88	$8,565.80	$8,994.09	$9,443.79	$9,915.98	$10,411.78
		Bi-Weekly	$3,857.02	$3,953.45	$4,151.12	$4,358.67	$4,576.61	$4,805.44
		Hourly	$48.21	$49.42	$51.89	$54.48	$57.21	$60.07
R8	Executive Assistant	Annual	$88,995.36	$93,445.08	$98,117.40	$103,023.24	$108,174.36	$113,583.12
	Management Analyst	Monthly	$7,416.28	$7,787.09	$8,176.45	$8,585.27	$9,014.53	$9,465.26
	Human Resources Analyst**	Bi-Weekly	$3,422.90	$3,594.04	$3,773.75	$3,962.43	$4,160.55	$4,368.58
		Hourly	$42.79	$44.93	$47.17	$49.53	$52.01	$54.61
R9	Parks and Recreation Supervisor	Annual	$82,878.12	$84,950.04	$89,197.56	$93,657.48	$98,340.36	$103,257.36
	Code Compliance Supervisor	Monthly	$6,906.51	$7,079.17	$7,433.13	$7,804.79	$8,195.03	$8,604.78
	Maintenance Supervisor**	Bi-Weekly	$3,187.62	$3,267.31	$3,430.68	$3,602.21	$3,782.32	$3,971.44
	Business License Specialist/Revenue Officer	Hourly	$39.85	$40.84	$42.88	$45.03	$47.28	$49.64
R10	Assistant Planner	Annual	$73,549.80	$77,227.32	$81,088.68	$85,143.12	$89,400.36	$93,870.36
	Administrative Analyst	Monthly	$6,129.15	$6,435.61	$6,757.39	$7,095.26	$7,450.03	$7,822.53
	Lead Maintenance Specialist	Bi-Weekly	$2,828.84	$2,970.28	$3,118.80	$3,274.74	$3,438.48	$3,610.40
		Hourly	$35.36	$37.13	$38.98	$40.93	$42.98	$45.13
R11	Code Compliance Officer	Annual	$66,863.52	$70,206.72	$73,716.96	$77,402.88	$81,273.00	$85,336.68
	Recreation Program Coordinator	Monthly	$5,571.96	$5,850.56	$6,143.08	$6,450.24	$6,772.75	$7,111.39
	Accounting Technician II	Bi-Weekly	$2,571.67	$2,700.26	$2,835.27	$2,977.03	$3,125.88	$3,282.18
	Maintenance Specialist I	Hourly	$32.15	$33.75	$35.44	$37.21	$39.07	$41.03
R12	Maintenance Worker II	Annual	$60,785.04	$63,824.28	$67,015.44	$70,366.20	$73,884.60	$77,578.80
		Monthly	$5,065.42	$5,318.69	$5,584.62	$5,863.85	$6,157.05	$6,464.90
		Bi-Weekly	$2,337.89	$2,454.78	$2,577.52	$2,706.39	$2,841.72	$2,983.80
		Hourly	$29.22	$30.68	$32.22	$33.83	$35.52	$37.30
R13	No Current Classification Assigned	Annual	$55,259.04	$58,022.04	$60,923.16	$63,969.36	$67,167.72	$70,526.16
		Monthly	$4,604.92	$4,835.17	$5,076.93	$5,330.78	$5,597.31	$5,877.18
		Bi-Weekly	$2,125.35	$2,231.62	$2,343.20	$2,460.36	$2,583.37	$2,712.54
		Hourly	$26.57	$27.90	$29.29	$30.75	$32.29	$33.91
R14	Planning Clerk**	Annual	$50,235.60	$52,747.32	$55,384.68	$58,153.92	$61,061.64	$64,114.68
		Monthly	$4,186.30	$4,395.61	$4,615.39	$4,846.16	$5,088.47	$5,342.89
		Bi-Weekly	$1,932.14	$2,028.74	$2,130.18	$2,236.69	$2,348.52	$2,465.95
		Hourly	$24.15	$25.36	$26.63	$27.96	$29.36	$30.82
R15	Administrative Assistant	Annual	$45,668.64	$47,952.12	$50,349.72	$52,867.20	$55,510.56	$58,286.04
	Recreation Specialist	Monthly	$3,805.72	$3,996.01	$4,195.81	$4,405.60	$4,625.88	$4,857.17
		Bi-Weekly	$1,756.49	$1,844.31	$1,936.53	$2,033.35	$2,135.02	$2,241.77
		Hourly	$21.96	$23.05	$24.21	$25.42	$26.69	$28.02

Hourly Positions	Proposed P/H
Parking Enforcement	$25.00
Recreation Leader III	$20.00
Recreation Leader II	$19.00
Recreation Leader I	$18.00

APPENDIX C

HOLIDAY CLOSURE SCHEDULE

2026
Closure from Friday, December 25, 2026 – Sunday, January 3, 2027
12/25 – Christmas Holiday
12/26-27 – Saturday/Sunday
12/28, 12/29, 12/30 – Holiday **3 days**
12/31 – New Year's Day Holiday observed
1/1 – Regular Friday Closure
1/2-3 – Saturday/Sunday

2027
Closure from Friday, December 24, 2027 – Sunday, January 2, 2028
12/24 – Christmas Holiday Observed
12/25-26 – Saturday/Sunday
12/27, 12/28, 12/29 – Holiday **3 days**
12/30 – New Year's Day Holiday observed
12/31 – Regular Friday Closure
1/1-2 – Saturday/Sunday

2028
Closure from Monday, December 25, 2028 – Monday, January 1, 2029
12/25 – Christmas Holiday
12/26, 12/27, 12/28 – Holiday **3 days**
12/29 – Regular Friday Closure
12/30-31 – Saturday/Sunday
1/1 – New Years Day Holiday

FOR THE CITY OF ARTESIA:

_____ Date _____

Abel Avalos, City Manager

_____ Date _____

Ericka Jackson, Human Resources Manager

FOR AFSCME:

_____ Date _____

Andrew Perry, President

_____ Date _____

Karen Lee, Committee Member

_____ Date _____

Wayne Palica, Business Agent

APPROVED AS TO FORM:

_____ Date _____

Cynthia Germano, City Labor Attorney

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 11B.**

TO: Mayor and Members of the City Council

SUBJECT: Resolution Regarding the Salaries and Benefits for Unrepresented Management Employees

FROM: Abel Avalos, City Manager

REVIEWED AND APPROVED BY:
HongDao Nguyen, City Attorney

RECOMMENDATION:
Staff recommends that the City Council, by motion, Adopt Resolution No. 25-3040: A Resolution of the Council of the City of Artesia, California, Establishing a Compensation Plan and Salary Schedule for Unrepresented Management Employees of the City

BACKGROUND:
In October 2022, the City Council adopted Resolution No. 22-2902, to establish a compensation plan and salary schedule for Unrepresented Management Employees of the City. Several confidential management-level employees are covered by this resolution for compensation and benefits. Those positions are the Deputy City Manager, Finance Manager, Human Resources Manager, Community Development Director, Human Resources Analyst and Executive Assistant. Resolution No. 22-2902 will expire on June 30, 2025.

A draft Resolution to cover July 1, 2025-June 30, 2029 has been prepared to expressly and formally specify what benefits unrepresented management employees will have. Those benefits and a salary schedule are memorialized in the attached resolution (Attachment 1), which is for Council consideration.

ANALYSIS
The proposed salary schedule and benefits were negotiated between the City and the unrepresented management employees. The following is a summary of the proposed schedule and benefits:

- *Positions*: Defines the four "Unrepresented Management Employees" as Deputy City Manager, Finance Manager, Human Resources Manager, Community Development Director, Human Resources Analyst, and Executive Assistant.
- *Salary*: Implements a six step salary table which represents bringing salaries to the 60th percentile of median salaries studied, consistent with all other employee bargaining units (table attached to Attachment 1); cost of living increases are July 1, 2026 – 3%, July 1, 2027 – 3%; July 1, 2028 – 3%
- *At-will status*: Positions continue to be at-will employees but eligible to receive a six-month severance under specified circumstances
- *Car allowance*: $300 per month
- *Trades the Wellness Benefit of $100 per month to a $100 per month technology benefit*
- *Deferred compensation*: Up to 3% of salary match

- *Education Expense*: Tuition/student loan reimbursement of up to $4,000 per year
- *Vacation/Holidays and Sick Leave*: Vacation accruals based on years of eligible service. Mandatory payout of vacation and sick leave above an annual cap of 320 hours. Same holidays as other employees.
- *Administrative Leave*: Eighty hours of administrative leave with no accumulation nor pay out upon separation.
- *Medical Benefits*: coverage up to the Kaiser plan for the enrolled medical tier; with a $500 per month benefit to be paid if an employee opts-out of the City's plan with proof of other coverage; $800 City contribution per calendar year into a health reimbursement account
- *Life insurance and disability*: Life insurance coverage that is three times an employee's salary or up to $300,000, whichever is less; participation in short term and long-term disability insurance coverage
- *Term*: The term of this Resolution will be from July 1, 2025 through June 30, 2029

The proposed salary schedule and benefits supports the most valuable asset the City has, its employees – who will be even more important to guiding the City into recovery in the coming years. With this in mind, it is recommended that the City Council approve the salary schedule and benefits.

FISCAL IMPACT

The proposed Resolution will have a fiscal impact, as noted above and as follows:

- Increases salaries to 60th percentile of median salaries studied, consistent with all other employee positions
- Vehicle Allowance: Increased from $150 per month to $300 per month
- Education Reimbursement increased from $3,500 to $4,000 a year
- Cost of Living Increases – 3% in years 2-4.
- Removes the wellness benefit and replaces with a technology benefit for the same rate.
- Keeps medical benefit consistent with current practice

RECOMMENDED COUNCIL ACTION:

Staff recommends that the City Council, by motion, Adopt Resolution No. 25-2040: A Resolution of the Council of the City of Artesia, California, Establishing a Compensation Plan and Salary Schedule for Unrepresented Management Employees of the City.

Attachments

Resolution No. 25-3040.pdf

RESOLUTION NO. 25-3040

A RESOLUTION OF THE COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ESTABLISHING A COMPENSATION PLAN AND SALARY SCHEDULE FOR UNREPRESENTED MANAGEMENT EMPLOYEES OF THE CITY

WHEREAS, the City of Artesia desires to promote improved employer-employee relations between the City and its employees by establishing and presenting the rights and benefits for Unrepresented Management Employees.

WHEREAS, the City and Unrepresented Management Employees have negotiated terms for compensation and benefits and wish to memorialize the agreed to terms in this Resolution.

WHEREAS, this Resolution is adopted to provide reasonable and orderly procedures for the administration of employer-employee relations between the City and its Unrepresented Management Employees.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Definitions.

The following definitions are specific to this Resolution:

A. "City of Artesia" or "City" shall mean the City of Artesia, a municipal corporation.

B. "Immediate Family shall include the employee's and the employee's spouse or domestic partner, their parent, grandparent, foster-parent, sibling, step-sibling, spouse, domestic partner, child, foster child, stepchild, or grandchild.

C. "Leave" shall mean authorized time away from work granted to an employee in accordance with the policies and provisions outlined in this Memorandum of Understanding, applicable City policies, and state or federal laws. Leave may include, but is not limited to, vacation, sick leave, holiday leave, bereavement leave, jury duty, and other approved absences.

D. "Unrepresented Management Employees" or "Employee" shall mean the Community Development Director, Deputy City Manager, Finance Manager, Human Resources Manager, Human Resources Analyst and Administrative Secretary. Additional classifications may be added as necessary.

SECTION 3. At Will Status & Severance.

A. Unrepresented Management Employees serve at the will of the City and may be removed at any time with or without cause. Probationary periods, if any, are established only for the purpose of education reimbursement, use of vacation and other related benefits. Probationary periods do not in any way impact the at-will nature of an Unrepresented Management Employee.

B. In the event an Unrepresented Management Employee is terminated by the City at any time that the Unrepresented Management Employee has completed their probationary period, is still willing and able to perform the duties of their position, and the termination is not because the Unrepresented Management Employee (1) has engaged in acts in bad faith and to the detriment of the City; (2) refuses or fails to act in accordance with any specific direction or order of the City; (3) exhibits in regard to their employment unfitness or unavailability for service,

misconduct, dishonesty, habitual neglect, or incompetence; or (4) is convicted of a crime involving dishonesty, breach of trust, or physical or emotional harm to any person, the Unrepresented Management Employee will be entitled to six (6) months of their base salary (minus applicable withholdings) ("Severance Benefits") as of the time of the termination, contingent upon the Unrepresented Management Employee executing a release of a waiver and release of any and all claims against the City, its Councilmembers, officers, and employees, and a covenant not to sue any of those parties, in a form acceptable to the City. If the Unrepresented Management Employee fails or refuses to provide the City with a release of liability, the City may release them without cause without payment of Severance Benefits. Any dispute between the City Manager and an Unrepresented Management Employee regarding whether the Unrepresented Management Employee's conduct disqualified them from receipt of Severance Benefits shall be resolved conclusively by the City Council, in its discretion, without right of appeal.

SECTION 4. Compensation.

A. Unrepresented Management Employees shall receive a salary as set forth in the Payroll Salary Schedule attached to this Resolution as Exhibit "A" which is incorporated herein by reference.

B. The City shall provide the following Cost of Living increases to Unrepresented Management Employees:

1. July 1, 2026: 3%
2. July 1, 2027: 3%
3. July 1, 2028: 3%

SECTION 5. Vehicle Allowance.

Unrepresented Management Employees shall receive a monthly vehicle allowance of $300.00 per month.

SECTION 6. Deferred Matching Contribution.

The City has adopted a 457(b) Deferred Compensation Plan ("457(b) Plan") under which all City employees are eligible to participate. The City will not make any matching contributions to the 457(b) Plan. The City will also adopt a 401(a) Deferred Compensation Plan ("401(a) Plan"). The 401(a) Plan terms will provide for a City matching contribution to be made on behalf of each employee, on a dollar-for-dollar basis, for the first three percent (3%) of each employee's base compensation that the employee contributed to the 457(b) Plan. Annual contributions to the 457(b) Plan and the 401(a) Plan are subject to the limits set by the IRS. Employees who are aged 50 or order at the end of the calendar year can make annual catch-up contributions to the 457(b) Plan.

SECTION 7. Technology Stipend.

Unrepresented managers shall receive a monthly technology stipend of $100 to support expenses related to technology required for their roles. This stipend may be used toward costs such as:

- Technology necessary for remote work (e.g., internet or equipment).
- Cellular phone service bills.
- Other work-related technology expenses.

The stipend will be automatically applied each month and will be treated as taxable income. No additional documentation or receipts are required for disbursement.

SECTION 8. Education Reimbursement.

The City offers a discretionary Education Reimbursement Program to assist eligible employees in pursuing City-related courses, degree programs, or vocational training that enhance their skills and benefit the City's operations.

Eligibility

A. Employee Eligibility:

This program is available exclusively to permanent, full-time, non-probationary employees of the City.

1. Employees must be in good standing at the time of application and throughout the reimbursement process (they cannot be on an active performance improvement plan, and their most recent evaluation overall rating must be satisfactory or above).

B. Course Eligibility

1. Courses, degree programs, or vocational training must be directly related to the employee's current role, enhance their job performance, or align with the City's operational needs.
2. Approval is required prior to the employee beginning the course or training.

C. Benefit Details

1. Maximum Reimbursement:
   a. Employees may be reimbursed for eligible education expenses up to a maximum of $4,000.00 per fiscal year.
   b. This maximum includes both education reimbursement and student loan repayment.
2. Discretionary Nature: This benefit is discretionary and subject to available funds and approval by the City Manager and the Human Resources Manager.
3. Grade Requirements: For courses where grades of A-F are assigned, a grade of C or better is required for reimbursement eligibility.
4. Documentation: Employees must provide written evidence of successful course completion, such as transcripts, certificates, or other official documentation.
5. Reimbursement Exclusions: If an employee is terminated for poor performance or misconduct or resigns prior to the reimbursement being processed, the City is not obligated to provide payment under this program.

D. Application Process

1. Pre-Approval Exclusions:
   a. If an employee is terminated for poor performance or misconduct or resigns prior to the reimbursement being processed, the City is not obligated to provide payment under this program.
   b. Both the City Manager and the Human Resources Manager must approve the request in writing before the course begins.
2. Reimbursement Claims:
   a. Upon successful completion of the course, employees must submit all required documentation, including proof of grade or completion and itemized receipts, to the Finance Manager for processing.
   b. Approved reimbursements will be processed in accordance with the City's payroll or accounts payable schedule.

E. General Provisions

1. Participation in this program does not guarantee advancement, promotion, or any changes to the employee's role or salary.

2. Employees are responsible for any costs that exceed the $4,000 annual limit or are not covered by the program.

SECTION 9. Life Insurance.

The City shall provide life insurance to Unrepresented Management Employees in amount of three times the Unrepresented Management Employee's salary up to $300,000.00, whichever is less. Unrepresented Management Employees may purchase additional life insurance in $10,000 increments at their own expense. Unrepresented Management Employees may purchase life insurance for their dependents at their own expense.

SECTION 10. Health Reimbursement Account.

The City will contribute $800 per calendar year into a Health Reimbursement Account for each Unrepresented Management Employee. All laws regarding Health Reimbursement Accounts will apply.

SECTION 11. Working Out of Class and Provisional Assignments.

The City may assign employees to work out of class or grant provisional assignments based on the City's operational needs. Employees in such assignments may be eligible for a pay increase after completing 15 calendar days of service in the higher-level position. If an out-of-class assignment is expected to last 15 days or longer, the Human Resources Manager may authorize a pay increase effective on the first day the out-of-class responsibilities are assumed. All requests for working out of class or provisional assignments must be submitted to and approved by the Human Resources Manager before the assignment begins.

Employees approved for working out of class or provisional assignment will receive a pay adjustment as follows:

1. The employee's salary will be adjusted to Step A of the higher classification's salary range or

2. If the employee's current salary exceeds Step A of the higher classification, they will receive a minimum 5% pay increase, not to exceed the top step of the higher classification's salary range.

SECTION 12. Vacation & Leave.

A. Vacation

1. Unrepresented Management Employees are not able to take vacation time until accrued. Vacation may only be taken at times agreeable to City Manager. No vacation shall be taken for a period exceeding the maximum hours accumulated at any given time. Vacation leave only accrues when an Unrepresented Management Employee is in a paid status and not when an Unrepresented Management Employee is on a Leave of Absence for more than 30 days. Accrued vacation leave may not be used before completion of the initial six months of active service with the City of Artesia.

2. All Unrepresented Management Employee shall earn vacation time as follows:

Years of Eligible Service	Accruals
0	2 weeks per year
1	2 weeks + 1 day per year

2	2 weeks + 2 days per year
3	2 weeks + 3 days per year
4	2 weeks + 4 days per year
5-15	3 weeks per year
16+	4 weeks per year

3. Unrepresented Management Employees may only accrue vacation leave up to a maximum leave balance of 320 hours in a fiscal year.

4. Any accrued vacation leave above the 320-hour cap shall be paid out annually during the first pay period of December.

5. Upon separation from City employment, any accrued vacation leave will be paid out to Unrepresented Management Employee.

B. Sick Leave

Unrepresented Management Employee shall receive eight (8) hours of paid sick leave for each month of work when an Unrepresented Management Employee is on paid status. In accordance with the City Personnel Rules and Regulations an Unrepresented Management Employee that is unable to report to work due to personal or an Immediate Family member's illness or injury, must contact the City Manager as soon as reasonably possible.

C. Permissible Uses of Sick Leave

Sick leave may be used for:

1. Personal illness, injury, or disability.
2. Medical or dental appointments.
3. Care for a sick child, parent, spouse, registered domestic partner, designated person, or other family member as defined by California Labor Code Section 233 (up to 50% of annual accrued sick leave may be used for this purpose).
4. Pregnancy-related complications, delivery, and recovery.
5. Other qualifying events authorized under state law.

D. Extended Illness or Injury

Employees anticipating an extended absence of five (5) days or more may be required to submit a physician's statement detailing:

- The estimated length of absence.
- Any job restrictions or light-duty requirements.
- The employee's ability to safely return to work.

CFRA leave and sick leave will run concurrently where applicable.

E. Exhaustion of Sick Leave.
Employees who exhaust their sick leave due to an extended illness or injury may use accrued vacation, compensatory time, or holiday leave as applicable.

F. Sick leave shall not be abused. The City reserves the right to require a satisfactory statement of a licensed physician in the event of suspected abuse when an employee misses work due to an illness, injury, or disability. The Human Resources Manager may require a written statement

from the attending physician or dentist to establish that the employee is or was incapacitated and unable to perform their duties or that the employee is capable of and released to return to the performance of all the duties of their position. The physician's statement must verify that an injury or disability existed, its beginning and ending dates and/or the employee's ability to return to work without presenting an immediate and significant risk to his/her own health or safety of others any other requirements in accordance with the City's Sick Leave policy located in the Personnel Rules and Regulations. Abuse of sick leave shall be subject to progressive discipline.

G. Management may not require doctor's verification for sick leave of less than three (3) days unless sick leave abuse is strongly suspected and reasonably demonstrated.

H. City holidays occurring during sick leave shall not be counted as days of sick leave.

I. Sick leave accruals will be modified or suspended as necessary to ensure that the maximum balance does not exceed these stipulated caps.

1. Unrepresented Management Employees may only accrue sick leave up to a maximum of 320 hours.

2. Any accrued sick leave above the 320-hour cap shall be paid out annually during the first pay period of December.

3. Upon separation from City employment, all accrued sick leave will be paid out to Unrepresented Management Employee.

J. Jury Duty

An employee summoned for mandatory jury duty during normal working hours is considered on duty and will receive their regular salary, provided:

Any jury fees received by the employee are remitted to the City.

Paid jury duty leave is limited to a maximum of thirty (30) days. The employee must present evidence of jury duty attendance to the Human Resources Office when service has been completed. On days when the employee is excused from jury duty or jury duty does not conflict with their work schedule, the employee must report to work. A certificate of mandatory jury service must be submitted to Human Resources to be eligible for compensation.

K. Bereavement Leave

Full-time employees are entitled to up to five (5) days of bereavement leave with pay upon the death of the following family members:

1. Parent (including stepparent, Mother and Father of spouse or registered domestic partner)
2. Spouse or registered domestic partner
3. Child (including stepchild, son-in-law, or daughter-in-law)
4. Sibling (including brother-in-law or sister-in-law of spouse or registered domestic partner)
5. Grandparent or grandchild
6. Court-appointed guardian or other verifiable guardian (subject to approval by the Human Resources Manager)

If an employee is required to work while on bereavement leave, that work shall be compensated as overtime.

Employees covered by this resolution are entitled to two (2) days of bereavement leave with pay upon the death of the following family members:

1. Aunt or uncle
2. Niece or nephew

Bereavement leave with pay is not deducted from sick leave. Full-time employees may use accrued vacation or compensatory time to supplement bereavement leave, subject to prior approval.

L. Administrative Leave

1. Unrepresented Management Employees shall receive eighty (80) hours of administrative leave with pay per fiscal year. Administrative leave will be provided to Unrepresented Management Employees on a prorated basis based on date of hire and annually thereafter at the beginning of the fiscal year.
2. administrative leave does not accumulate from year to year. Administrative Leave will not be paid out upon separation from City employment.

SECTION 13. Probation

Regular appointments following the completion of a probationary period shall be conducted in accordance with the City's Personnel Rules and Regulations.

The initial probationary period is one (1) year but may be extended once, for a maximum of six (6) additional months, with the approval of both the Human Resources Manager and the Department Head.

Employees who have not completed their initial probationary period may voluntarily promote, transfer, demote, or be reclassified. However, such employees do not hold status in their prior position for the purpose of "bumping" rights in the event of a layoff.

The computation of the initial probationary period in paid status excludes overtime, standby, and military leaves of absence. Additionally, the probationary period is extended by the duration of any unpaid leave of absence granted during the probationary period.

An employee who has not completed the initial probationary period serves at the discretion of the Department Head and may be released from employment without cause. Such employees are not entitled to appeal their release.

SECTION 13. Medical Benefits.

A. The City will contribute an amount equal to the Region 3, CalPERS "Kaiser tier" level of benefits based on the eligible Bargaining Unit employee's designated level of coverage (i.e., single, two-party, family). To the extent that said City contribution is in excess of the actual premium due for an employee, the employee may designate the excess to be used for payment of dental and/or vision premiums. Any excess amount cannot be cashed out or used for any other purpose.

B. If an Unrepresented Management Employee has a need to change coverage due to a change in family situation (e.g. single to single+1 or single+1 to family) appropriate documentation for the change must be received by the Human Resources Department. Following receipt and approval of the documentation, the City will contribute up to the next level in the employee's current elected plan. Employees will be responsible for any premium cost differences.

C. Employees who choose not to enroll in the City of Artesia's medical, dental, and vision benefit plans shall receive $500 per month as compensation. Employees wishing to opt out must provide proof of alternate coverage that meets the minimum essential coverage requirements under the Affordable Care Act (ACA) and complete any required opt-out documentation.

SECTION 13. Holidays.

A. The City shall observe the following holidays:

1. New Year's Day
2. Martin Luther King Day
3. President's Day
4. Cesar Chavez Day
5. Memorial Day
6. Juneteenth Day
7. Independence Day
8. Labor Day
9. Veteran's Day
10. Thanksgiving Day
11. Friday after Thanksgiving Day
12. Christmas Day

*All holidays as declared by the Mayor

i. Designation of Holidays for Holiday Office Closure.
Effective calendar year 2026, City of Artesia offices shall be closed for a designated period during the week between the Christmas and the New Year holidays, as determined by the annual holiday schedule attached as Exhibit "B" and incorporated herein. Unrepresented Management Employees will be paid three (3) days of holiday pay for the closure period.

ii. Essential Personnel: Employees whose roles are deemed essential and require their presence during the designated closure period shall be notified by their department head. Such employees will receive a holiday for use at an alternative time, subject to prior approval. Such time must be used within the six months following the holiday closure and not later than June 30th of the current fiscal year.

iii. Department heads and supervisors are responsible for ensuring compliance with this policy and coordinating any necessary staffing adjustments. Questions regarding the Holiday Closure should be directed to the Human Resources Department.

B. Birthday Floating Holiday. Effective calendar year 2026, Unrepresented Management Employees will receive one (1) floating holiday each year, paid at 8 or 9 hours of straight time, depending on the employee's assigned schedule. This floating holiday must be used within the employee's birthday month and will be forfeited if not used by the last day of that month.

C. When a holiday falls on a Saturday, the preceding workday shall be observed as the holiday. When a holiday falls on Sunday, the next day shall be observed as the holiday.

D. The City will continue the practice and return to the Unrepresented Management Employee any leave used if the Mayor or Council subsequently declare any day as a Holiday.

E. Unrepresented Management Employees who work on a holiday or holiday declared by the City Council, shall receive compensatory time equivalent to the

number of hours worked. Compensatory time must be used within the 12 months following when it is earned.

SECTION 14. Disability.

A. The City shall provide short-term disability and long-term disability insurance coverage to Unrepresented Management Employees.

B. Long Term Disability: The coverage amount is 66 2/3% of the employee's basic monthly earnings, excluding overtime, up to a maximum monthly benefit of $6,000.

C. Short Term Disability: The coverage amount is 66 2/3% of the employee's basic weekly earnings, excluding overtime, up to a maximum weekly benefit of $1,385.

D. Benefit payments are subject to all provisions of the master policy.

SECTION 15. Retirement.

A. CalPERS Contribution

Employees of the City of Artesia shall be fully responsible for paying 100% of the employee contribution toward their CalPERS retirement. The required contribution rate is determined based on the employee's membership date with CalPERS:

1. Classic Members (employees who became CalPERS members before January 1, 2013): The employee contribution rate is currently set at 7% of pensionable compensation as of the date this MOU was entered.
2. PEPRA Members (employees who became CalPERS members on or after January 1, 2013): The employee contribution rate is currently set at 7.75% of pensionable compensation as of the date this MOU was entered.

*These rates are subject to change based on CalPERS regulations, and employees are responsible for ensuring timely payment of their contributions through payroll deductions.

B. Retirement Formula

Tier I—2% at 60—All “classic” Unrepresented Management Employees covered under this provision of this Resolution shall have their final percentage of final compensation to be provided for each year of credited prior and current service determined in accordance with Section 21345.3 of the Public Employment Retirement Law.

Tier II—2% at 62—All “PEPRA” Unrepresented Management Employees covered under this provision of this Resolution hired on or after January 1, 2013 shall have their final percentage of final compensation to be provided each year of credited prior and current service determined in accordance with Section 7522.20 of the Public Employment Retirement Law based on Article 4 California Public Employees’ Pension Reform Act of 2013.

C. Retiree Health

1. Current retirees and their dependents will have no change to their level of coverage.

2. Unrepresented Management Employees who retire from the City during the term of the Resolution shall receive monthly employer contributions for medical and dental coverage that is equal to the employer contribution for then-current Unrepresented Management Employees at the same level of coverage as required by Government Code section

22892. However, if a retiree removes a dependent from medical coverage that results in a tier coverage change (e.g. Family tier reduced to Employee +1), the retiree shall receive a reduced monthly employer contribution for medical and dental coverage that is equal to the employer contribution for then-current Unrepresented Management Employees in that new tier. A retiree may never receive an increase in the City's monthly contribution amount as a result of a change in dependents, except as required by Government code section 22892 to ensure that the employer contribution is an equal amount for both current Unrepresented Management Employees and retirees in the same tier. To the extent that a retiree's circumstances change, resulting in the need for increased coverage (e.g. Employee +1 increased to Family tier), the retiree shall continue to receive the same employer contribution for the tier at which they retired, subject to any increases required by Government Code section 22892. The retiree shall not be entitled to receive the employer contribution for the higher tier. The retiree will be responsible to continue paying the full employee share based on the level of coverage elected. If the share of cost is not paid by the retiree as required, within 30 days of receiving the invoice, all coverages will be terminated.

i. Retirees must apply for Medicare upon reaching eligibility. Once Medicare eligible, the retiree's coverage will be reduced, and become a secondary plan to Medicare. The employee will incur a share of cost, based on the level of coverage elected. If the share of cost is not paid by the retiree as required, within 30 days of receiving the invoice, all coverages will be terminated.

ii. Dependent coverage ends based on policy age limits.

iii. Unrepresented Management Employees must work for the City for at least ten consecutive years and retire from the City in order for the employee to be eligible for retiree medical benefits and shall receive the PEMHCA Minimum Employer Contribution pursuant to California Government Code section 22892.

SECTION 16. Term. This Resolution shall be in effect from July 1, 2025 through June 30, 2029. Notwithstanding the foregoing, the benefits provided under this Resolution shall begin on July 1, 2025.

SECTION 17. The City Manager, or their designee, is authorized to implement the terms and conditions of the Resolution and enter into any agreements deemed necessary subject to the terms and conditions set forth herein.

SECTION 18. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 19. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED, APPROVED, AND ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 9th day of June, 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

EXHIBIT “A”

2025-26 UNREPRESENTED SALARY SCHEDULE
(Attached)

CITY OF ARTESIA PROPOSED SALARY TABLE

Fiscal Year 2025-26

City of Artesia Full-Time Allocated Classifications			A	B	C	D	E	F
Contracted	City Manager	Annual	$ 237,472.44	$ 243,409.32	$ 249,494.52	$ 255,731.88	$ 262,125.24	$ 268,678.32
		Monthly	$ 19,789.37	$ 20,284.11	$ 20,791.21	$ 21,310.99	$ 21,843.77	$ 22,389.86
		Bi-Weekly	$ 9,133.56	$ 9,361.90	$ 9,595.94	$ 9,835.84	$ 10,081.74	$ 10,333.78
		Hourly	$ 114.17	$ 117.02	$ 119.95	$ 122.95	$ 126.02	$ 129.17
R1	Deputy City Manager	Annual	$ 173,426.76	$ 182,098.08	$ 191,202.96	$ 200,763.12	$ 210,801.24	$ 221,341.32
		Monthly	$ 14,452.23	$ 15,174.84	$ 15,933.58	$ 16,730.26	$ 17,566.77	$ 18,445.11
		Bi-Weekly	$ 6,670.26	$ 7,003.77	$ 7,353.96	$ 7,721.66	$ 8,107.74	$ 8,513.13
		Hourly	$ 83.38	$ 87.55	$ 91.92	$ 96.52	$ 101.35	$ 106.41
R2	Community Development Director	Annual	$ 157,660.68	$ 165,543.72	$ 173,820.84	$ 182,511.96	$ 191,637.48	$ 201,219.36
		Monthly	$ 13,138.39	$ 13,795.31	$ 14,485.07	$ 15,209.33	$ 15,969.79	$ 16,768.28
		Bi-Weekly	$ 6,063.87	$ 6,367.07	$ 6,685.42	$ 7,019.69	$ 7,370.67	$ 7,739.21
		Hourly	$ 75.80	$ 79.59	$ 83.57	$ 87.75	$ 92.13	$ 96.74
R3	Finance Manager	Annual	$ 143,327.88	$ 150,494.28	$ 158,019.00	$ 165,919.92	$ 174,215.88	$ 182,926.68
	Human Resources Manager	Monthly	$ 11,943.99	$ 12,541.19	$ 13,168.25	$ 13,826.66	$ 14,517.99	$ 15,243.89
		Bi-Weekly	$ 5,512.61	$ 5,788.24	$ 6,077.65	$ 6,381.54	$ 6,700.61	$ 7,035.64
		Hourly	$ 68.91	$ 72.35	$ 75.97	$ 79.77	$ 83.76	$ 87.95
R4	Economic Development Manager	Annual	$ 130,298.04	$ 136,812.96	$ 143,653.56	$ 150,836.28	$ 158,378.16	$ 166,296.96
	Parks and Recreation Manager	Monthly	$ 10,858.17	$ 11,401.08	$ 11,971.13	$ 12,569.69	$ 13,198.18	$ 13,858.08
	Public Works Manager	Bi-Weekly	$ 5,011.46	$ 5,262.04	$ 5,525.14	$ 5,801.40	$ 6,091.47	$ 6,396.04
		Hourly	$ 62.64	$ 65.78	$ 69.06	$ 72.52	$ 76.14	$ 79.95
R5	City Clerk	Annual	$ 118,452.84	$ 124,375.44	$ 130,594.20	$ 137,123.88	$ 143,980.08	$ 151,179.12
	Accounting Manager	Monthly	$ 9,871.07	$ 10,364.62	$ 10,882.85	$ 11,426.99	$ 11,998.34	$ 12,598.26
	Planning Manager	Bi-Weekly	$ 4,555.88	$ 4,783.67	$ 5,022.85	$ 5,274.00	$ 5,537.70	$ 5,814.58
		Hourly	$ 56.95	$ 59.80	$ 62.79	$ 65.92	$ 69.22	$ 72.68
R6	Special Projects Manager	Annual	$107,684.40	$113,068.56	$118,722.00	$124,658.04	$130,890.96	$137,435.52
		Monthly	$8,973.70	$9,422.38	$9,893.50	$10,388.17	$10,907.58	$11,452.96
		Bi-Weekly	$4,141.71	$4,348.79	$4,566.23	$4,794.54	$5,034.27	$5,285.98
		Hourly	$51.77	$54.36	$57.08	$59.93	$62.93	$66.07
R7	Senior Accountant	Annual	$100,282.56	$102,789.60	$107,929.08	$113,325.48	$118,991.76	$124,941.36
	Assistant Parks and Recreation Manager	Monthly	$8,356.88	$8,565.80	$8,994.09	$9,443.79	$9,915.98	$10,411.78
		Bi-Weekly	$3,857.02	$3,953.45	$4,151.12	$4,358.67	$4,576.61	$4,805.44
		Hourly	$48.21	$49.42	$51.89	$54.48	$57.21	$60.07
R8	Executive Assistant	Annual	$88,995.36	$93,445.08	$98,117.40	$103,023.24	$108,174.36	$113,583.12
	Management Analyst	Monthly	$7,416.28	$7,787.09	$8,176.45	$8,585.27	$9,014.53	$9,465.26
	Human Resources Analyst**	Bi-Weekly	$3,422.90	$3,594.04	$3,773.75	$3,962.43	$4,160.55	$4,368.58
		Hourly	$42.79	$44.93	$47.17	$49.53	$52.01	$54.61
R9	Parks and Recreation Supervisor	Annual	$82,878.12	$84,950.04	$89,197.56	$93,657.48	$98,340.36	$103,257.36
	Code Compliance Supervisor	Monthly	$6,906.51	$7,079.17	$7,433.13	$7,804.79	$8,195.03	$8,604.78
	Maintenance Supervisor**	Bi-Weekly	$3,187.62	$3,267.31	$3,430.68	$3,602.21	$3,782.32	$3,971.44
	Business License Specialist/Revenue Officer	Hourly	$39.85	$40.84	$42.88	$45.03	$47.28	$49.64
R10	Assistant Planner	Annual	$73,549.80	$77,227.32	$81,088.68	$85,143.12	$89,400.36	$93,870.36
	Administrative Analyst	Monthly	$6,129.15	$6,435.61	$6,757.39	$7,095.26	$7,450.03	$7,822.53
	Lead Maintenance Specialist	Bi-Weekly	$2,828.84	$2,970.28	$3,118.80	$3,274.74	$3,438.48	$3,610.40
		Hourly	$35.36	$37.13	$38.98	$40.93	$42.98	$45.13
R11	Code Compliance Officer	Annual	$66,863.52	$70,206.72	$73,716.96	$77,402.88	$81,273.00	$85,336.68
	Recreation Program Coordinator	Monthly	$5,571.96	$5,850.56	$6,143.08	$6,450.24	$6,772.75	$7,111.39
	Accounting Technician II	Bi-Weekly	$2,571.67	$2,700.26	$2,835.27	$2,977.03	$3,125.88	$3,282.18
	Maintenance Specialist I	Hourly	$32.15	$33.75	$35.44	$37.21	$39.07	$41.03
R12	Maintenance Worker II	Annual	$60,785.04	$63,824.28	$67,015.44	$70,366.20	$73,884.60	$77,578.80
		Monthly	$5,065.42	$5,318.69	$5,584.62	$5,863.85	$6,157.05	$6,464.90
		Bi-Weekly	$2,337.89	$2,454.78	$2,577.52	$2,706.39	$2,841.72	$2,983.80
		Hourly	$29.22	$30.68	$32.22	$33.83	$35.52	$37.30
R13	No Current Classification Assigned	Annual	$55,259.04	$58,022.04	$60,923.16	$63,969.36	$67,167.72	$70,526.16
		Monthly	$4,604.92	$4,835.17	$5,076.93	$5,330.78	$5,597.31	$5,877.18
		Bi-Weekly	$2,125.35	$2,231.62	$2,343.20	$2,460.36	$2,583.37	$2,712.54
		Hourly	$26.57	$27.90	$29.29	$30.75	$32.29	$33.91
R14	Planning Clerk**	Annual	$50,235.60	$52,747.32	$55,384.68	$58,153.92	$61,061.64	$64,114.68
		Monthly	$4,186.30	$4,395.61	$4,615.39	$4,846.16	$5,088.47	$5,342.89
		Bi-Weekly	$1,932.14	$2,028.74	$2,130.18	$2,236.69	$2,348.52	$2,465.95
		Hourly	$24.15	$25.36	$26.63	$27.96	$29.36	$30.82
R15	Administrative Assistant	Annual	$45,668.64	$47,952.12	$50,349.72	$52,867.20	$55,510.56	$58,286.04
	Recreation Specialist	Monthly	$3,805.72	$3,996.01	$4,195.81	$4,405.60	$4,625.88	$4,857.17
		Bi-Weekly	$1,756.49	$1,844.31	$1,936.53	$2,033.35	$2,135.02	$2,241.77
		Hourly	$21.96	$23.05	$24.21	$25.42	$26.69	$28.02

Hourly Positions	Proposed P/H
Parking Enforcement	$25.00
Recreation Leader III	$20.00
Recreation Leader II	$19.00
Recreation Leader I	$18.00

EXHIBIT “B”

HOLIDAY CLOSURE SCHEUDLE

2026
Closure from Friday, December 25, 2026 – Sunday, January 3, 2027
12/25 – Christmas Holiday
12/26-27 – Saturday/Sunday
12/28, 12/29, 12/30 – Holiday **3 days**
12/31 – New Year’s Day Holiday observed
1/1 – Regular Friday Closure
1/2-3 – Saturday/Sunday

2027
Closure from Friday, December 24, 2027 – Sunday, January 2, 2028
12/24 – Christmas Holiday Observed
12/25-26 – Saturday/Sunday
12/27, 12/28, 12/29 – Holiday **3 days**
12/30 – New Year’s Day Holiday observed
12/31 – Regular Friday Closure
1/1-2 – Saturday/Sunday

2028
Closure from Monday, December 25, 2028 – Monday, January 1, 2029
12/25 – Christmas Holiday
12/26, 12/27, 12/28 – Holiday **3 days**
12/29 – Regular Friday Closure
12/30-31 – Saturday/Sunday
1/1 – New Years Day Holiday

CITY COUNCIL AGENDA REPORT

MEETING DATE: June 9, 2025 **ITEM NO: 11C.**

TO: Mayor and Members of the City Council

SUBJECT: Consideration of a Financial Plan and Approving a Budget for Fiscal Year 2025-26

FROM: Jamie Murguia, Finance Manager

REVIEWED AND APPROVED BY:
Melissa Burke, Deputy City Manager
Abel Avalos, City Manager

RECOMMENDATION:
Staff recommends that the City Council, by motion, adopt:

1. Resolution No. 25-3049, Adopting a Financial Plan and Approving a Budget for Fiscal Year 2025-26;
2. Resolution No. 25-3050, Determining and Adopting an Appropriations Limit for Fiscal Year 2025-26 for the City of Artesia in Accordance With Article XIIB of the Constitution of the State of California;
3. Resolution No. 25-3051, Approving and Adopting a City-Wide Salary Schedule as Required by the California Public Employees' Retirement System (CALPERS) For, Respectively, Unrepresented Management Employees, Employees of the Managers and Supervisors Unit, and Employees of the General Unit;
4. Resolution No. 25-3052, Approving a Statement of Investment Policy, and Repealing Resolution No. 25-3030; and
5. Resolution No. 25-3053, Adopting a Citywide Capital Improvement Program.

BACKGROUND:
The Fiscal Year (FY) 2025-26 Budget process began with a City Council goal-setting session held on March 5, 2025. The City Council met to set both early action goals and long-term priorities for the upcoming fiscal year. Council's goals established the strategic direction of the FY 2025-26 spending plan. The Action Goals were identified as those that would address the community's most pressing needs:

- Enhance Public Safety
- Implement Capital Improvement Projects
- Invest in Staff Development

Two additional goals were identified as long-term goals:

- Expand City Offerings
- Increase Economic Development

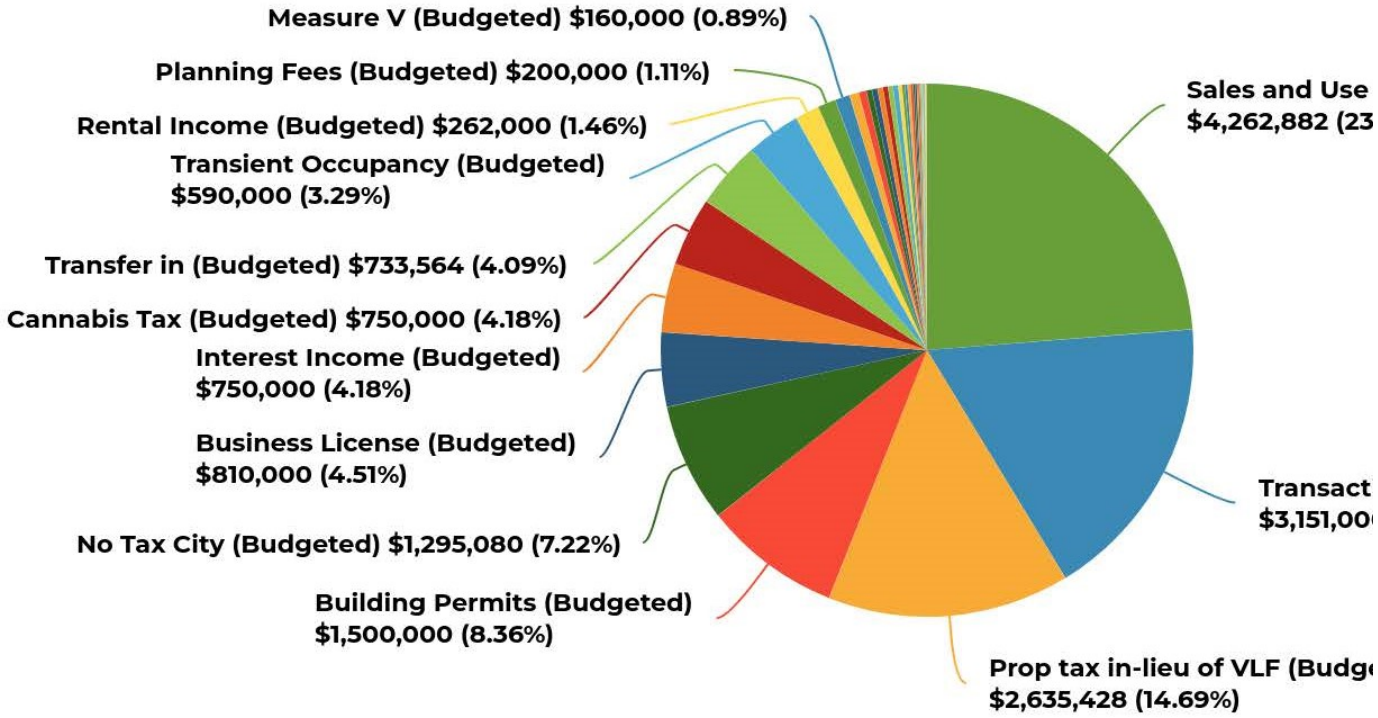
Following the goal-setting session, the City Manager and Finance Manager convened meetings with staff to gather departmental input and budget requests. The City Manager, Deputy City Manager and Finance Manager then aligned these requests with Council's goals to establish a draft Budget. Staff convened the Finance Committee on May 14, 2025 for a briefing on the draft Fiscal Year 2025-26 Budget prior to bringing it before the City Council. The draft Budget was then presented to the City Council at the Budget Study Session held on June 2, 2025, where the General Fund Budget and Capital Improvement Plan Budget were reviewed in detail.

ANALYSIS:
The FY 2025-26 Budget advances all of the goals set by the City Council, with significant financial investment in the Early Action Goals.

GENERAL FUND REVENUES

The City's General Fund revenue is up, in large part due to the passage of Measure AAA,which implemented the City's Transaction and Use Tax (TUT), as well as a fully implemented Cannabis Tax. Fiscal Year 2025-26 will be the first year the City sees a full cycle of these revenue sources. Together, the two account for $3.9 million in added revenue to the General Fund Budget, providing the City more resources to accomplish the Goals set by the City Council. As shown in the Chart below, the City relies heavily on Sales Tax for General Fund Revenue. The addition of TUT funds significantly increases the revenue base, allowing for a higher level of service delivery to the Artesia community. Overall, General Fund Revenue is budgeted at $18,844,326, up 26.4% from FY 2024-25.

1 GENERAL FUND REVENUES

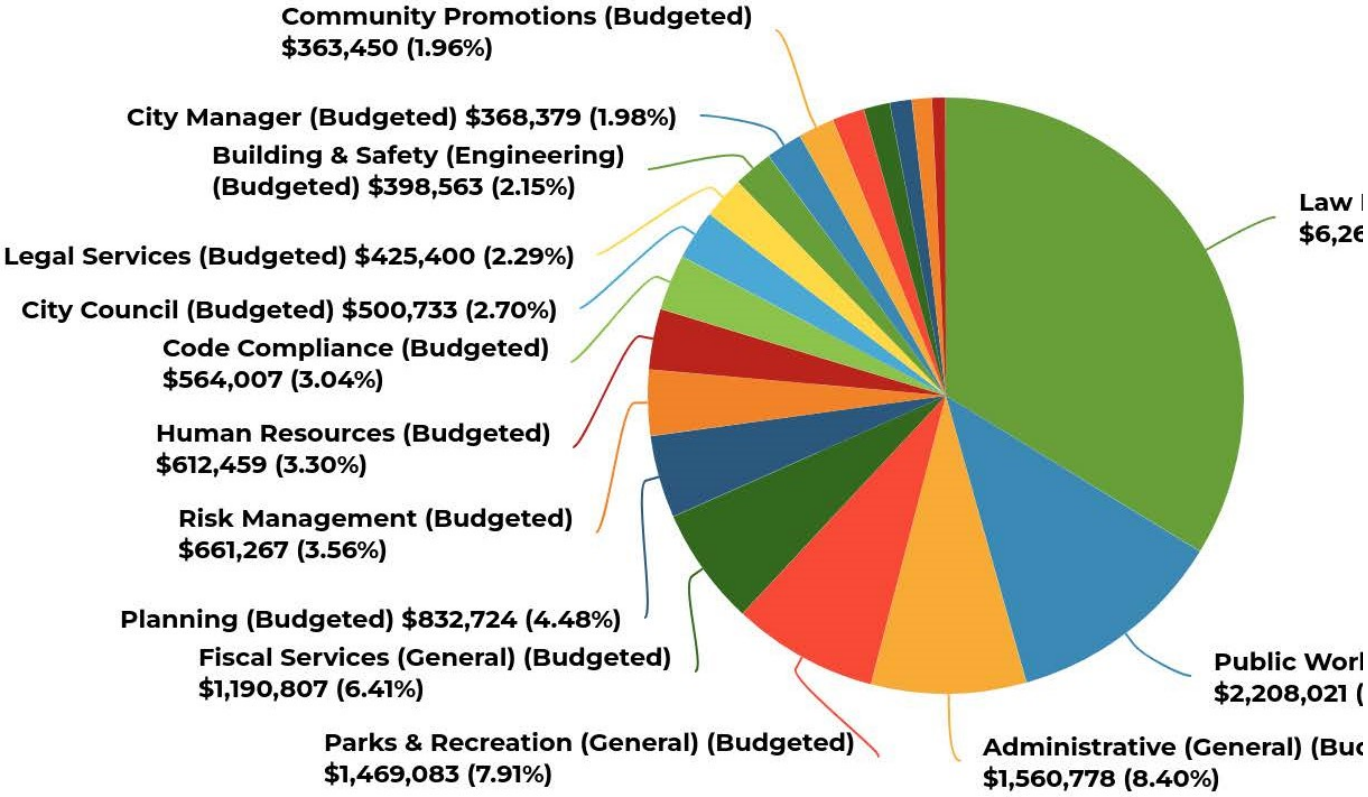


The Budget estimates a modest General Fund surplus of $205,585.

GENERAL FUND EXPENDITURES

The FY 2025-26 General Fund Budget funds the City's general operating expenses; including public safety, public works, parks and facility maintenance, community events, recreational programs, senior services, and personnel to serve the community. General Fund Expenditure is $18,638,741 an increase of 21.87% over Fiscal Year 2024-25.

2 GENERAL FUND EXPENDITURES



In furtherance of the Council's goals, the Budget includes funding for numerous contracts, programs, capital improvement projects, and personnel development.

Enhance Public Safety

The FY 2025-26 Budget invests $6,268,956 in Public Safety. The contract with the Los Angeles County Sheriff's Department for law enforcement services increased 5% over Fiscal Year 2024-25 levels. The proposed Public Safety budget fully funds the City's four-person Special Assignment Officer (SAO) team and dedicated Sergeant. In addition, the General Fund allocates $300,000 for a private security contract, to provide supplemental public safety patrols for a maximum effect within the community. Further, as specified in the Capital Improvement Plan, special revenue funds will be utilized to address deputies' needs, including $160,000 for the purchase of a new Sergeant's vehicle and additional Automated License Plate Recognition (ALPR) cameras to be installed throughout the City. The Budget includes an additional $29,500 in funding for the City's home alarm rebate program to increase neighborhood safety, provides funding for a commercial alarm rebate program, and provides funding for scholarship opportunities for at-risk youth.

Implement Capital Improvement Projects

The FY 2025-26 budget for the Capital Improvement Plan (CIP) boasts over $17 million in projects, from combined funding sources. The CIP utilizes a variety of funding sources, including Development Impact Fees; county, state, and federal grants; Gas Tax; SB1; and Local Return Funds. Maximizing and leveraging all available resources results in a variety of projects that carries out the City Council's goals.

The Budget directs well over $7.5 million towards road improvements. The Budget proposes to supplement its $6 million award of congressionally directed grants with additional funding sources in an effort to address more infrastructure needs throughout the City.

In Public Works, the General Fund Budget allocates $85,000 towards the refurbishment of the Water Tower. These funds will be used towards a structural assessment and maintenance of the City's most notable landmark. The Budget also allocates $150,000 towards the replacement of two Public Works vehicles. With the replacement of these vehicles, the City will complete the multi-year process of cycling out all aging fleet vehicles and upgrading its vehicle fleet. The Budget also allocates $196,000 towards capital projects for the repair of sidewalks, curbs, and gutters.

In Parks and Recreation, the CIP Budget allocates more than $6.69 million towards capital improvements of current facilities, expanded open space at AJ Padelford Park, and the construction of the Artesia Botanical Garden

Invest in Staff Development

The FY 2025-26 Budget advances the goal of Staff Development in a multitude of ways, not the least of which is the implementation of market-rate salaries across all positions. This salary adjustment as well as continued investment in health and welfare benefits, makes the City an attractive place to work, and will go a long way toward recruiting top-level talent and retaining experienced and productive employees. In addition, the Budget invests in current staff by filling vacancies with internal personnel – providing current employees an opportunity for career advancement within their City employment.

Further, in an effort to better serve the community and create a more structurally sustainable organization, the City created a Maintenance Supervisor position and reassigned the Special Projects Manager from the City Manager's Department to Public Works, added a Planning Clerk to the Planning Division, and a Human Resources Analyst to Human Resources.

The FY 2025-26 Budget also includes nearly $27,000 for a new part-time management internship program, with the goal of connecting college or advance-degree seeking students with an opportunity to work on local government projects.

Expand City Offerings

The FY 2025-26 Budget allocates funding to Administrative Services, Community Development, and the City Clerk departments to further digitize the City's records, making them easier for the public to access.

The Budget allocates $120,000 to Community Development to acquire new permitting, and plan processing software and implementing GIS mapping technology. Together, these systems will allow the department to make planning services more available to the public, as well as function more efficiently internally.

For the City's senior community, the FY 2025-26 Budget allocates an additional $40,000 for Senior Programming. These additional funds will be used towards the senior meal program, as well as to offer expanded social opportunities for the senior community.

The Budget also proposes increased funding for the City's youth, with $10,000 allocated towards a revised graduation banner program that will cover the costs of the banners for all graduating high school students that live in Artesia, ensuring the celebration of their accomplishments.

Increase Economic Development

A strategic initiative of the City Manager's Office is the creation of a Business Improvement District (BID) in the downtown area of Artesia. The BID would be a collaborative effort between the City, business owners, and property owners to foster a more vibrant downtown and local economy. The FY 2025-26 Budget allocates $75,000 to the Economic Development Department to begin the process of developing the BID.

In addition, the Budget allocates $13,000 for business recognition and the expansion and promotion of Restaurant Week. The City has hosted Restaurant Week for the past three years, with 2025 having the highest level of participation. The City wants to continue to invest in the promotion and success of its local businesses and restaurants and introduce new events to celebrate the importance of our business partners.

Staff is presenting Council with a balanced budget that provides meaningful progress towards the Goals established by Council earlier this year. The Fiscal Year 2025-26 Budget focuses on investing in the Artesia community – its residents, businesses, and the personnel that serve it.

Staff is proud to propose a Budget for adoption that accomplishes a high level of service delivery and programming while maintaining the City's fiscal integrity.

Appropriations Limit

In November 1979 Voters approved Proposition 4, adding Article XIIIB to the State of California's Constitution, which established annual Appropriations Limits on state and local governmental entities. This is also referred to as the "GANN Limit," and establishes a limit on the proceeds of taxes that may be appropriated for spending in a fiscal year. Proceeds of taxes would include, for example, revenues derived from regulatory licenses, user charges, and user fees to the extent that the proceeds exceed the cost of providing the regulation, product or service; state subventions for general purposes; and interest earned from the investment of the proceeds of taxes. Of the City's General Fund revenue, $16,164,990 is considered proceeds of taxes. Exclusions can be made from the Appropriations Limit for capital outlay. The City has $509,011 in exclusions. The annual adjustment is calculated using population and per-capita personal income inflation factors provided by the State of California's Department of Finance. For Fiscal Year 2025-26, the Appropriations Limit has been calculated to be $16,159,149. The City is within its GANN limit based on applicable proceeds of taxes revenue and capital outlay exclusions.

FISCAL IMPACT:
General Fund Expenditures and Transfers-out total $18,638,741, while General Fund Revenues and Transfers-in total $18,844,326. The impact of adopting the Fiscal Year 2025-26 is a net surplus of $205,585 to the General Fund.

RECOMMENDED COUNCIL ACTION:
Staff recommends that the City Council, by motion, adopt:

1. Resolution No. 25-3049, Adopting a Financial Plan and Approving a Budget for Fiscal Year 2025-26;
2. Resolution No. 25-3050, Determining and Adopting an Appropriations Limit for Fiscal Year 2025-26 for the City of Artesia in Accordance With Article XIIB of the Constitution of the State of California;
3. Resolution No. 25-3051, Approving and Adopting a City-Wide Salary Schedule as Required by the California Public Employees' Retirement System (CALPERS) For, Respectively, Unrepresented Management Employees, Employees of the Managers and Supervisors Unit, and Employees of the General Unit;
4. Resolution No. 25-3052, Approving a Statement of Investment Policy, and Repealing Resolution No. 25-3030; and
5. Resolution No. 25-3053, Adopting a Citywide Capital Improvement Program.

Attachments

Budget FY2025-26.pdf
Reso. No. 25-3049 (Budget).pdf
Reso. No. 25-3050 (GANN).pdf
Reso. No. 25-3051 (Salary Schedule).pdf
Reso. No. 25-3052 (Investment Policy).pdf
Reso. No. 25-3053 (CIP).pdf

ANNUAL BUDGET

FISCAL YEAR 2025-2026

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TRANSMITTAL LETTER

CITY OF ARTESIA

BUDGET MESSAGE AND TRANSMITTAL LETTER

June 9, 2025

Honorable Mayor and Members of the City Council,

I am pleased to transmit to you the proposed Fiscal Year (FY) 2025-26 Budget. The Budget is the result of a collaborative effort, led by the City Manager's Office and the Finance Department. Department Heads and City personnel worked hard to ensure that City Council goals and priorities are met, and the highest-level services are provided to the Artesia community, while remaining focused on the City's long-term financial health.

With a significant increase to the City's General Fund anticipated in FY 2025-26 – as a result of the passage of Measure AAA in November 2024, and the fully implemented Cannabis Tax – it was critical to have Council's input early in the Budget process to ensure Staff developed a Budget that aligned with Council priorities and addressed the community's needs. The foundation of the FY 2025-26 Budget was laid on March 5, 2025 when Council met and developed early action and long-term goals for the City of Artesia. The Action Goals were identified as those that would address the community's most pressing needs:

- Enhance Public Safety
- Implement Capital Improvement Projects
- Invest in Staff Development

Two additional goals were identified as long-term goals:

- Expand City Offerings
- Increase Economic Development

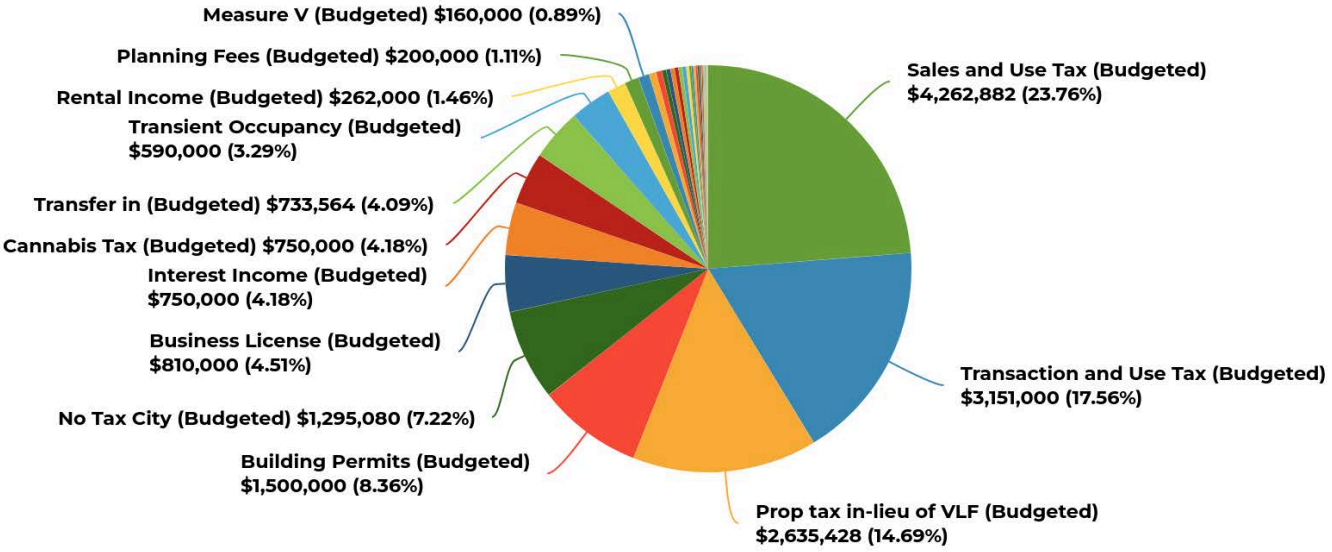
I am pleased to share that the FY 2025-26 Budget advances all of these goals, in meaningful ways that will have a positive and direct impact on the residents of and business-owners in Artesia.

GENERAL FUND REVENUES AND EXPENDITURES

The City's General Fund revenue is up, in large part due to the passage of Measure AAA,which implemented the City's Transaction and Use Tax (TUT), as well as a fully implemented Cannabis Tax. Fiscal Year 2025-26 will be the first year the City sees a full cycle of those revenue sources. Together, the two account for $3.9 million in added revenue to the General Fund Budget, providing the City more resources to accomplish the Goals set by the City Council. As shown in the Chart below, the City relies heavily on Sales Tax for General Fund Revenue. The addition of TUT funds significantly increases the revenue base, allowing for a higher level of service delivery to the Artesia community.

1 GENERAL FUND REVENUE

General Fund Revenue

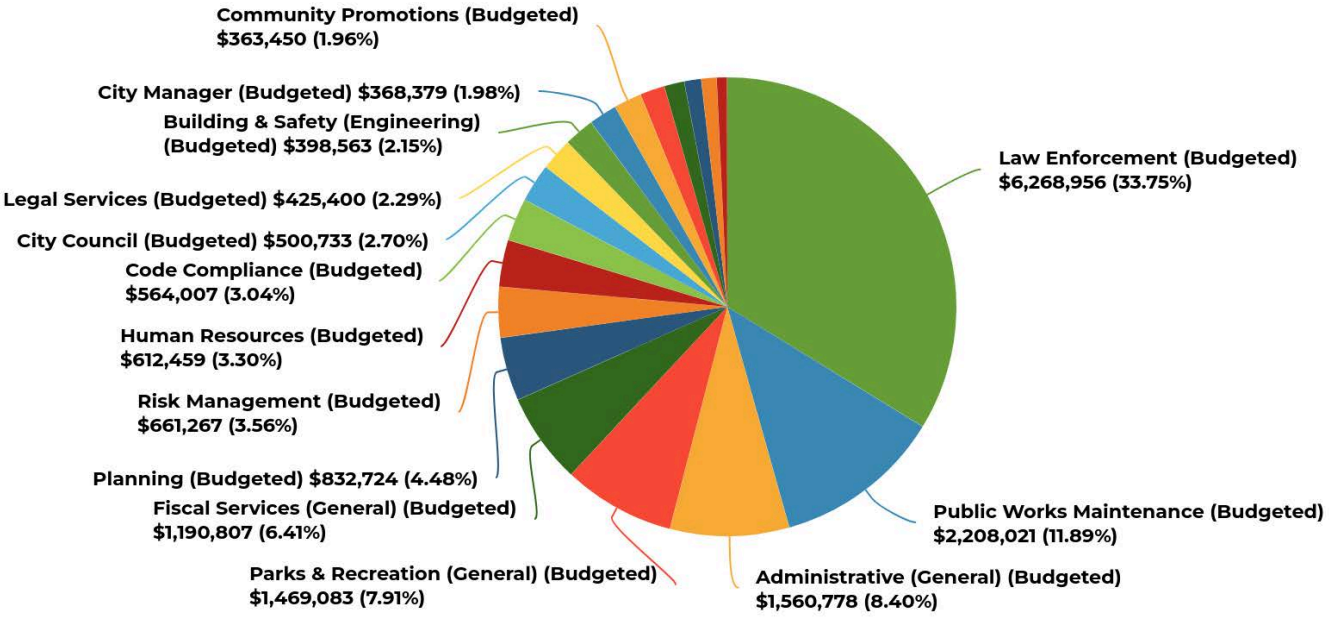


Conservative revenue projections were used to estimate the City's revenue. Given the uncertainty in the global economy, Staff wanted to remain optimistic but responsible in their projections. Overall, General Fund Revenue is budgeted at $18,844,326, up 26.4% from Fiscal Year 2024-25. The Budget estimates a modest General Fund surplus of $205,585.

The FY 2025-26 General Fund Budget funds the City's general operating expenses; including public safety, public works, parks and facility maintenance, community events, recreational programs, senior services, and personnel to serve the community. General Fund Expenditure is $18,638,741 an increase of 21.87% over Fiscal Year 2024-25.

2 GENERAL FUND EXPENDITURES

General Fund Expenditures



HIGHLIGHTS OF PROPOSED FISCAL YEAR 2025-26 BUDGET

In furtherance of the Council's goals, the Budget includes funding for numerous contracts, programs, capital improvement projects, and personnel development.

Enhance Public Safety

The FY 2025-26 Budget invests $6,268,956 in Public Safety. The contract with the Los Angeles County Sheriff's Department for law enforcement services increased 5% over Fiscal Year 2024-25 levels. The proposed Public Safety budget fully funds the City's four-person Special Assignment Officer (SAO) team and dedicated Sergeant. In addition, the General Fund allocates $300,000 for a private security contract, to provide supplemental public safety patrols for a maximum effect within the community. Further, as specified in the Capital Improvement Plan, special revenue funds will be utilized to address deputies' needs, including $160,000 for the purchase of a new Sergeant's vehicle and additional Automated License Plate Recognition (ALPR) cameras to be installed throughout the City.

Not only does the FY 2025-26 Budget invest in services, but it also invests in the community. The Budget includes an additional $29,500 in funding for the City's home alarm rebate program to increase neighborhood safety, provides funding for a commercial alarm rebate program, and provides funding for scholarship opportunities for at-risk youth.

Implement Capital Improvement Projects

Perhaps one of the most exciting components of the FY 2025-26 Budget is the investment in Capital Improvement Projects. The budget for the Capital Improvement Plan (CIP) boasts over $17 million in projects, from combined funding

sources. The CIP utilizes a variety of funding sources, including Development Impact Fees; county, state, and federal grants; Gas Tax; SB1; and Local Return Funds. Maximizing and leveraging all available resources results in a variety of projects that carries out the City Council's goals.

The Budget directs well over $7.5 million towards road improvements. The Budget proposes to supplement its $6 million award of congressionally directed grants with additional funding sources in an effort to address more infrastructure needs throughout the City.

In Public Works, the General Fund Budget allocates $85,000 towards the refurbishment of the Water Tower. These funds will be used towards a structural assessment and maintenance of the City's most notable landmark. The Budget also allocates $150,000 towards the replacement of two Public Works vehicles. With the replacement of these vehicles, the City will complete the multi-year process of cycling out all aging fleet vehicles and upgrading its vehicle fleet. The Budget also allocates $196,000 towards capital projects for the repair of sidewalks, curbs, and gutters.

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In addition, the Budget allocates $11,000 for business recognition and the expansion and promotion of Restaurant Week. The City has hosted Restaurant Week for the past two years, with 2025 having the highest level of participation. The City wants to continue to invest in the promotion and success of its local businesses and restaurants and introduce new events to celebrate the importance of our business partners.

CONCLUSION

It is my sincere pleasure to present the Council with a balanced budget that provides meaningful progress towards the Goals established by Council earlier this year. The Fiscal Year 2025-26 Budget focuses on investing in the Artesia community – its residents, businesses, and the personnel that serve it. I am proud to say that the proposed Budget accomplishes a high level of service delivery and programming while maintaining the City's fiscal integrity.

It is my recommendation that the City Council adopt the Fiscal Year 2025-26 Budget as presented.

Sincerely,

Abel Avalos

City Manager

BUDGETING PROCESS

The kickoff to the Fiscal Year 2025-26 Budget process was a City Council goal-setting session held on March 5, 2025. The City Council met to set both early action goals and long-term priorities for the upcoming fiscal year. Council's goals established the strategic direction of the Fiscal Year 2025-26 spending plan.

From there, the City Manager and Finance Manager met with Department Heads to get their input and budget requests. The City Manager, Deputy City Manager and Finance Manager then aligned these requests with Council's goals to establish a draft Budget. Staff convened the Finance Committee on May 14, 2025 for a briefing on the draft Fiscal Year 2025-26 Budget prior to bringing it before the City Council. The draft Budget was then presented to the City Council at the Budget Study Session held on June 2, 2025, where the General Fund Budget and Capital Improvement Plan Budget were reviewed in detail. The final Budget went before the City Council on June 9, 2025 for adoption.

FINANCIAL POLICIES

CITY OF ARTESIA

STATEMENT OF INVESTMENT POLICY

Fiscal Year 2025-26

1. **POLICY:**

This statement is intended to provide guidelines for the prudent investment of the temporarily idle cash of the City of Artesia (City) and outline the policies for maximizing the efficiency of the City's cash management system. The City of Artesia shall invest public funds in such a manner as to comply with state and local laws; ensure prudent money management; provide for daily cash flow requirements; and meet the objectives of the Policy, in priority order of Safety, Liquidity and Return on investment.

1. **SCOPE:**

This investment policy applies to all financial assets and investment activities of the City, except for proceeds of debt issuance. Debt proceeds shall be invested in accordance with the "Permitted Investments" and/or investment provisions for each specific bond indenture and/or bond document.

The Policy applies to the following funds, and is accounted for in the City's annual audited financial statements.

1.
    1.
        A. General Fund
        B. Special Revenue Funds
        C. Debt Service Funds
        D. Capital Improvement Funds
        E. Enterprise Funds
        F. Internal Service Funds
        G. Successor Agency Funds
        H. Any joint powers authority funds.
2. **STANDARDS OF PRUDENCE:**

The City Treasurer authorized to make investment decisions on behalf of the City of Artesia investing public funds pursuant to this policy is a trustee, and therefore a fiduciary subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, the City Treasurer shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of this section and considering individual investments as part of an overall strategy, the City Treasurer is authorized to acquire investments as authorized by law.

1. **INVESTMENT OBJECTIVES:**

When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, the primary objective of the City Treasurer shall be to safeguard the principal of the funds under its control. The secondary objective shall be to meet the liquidity needs of the City. The third objective shall be to achieve a market average rate of return

consistent with the primary objectives of safety and liquidity, throughout budgetary and economic cycles. At no time should safety or liquidity be compromised in exchange for higher yields.

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of the City of Artesia shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City Treasurer will diversify its investments by investing funds among a variety of securities with independent returns.
2. **Liquidity:** The City's investment portfolio will remain sufficiently liquid to enable the City of Artesia to meet all operating requirements which might be reasonably anticipated.
3. **Return on Investments:** The City's investment portfolio shall be designed with the objective of obtaining a reasonable and competitive market rate of return taking into consideration risk constraints, prudent investment principles, and the cash flow characteristics of the portfolio.
4. **AUTHORITY:**

The authority to invest City funds is vested in the City Treasurer in accordance with Artesia Municipal Code 2-4.305. All investment decisions and investment of funds shall be made in full compliance with this policy, the California Government Code Sections 53600 et. seq., and all other relevant state and federal requirements as well as any amendments or additions to such requirements.

Management responsibility for the investment of City funds is vested in the City Treasurer who shall prepare written procedures for the operation of the investment program and safekeeping of investment instruments consistent with this investment policy.

1. **ETHICS AND CONFLICTS OF INTEREST:**

Elected officials and employees of the City involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions under the Political Reform Act and Government Code Section 1090 e*t seq.* Elected officials and employees shall disclose to the City Manager any material interests in financial institutions that conduct business with the City, and they shall further disclose any personal investment position or financial asset that could be related to the performance of the City's investment program. Elected officials and employees shall subordinate their personal investment transactions to those of the City particularly with regard to the time of purchases and sales.

Any firm proposing to provide any type of investment service to the City shall acknowledge their familiarity with the provisions of the Political Reform Act, Government Code Section 81000 *et seq.* and CA Code of Regulations 18110 *et seq.* and the provisions limiting contractual conflicts of interest under Government Code Section 1090 *et seq.* Any firm proposing to provide any type of investment service to the City shall also acknowledge their familiarity with and agree to abide by any Federal or State law, regulation, rule or policy pertaining to or limiting campaign contributions by such firms, their employees, spouses or agents.

All persons, firms, broker/dealers, financial institutions and advisors providing investment services or bond issue assistance shall disclose to the City Manager and the Treasurer all fee sharing, fee-splitting and commission arrangements with other entities or persons prior to the City agreeing to buy an investment or issue bonds.

1. **AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:**

The City Treasurer, or the City's designated Investment Manager, shall select all security dealers and depositories subject to City Council approval. The City shall conduct its investment transactions with several competing, reputable security broker/dealers. The selection process shall focus on financial viability, knowledge, experience, and ethics in the fixed-income securities industry. The City Treasurer, or the City's designated Investment Manager, will maintain a list and a written agreement with financial institutions authorized to provide investment services subject to City Council approval.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the City Treasurer, or the City's designated Investment Manager, with the following: audited financial statements, proof of National Association of Security Dealers certification, proof of state registration, completed broker/dealer questionnaire, and certification of having read the City's investment policy and depository contracts. The City Treasurer, or the City's designated Investment Manager, will conduct an annual review of the financial condition and registrations of qualified bidders.

1. **AUTHORIZED AND SUITABLE INVESTMENTS:**

Authorized and suitable investments shall mean and include any of the following securities to the extent the same are permitted by applicable federal and state code:

Direct Obligations of the United States of America, specifically U.S. Treasury bills and notes. There are no portfolio percentage limits for Direct Obligations of the United States of America.

Direct Obligations of the U.S. Government Agencies, guaranteed directly or indirectly by the United States government and/or directly or indirectly by any of the following: Banks for Cooperatives, Federal Intermediate Credit Banks, Federal Home Loan Bank System, Export-Import Bank of the United States, Federal Financing Banks, Federal Land Banks, Federal Farm Credit Bank, Government National Mortgage Association, Farmers Home Administration, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Federal Housing Administration, Student Loan Marketing Association, and the Resolution Funding Corporation. There are no portfolio percentage limits for Direct Obligations of the U.S. Government Agencies.

Certificates of Deposit which are federally insured or fully collateralized by permitted investments as defined herein; issued by institutions which are either a nationally or state chartered bank, or thrift, or savings and loan. No more than 30% of the City's portfolio may be invested in Certificates of Deposit.

Guaranteed Investment Contracts that meet the requirements of City / Successor Agency/joint powers authority bond documents may be utilized for the investment of those specific bond proceeds.

Banker's Acceptances which are issued by banks with a rating of "A" or higher by Standard and Poor's or Moody's at the time of investment, and do not exceed 180 days maturity. No more than 10% of the City's portfolio may be invested in Banker's Acceptances.

Repurchase Agreements with any federally insured state or national bank of primary government bond dealer on the Federal Reserve reporting dealer list. All repurchase agreements must be covered by a master repurchase agreement. The term of such repurchase agreement may not exceed two weeks. The repurchase agreement must be 102% collateralized by U.S. Treasury securities that are free and clear of any third party lien or claim. The collateral must be delivered to the custodian or third party acting as agent for the City. No more than 10% of the City's portfolio may be invested in Repurchase Agreements.

Government Pools

Government sponsored investment pools (Pools) are permitted under California Government Code Section 53601 *et seq.* and an excellent short-term investment option for cash management facilities. These pools can provide safety, liquidity, and yield in a single diversified investment. However, thoughtful investigation and due diligence are required, both initially at time of purchase, and ongoing analysis to determine that the investment pool is being managed in a manner consistent with the objective of the Policy. The following guidelines include, but are not limited to:

1.
    1.

A. Shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations.
B. The Pools mark to market weekly at a minimum.
C. The Pool provides comprehensive, timely monthly reports which include detailed transaction listings, reports realized and unrealized gains and losses, provides accurate market values for each security, provides quality rating for individual securities, takes delivery DVP, provides third party safekeeping of all investments, and for whom an audit is conducted annually by an independent auditor with no relationship to the Pool.

There is no portfolio percentage limit for Government Pools.

State of California's Local Agency Investment Fund (LAIF)

Investment in LAIF may not exceed the current LAIF limit and should be reviewed periodically.

Los Angeles County Pool

Investment in the Los Angeles County Pool may not exceed the current pool limits and should be reviewed periodically.

California Asset Management Program (CAMP)

Investment in CAMP may not exceed the current pool limits and should be reviewed periodically.

California Cooperative Liquid Assets Securities System (CLASS)

Investment in California CLASS may not exceed the current pool limits and should be reviewed periodically.

Government Securities Money Market Fund(s) which invest only in U.S. Government Securities, and the net asset value is stabilized at one dollar. The fund shall have the highest ranking or the highest letter and numerical rating by not less than two of the three largest nationally recognized rating services. No more than 10% of the City's portfolio may be invested in Government Securities Money Market Fund(s).

Sweep Accounts in a banking institution at which the City currently does business may be utilized for the temporary placement of funds. Such placement of funds is intended to be for a temporary period, not to exceed seven days. It is acknowledged that the individual investment instruments which comprise said sweep accounts may or may not conform to the City's Statement of Investment Policy.

Specifically excluded as investments are: reverse repurchase agreements; longer-term U.S. Treasury, Agency, and corporate bonds with maturities exceeding five years; mortgage-backed securities; leveraged investments; derivatives of any kind at any time; and other investments not permitted under applicable government codes.

1. **DIVERSIFICATION OF INVESTMENTS:**

It is the City's policy to minimize portfolio risk by diversifying maturity, sector, and class allocations. Default risk shall be minimized by investing in an assortment of permitted investments as mentioned above. To minimize overall portfolio risk, the following not-to-exceed diversification goals shall guide the City's operating fund portfolio, based upon the portfolio structure at the time of purchase. Percentage limitations stated below will be calculated and applied at the time of purchase of the investment instrument. Not-to-Exceed-Limits stated below apply to the par value of the investments not the market value. Such limits shall also be within any requirements of state law.

1. **MONEY MARKET MUTUAL FUNDS**

Money market mutual funds provide another safe, liquid and diversified investment option for the City's surplus capital: however, certain conditions need to be met both initially and on an ongoing basis. The money market may only invest in

US Government securities permitted under this policy and under California Government Code Section 53601 *et seq.* with final stated maturities of one year or less "Government Money Market Funds."

In order to be an eligible money market investment under this section, the primary objective of the money market, as stated in the fund's prospectus, is to maintain a constant $1.00 Net Asset Value (NAV). The following additional guidelines include, but are not limited to:

1.
    1.
        A. Only invests in US Government securities, and the weighted average maturity of the portfolio is less than 180 days.
        B. The fund shall be registered with the SEC.
        C. The fund shall have a minimum of $500 million in total asset size of portfolio at time of investment, and should not drop below this threshold.
        D. The money market shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations, and shall maintain these ratings for the duration of the investment.
2. **COLLATERALIZATION:**

All demand deposits, time deposits and repurchase agreements are to be fully collateralized with securities authorized by the California Government Code and the City. The eligible collateral for repurchase agreements must be those investments authorized by Section 53601 of the California Government Code. The Treasurer may specify the type of eligible collateral for use in repurchase agreements. Eligible collateral must be in book entry form. Collateral is valued at current market plus accrued interest through the date of valuation.

1.
    1.
        A. The cost value (book value) of collateral pledged for demand deposits must at all times be equal to or greater than the amount on deposit, plus accrued interest, in accordance with the following ratio:

U.S. Treasury Securities 110%

1.
    1.
        A. The cost value (book value) of collateral pledged for repurchase agreements must at all times be equal to or greater than the par amount, plus accrued interest, with the following ratios:

U.S. Treasury Securities	102%
U.S. Government Agencies	102%
Cash (in immediately available funds)	100%

It is the policy of the City to require reports at least on a quarterly basis from institutions with which the Treasurer has pledged security interest. The Treasurer shall monitor the adequacy of collateralization to ensure that balances are collateralized in accordance with the ratios approved herein.

With regard to repurchase agreements, it is the policy of the City to initiate a margin call in the event pledged collateral falls below the appropriate ratio.

Collateralized investments and deposits often require substitution of collateral. Any broker or financial institution requesting substitution must contact the City through the City Treasurer, for approval in the event the counterparty to the transaction is not authorized under agreement with the City to make substitutions.

1. **SAFEKEEPING AND CUSTODY:**

The City Treasurer shall take possession of all of the City's investment securities pursuant to Government Code Section 53608 which, in pertinent part, provides as follows:

> "A local agency purchasing or obtaining any securities prescribed in this section, in a negotiable, bearer, registered, or nonregistered format, shall require delivery of the securities to the local agency, including those purchased for the agency by financial advisors, consultants, or managers using the agency's funds, by book entry, physical delivery, or by third party custodial agreement. The transfer of securities to the counterpart bank's customer book entry account may be used for book entry delivery. For purposes of this section "counterparty" means the other party to the transaction. A counterparty bank's trust department or separate safekeeping department may be used for the physical delivery of the security if the security is held in the name of the local agency."

1. **MAXIMUM MATURITIES:**

The average dollar weighted maturity of the total portfolio shall not exceed 2 years. No investment shall have a maturity date in excess of 5 years from date of purchase without the approval of the City Council prior to any such transactions. No more than 35% of the total portfolio shall be invested in instruments with maturities beyond 3 years at the time of purchase, and no more than 20% of the total portfolio shall be invested in instruments with maturities beyond 4 years at the time of purchase. Maturities shall be staggered to minimize liquidity risk and to enhance the stability of incoming cashflows. At least 10% of the portfolio shall be invested in instruments which can be liquidated on one day's notice.

1. **INTERNAL CONTROL:**

The City Treasurer shall establish procedures that separate the internal responsibility for management and accounting of the investment portfolio. An analysis by an external independent auditor shall be conducted annually to review internal controls, account activity and compliance with policies and procedures.

1. **PERFORMANCE STANDARDS AND EVALUATION:**

Investment performance is continually monitored and evaluated by the City Treasurer. Investment portfolio reports are generated on a monthly basis and submitted to the City Manager and the City Council Finance Committee. The investment portfolio reports are to be submitted within 60 days of the end of the reporting period.

The portfolio shall be designed to attain a market average rate of return comparable to the average one year U.S. Constant Maturity Treasury (CMT).

An annual audit of the City's Investment Policy, practices, procedures and portfolio status will be conducted by an independent auditor. The auditor will provide the City Manager and City Council with written observations and recommendations regarding the adequacy of investment controls.

1. **REPORTING:**

The City Treasurer shall provide the City Council with monthly reports about the City's investments. These reports shall include, at a minimum, the following information for each type of investment held in the City's investment portfolio: the

issuer; date of purchase; date of maturity; amount of investment; current market value; yield on investment; yield and total return on portfolio; income generated from investments; and a description of unusual investment activity or developments during the month for which the report is prepared.

The City Treasurer shall prepare such a report for each month. The City Treasurer shall deliver each monthly report to the Mayor and each City Council Member no later than sixty (60) calendar days after the close of the month for which each report is prepared.

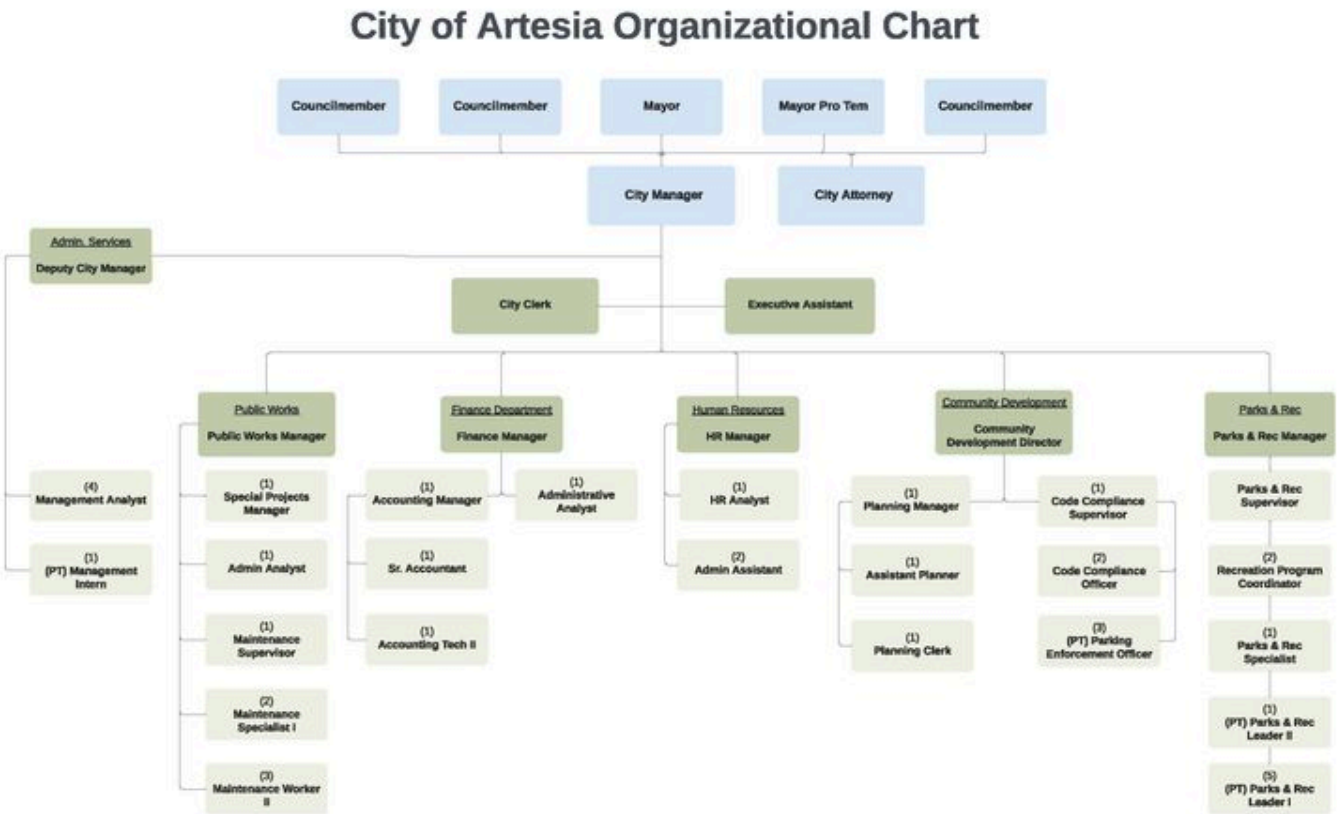
In the event that an investment advisor is retained by the City Council, the investment advisor shall prepare and deliver a report for each month's investment activity as required herein to the City Treasurer in such time as to allow the City Treasurer to comply with the delivery times for each report required by this policy.

The City Treasurer may be relieved from that office in the event of any failure to comply with the reporting requirements of this policy.

1. **INVESTMENT POLICY ADOPTION:**

The City of Artesia Investment Policy shall be adopted by resolution of the City Council. The Policy shall be reviewed annually by the City Treasurer and the City Council and any modifications made thereto must be approved by the City Council.

ORGANIZATIONAL CHART



EXECUTIVE SUMMARY

PRIORITIES AND ISSUES

City of Artesia

Goal Setting Report

Report Assembled By:

TRIPEPI SMITH
marketing • technology • public affairs

Authors:

Mike Egan, Director

Kylie Sun, Senior Business Analyst

Emma Totaro, Junior Business Analyst

March 2025

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    1. Enhance Public Safety
    2. Implement Capital Improvement Projects
    3. Invest in Staff Development
    4. Expand City Offerings and Facilities
    5. Increase Economic Development

Executive Summary

Purpose

Voters in the City of Artesia solidly approved Measure AAA on the November 5, 2024, municipal ballot. The Measure implemented a three-quarter cent sales tax increase to enhance local services. The Measure is expected to produce a 20% increase to the City's General Fund, or a little more than $3 million per year.

On March 5, 2025, Tripepi Smith facilitated a public goal-setting session with the Artesia City Council and members of the City's executive team. The Council discussed a broad range of overall goals and developed an early action plan to address the community's most pressing needs. That early action plan focuses resources on public safety, infrastructure projects and staff development for the immediate future. Additional goals will be developed as staff capacity and revenues continue to grow.

City of Artesia Background

The City of Artesia is a small, vibrant community celebrated for its rich cultural diversity, thriving small business sector, outstanding restaurants, quality parks programs and innovative public education system.

The City initiated this goal-setting effort to quickly focus resources on important community projects and to enhance organizational capacity, aiming to maintain its positive trajectory in service delivery.

In recent years, Artesia has made significant strides. In late 2021, the City faced serious financial challenges, including insufficient revenue, inadequate financial reporting and high staff turnover in critical positions. However, over the past few years, Artesia has successfully addressed many of these issues.

The City expanded its revenue base by implementing voter-approved cannabis sales and securing voter approval for Measure AAA. In August 2024, Artesia's Finance Department received a clean audit report for the 2022-23 fiscal year, marking the completion of a backlog in financial reporting that spanned multiple years — an important achievement. Additionally, the City received a clean audit report for the 23-24 fiscal year in February 2025, demonstrating Artesia's commitment to responsible financial management and transparency.

Furthermore, Artesia is currently conducting a class and compensation analysis to establish a competitive compensation structure that will attract and retain top local government talent.

Goal Setting Process

The City of Artesia engaged Tripepi Smith to lead its goal-setting process to guide the upcoming 2025-26 fiscal year budget. The process included the following:

Deliverable	Date
Goal Setting Facilitation Proposal	February 10, 2025
Kick-Off Call *with the City Manager and Deputy City Manager*	February 24, 2025

City Council Goal Setting Workshop *to discuss goals and objectives*	March 5, 2025
City Council Meeting *to review and adopt the Goal Setting Report*	March 17, 2025

Following a strategy call with the City Manager and Deputy City Manager, Tripepi Smith identified consolidated concerns and priorities and presented five general goals at a special meeting of the City Council the City's executive staff held on March 5, 2025. The City Council discussed and elaborated on the general goals, agreeing upon three goals for immediate action with revised objectives.

From the March 5 meeting, Tripepi Smith created a work plan for each goal, as seen in the Tactical Steps columns below. The report is based on the City Council's consensus around the goals and expanded objectives.

Early Action Goals

CITY OF ARTESIA GOAL SETTING

ENHANCE PUBLIC SAFETY

- Address deputies' needs
- Hire private security for patrol support
- Coordinate private patrols with LASD for maximum effect
- Increase security cameras
- Address gang issues
- Boost community engagement

IMPLEMENT CAPITAL IMPROVEMENT PROJECTS

- Complete outstanding projects
- Resurface City streets
- Repair sidewalks
- Complete concrete alleyways
- Beautify the City
- Repair and remodel restrooms at Artesia Park
- Introduce more trash cans

INVEST IN STAFF DEVELOPMENT

- Invest in current staff
- Update outdated software
- Hire and attract new staff

Goal #1: Enhance Public Safety

Artesia will be a safe and secure City.

CITY OF ARTESIA GOAL SETTING

ENHANCE PUBLIC SAFETY

- **Address deputies' needs**
  - Seek input from the Sergeant and deputies about necessary resources to address crime more effectively
- Hire a **private security company** for patrol support, similar to the efforts of neighboring cities
- **Coordinate private patrols** with LASD for maximum effect
- **Increase security cameras** in the Civic Center, parks, streets and neighborhoods
- **Address gang issues**
  - Establish ongoing communications with neighboring cities to address evolving issues
  - Educate the Council and staff through a Roundtable about gang history and culture to better understand the situation and prevent further gang violence
- **Boost community engagement**
  - Mailers, safety checks, neighborhood watch program

Objectives		Tactical Steps
1.1	**Address deputies' needs.**	Seek input from the Sergeant and deputies about necessary resources to address crime more effectively.
		Fund additional safety programs and resources for deputies to increase public safety.
1.2	**Hire a private security company for patrol support, similar to the efforts of neighboring cities.**	Explore local private security companies.
		Discuss and hire a private security company to aid current deputies and Sheriff's Department staff.
1.3	**Coordinate private patrols with LASD for maximum effect.**	Create a patrol plan with deputies and private security to ensure that all areas of Artesia are regularly patrolled.
		Ensure each patrol grouping has a regular section to create familiarity with community members.
1.4	**Increase security cameras (general video monitoring, fixed Automated License Plate Readers (ALPRs) and ShotSpotter cameras)**	Add security cameras to the Civic Center (City Hall, Community Center and Artesia Park), City streets and local neighborhoods.
		Regularly maintain and monitor security cameras.
		Create a maintenance and replacement plan to ensure cameras continue functioning as intended.
1.5	**Address gang issues.**	Establish ongoing communications with neighboring cities to address evolving issues.
		Educate the Council and staff through a Roundtable about gang history and culture to better understand the situation and prevent further gang violence.
1.6	**Boost community engagement and resident relationships with local law enforcement.**	Invest in signage and materials to expand the reach and awareness of the neighborhood watch program.
		Create a standard of regular deputy safety checks for patrolled neighborhoods.

		Invest in mailers that promote Artesia's public safety efforts and how to get more involved.

Goal #2: Implement Capital Improvement Projects

Artesia will complete standing projects and improve residents' quality of life with future projects.

CITY OF ARTESIA GOAL SETTING

IMPLEMENT CAPITAL IMPROVEMENT PROJECTS

- **Complete outstanding City projects**
  - Finish the walking trail
- **Resurface City streets**
  - Accelerate repairs, fill potholes, introduce traffic-calming measures, improve street drainage, utilize rubberized asphalt
- **Repair sidewalks**
  - Not just grinding, but reparation
  - Increase streetlights or LED illumination
- **Convert remaining alleys to concrete**
- **Beautify the City**
  - Focus on the area near the 91 Freeway, a critical entry point into the City
  - Introduce foliage veils and murals
- **Repair public bathrooms** at Artesia Park
- **Introduce more and upgrade trash cans** and maintenance

Objectives	Tactical Steps

2.1	**Complete outstanding City projects.**	Finish any current Capital Improvement Projects, such as the walking trail.
2.2	**Resurface and improve City streets.**	Accelerate street repairs, both main and neighborhood streets.
		Fill potholes in a timely manner.
		Introduce traffic-calming measures on main streets to enhance vehicular and pedestrian safety.
		Improve street drainage.
		Consider utilizing rubberized asphalt when repairing streets for environmental sustainability.
2.3	**Repair sidewalks.**	Fix sidewalks to increase walkability and safety in Artesia.
		Increase the number of streetlights or illumination with LED on select City streets to enhance brightness and improve safety.
2.4	**Convert remaining alleys to concrete.**	Finish pouring and laying concrete in the remaining Artesia alleys.
2.5	**Beautify Artesia.**	Focus on the area near the 91 Freeway, a critical entry point into the City.
		Introduce foliage veils and murals to decrease graffiti.
2.6	**Repair public restrooms at Artesia Park.**	Remodel and repair the public restrooms in Artesia Park to increase public safety and resident satisfaction.
2.7	**Introduce more trashcans and increase trashcan maintenance.**	Introduce more trashcans around the City and in City parks.
		Upgrade existing trash cans.
		Implement a maintenance plan to ensure trash cans are emptied on a timely basis.

Goal #3: Invest in Staff Development

Artesia will be a City that regularly invests in current and future staff development.

CITY OF ARTESIA GOAL SETTING

INVEST IN STAFF DEVELOPMENT

- **Invest in current staff**
  - Based on the results of the Class and Compensation Study and labor negotiations, modify the salary tables to increase staff retention and loyalty
- **Update outdated software**
  - Invest in new software that is user-friendly
- **Hire and attract new staff**
  - Administrative support in the Finance, Community Development and HR Departments

Objectives		Tactical Steps
3.1	**Invest in current staff.**	Based on the results of the Class and Compensation Study and labor negotiations, modify the salary tables to increase staff retention and loyalty.

		Implement regular staff development and bonding to ensure staff satisfaction and regular learning.
3.2	**Update outdated software.**	Invest in new software that is user-friendly.
		Explore AI programs to help expedite City processes.
3.3	**Hire and attract new staff.**	Hire new staff that will enhance Artesia and add necessary roles to expedite City Processes in multiple departments.

Long-Term Goals

The Artesia City Council's long-term goals are outlined in the following links. These goals are ambitious and forward-looking, and they will help to ensure that Artesia remains a vibrant and thriving community for years to come.

Goal #1: **Enhance Public Safety**

Goal #2: **Implement Capital Improvement Projects**

Goal #3: **Invest in Staff Development**

Goal #4: **Expand City Offerings and Facilities**

Goal #5: **Increase Economic Development**

Artesia City Council Long-Term Goals

Enhance Public Safety

- **Develop a survey or status review** of vacant properties
- Ensure that residents know **the City is keeping track of the open lots** with current projects
    - Address public safety issues with open lots - examples:
        - Abandoned lots on Artesia Boulevard
        - Icehouse behind Stater Bros
- **Hold a community meeting in Padelford** to address safety issues in North Artesia
- Implement additional and uphold current **public safety ordinances**
- Expand the **alarm system rebate program**
    - Give away Ring systems to low-income residents and renters
    - Advertise the existing rebate program
- Get regular updates on **the effectiveness of public safety programs**
    - Automated License Plate Readers (ALPR) program
    - Catalytic converter ordinance
    - Holding guardians responsible for property damage caused by minors
- Discuss **additional public safety programs**
    - Sky Knight Helicopter program
    - Drone program
    - Shot Spotter

Implement Capital Improvement Projects

- **Assess City trees**
    - Explore other options for more attractive and environmentally friendly trees
    - Keep Tree City USA designation
- **Make the City aesthetically pleasing** for residents and visitors
- Discuss priorities for **the botanical garden**
    - Including, public safety, beautification and a timely project completion
- **Set goals for each major project** to keep projects on task and timely

Invest in Staff Development

- Discuss how to **bring City staff up to market rate**
- Provide an **intern opportunity for local youth**
- **Invest in new software** that is easy for people to use
    - Invest in an **AI model** to enhance City work
- **Hire for staff needs**
    - Introduce **full-time employees in departments based on operational needs.**
- **Reassess the code enforcement department** for expansion and success
- **Improve and expedite the business licensing** and permits process
    - Explore offering **business licensing solutions** out of City Hall
    - Explore outsourcing the building permits
- **Do a survey about employee satisfaction** and bring it up to at least 80%

Expand City Offerings and Facilities

- **Improve Artesia Park**
    - Discuss the future of the splash pad and old memorial flag pole
    - Update landscaping
    - Revive the rose garden
    - Upgrade and increase trash cans
    - Revamp bathrooms
        - Potentially replace with a modern modular unit
- Conduct a **cost analysis on Artesia events** to figure out event value and resident attendance
    - Ask residents about what events they would like to see or what events they enjoy
    - Ensure the offered events hit a variety of demographics
    - Have more inclusive events catering to resident interests
- **Explore Future events**
    - India Independence Day (8/15)
    - Be more open to hosting other possible cultural events
    - Explore closing down Pioneer Boulevard for numerous events
        - Farmers market
        - Pioneer days
        - Cultural events
- **Increase budget transparency and City Council meeting awareness**
- **Invest in mailers and quarterly printed newsletters** to increase resident knowledge and engagement
- **Hold more town halls** to increase public awareness and resident comments
- **Implement a monthly e-magazine**
- **Create a City app** for services
- **Create a business improvement district** on downtown Pioneer Boulevard
    - Make the area a true destination for merchants and residents
        - Have formal discussion regarding “Little India”
        - Will be good for revenue, the City and residents
        - Promote for the Olympics, World Cup, the opening of the Metro Train, etc.
- **Capitalize on visitor attractions**
    - Food District
    - Jewelry District
    - Little India
    - Arts and Culture District
- **Invest in the downtown**

Increase Economic Development

- **Implement Strategic Economic Development Plan** with Kosmont
- **Secure revenue** for the City through:
    - Billboards
    - Business licensing
        - Business license sweeps (by code officers)
- **Establish connections** between top businesses and the City

    - Offer staff and services to build the relationship
- **Create a database of commercial business property owners** and property managers for internal use
    - Connect tenants with property owners and managers to fill empty lots
- **Create an economic development support position**
- **Create an ad hoc committee** to function as an economic development sounding board
    - Role: To review and work with staff on the implementation of the economic development strategic plan
    - Mayor Pro Tem Trevino and Councilmember Manalo appointed

POSITION SUMMARY

Councilmember	Elected
Councilmember	Elected
Mayor	Elected
Councilmember	Elected
Mayor Pro Tem	Elected
CITY MANAGER	
City Manager	1.000
Executive Assistant	1.000
PARKS AND RECREATION	
Parks & Recreation Manager	1.000
Parks & Recreation Supervisor	1.000
Recreation Program Coordinator	1.000
Recreation Program Coordinator	1.000
Recreation Program Coordinator (Grant Funded)	1.000
Parks & Recreation Specialist	1.000
Parks & Recreation Leader II	0.475

Parks & Recreation Leader I	0.475
Parks & Recreation Leader I	0.475
Parks & Recreation Leader I	0.475
Parks & Recreation Leader I	0.475
Parks & Recreation Leader I	0.475
Parks & Recreation Leader I (Grant Funded)	0.475
Parks & Recreation Leader I (Grant Funded)	0.475
ADMINISTRATION	
Deputy City Manager	1.000
Management Analyst	1.000
Management Analyst	1.000
Management Analyst	1.000
Management Analyst	1.000
Intern	0.475
FINANCE	
Finance Manager	1.000
Accounting Manager	1.000
Senior Accountant	1.000
Administrative Analyst	1.000
Accounting Technician II	1.000

PUBLIC WORKS	
Public Works Manager	1.000
Special Projects Manager	1.000
Administrative Analyst	1.000
Lead Maintenance Specialist	1.000
Maintenance Specialist I	1.000
Maintenance Specialist I	1.000
Maintenance Worker II	1.000
Maintenance Worker II	1.000
Maintenance Worker II	1.000
COMMUNITY DEVELOPMENT	
Community Development Director	1.000
Economic Development Manager	0.000
Code Compliance Supervisor	1.000
Code Compliance Officer	1.000
Code Compliance Officer	1.000
Parking Enforcement Officer	0.475
Parking Enforcement Officer	0.475
Parking Enforcement Officer	0.475

PLANNING	
Planning Manager	1.000
Assistant Planner	1.000
Planning Clerk	1.000
HUMAN RESOURCES	
Human Resources Manager	1.000
Human Resource Analyst	1.000
Administrative Assistant	1.000
Administrative Assistant	1.000
CITY CLERK	
City Clerk	1.000
Position Summary Total	**44.700**

Personnel Changes

SALARY SCHEDULE

CITY OF ARTESIA PROPOSED SALARY TABLE

Fiscal Year 2025-26

City of Artesia Full-Time Allocated Classifications			A	B	C	D	E	F
Contracted	City Manager	Annual	$ 237,472.44	$ 243,409.32	$ 249,494.52	$ 255,731.88	$ 262,125.24	$ 268,678.32
		Monthly	$ 19,789.37	$ 20,284.11	$ 20,791.21	$ 21,310.99	$ 21,843.77	$ 22,389.86
		Bi-Weekly	$ 9,133.56	$ 9,361.90	$ 9,595.94	$ 9,835.84	$ 10,081.74	$ 10,333.78
		Hourly	$ 114.17	$ 117.02	$ 119.95	$ 122.95	$ 126.02	$ 129.17
R1	Deputy City Manager	Annual	$ 173,426.76	$ 182,098.08	$ 191,202.96	$ 200,763.12	$ 210,801.24	$ 221,341.32
		Monthly	$ 14,452.23	$ 15,174.84	$ 15,933.58	$ 16,730.26	$ 17,566.77	$ 18,445.11
		Bi-Weekly	$ 6,670.26	$ 7,003.77	$ 7,353.96	$ 7,721.66	$ 8,107.74	$ 8,513.13
		Hourly	$ 83.38	$ 87.55	$ 91.92	$ 96.52	$ 101.35	$ 106.41
R2	Community Development Director	Annual	$ 157,660.68	$ 165,543.72	$ 173,820.84	$ 182,511.96	$ 191,637.48	$ 201,219.36
		Monthly	$ 13,138.39	$ 13,795.31	$ 14,485.07	$ 15,209.33	$ 15,969.79	$ 16,768.28
		Bi-Weekly	$ 6,063.87	$ 6,367.07	$ 6,685.42	$ 7,019.69	$ 7,370.67	$ 7,739.21
		Hourly	$ 75.80	$ 79.59	$ 83.57	$ 87.75	$ 92.13	$ 96.74
R3	Finance Manager Human Resources Manager	Annual	$ 143,327.88	$ 150,494.28	$ 158,019.00	$ 165,919.92	$ 174,215.88	$ 182,926.68
		Monthly	$ 11,943.99	$ 12,541.19	$ 13,168.25	$ 13,826.66	$ 14,517.99	$ 15,243.89
		Bi-Weekly	$ 5,512.61	$ 5,788.24	$ 6,077.65	$ 6,381.54	$ 6,700.61	$ 7,035.64
		Hourly	$ 68.91	$ 72.35	$ 75.97	$ 79.77	$ 83.76	$ 87.95
R4	Economic Development Manager Parks and Recreation Manager Public Works Manager	Annual	$ 130,298.04	$ 136,812.96	$ 143,653.56	$ 150,836.28	$ 158,378.16	$ 166,296.96
		Monthly	$ 10,858.17	$ 11,401.08	$ 11,971.13	$ 12,569.69	$ 13,198.18	$ 13,858.08
		Bi-Weekly	$ 5,011.46	$ 5,262.04	$ 5,525.14	$ 5,801.40	$ 6,091.47	$ 6,396.04
		Hourly	$ 62.64	$ 65.78	$ 69.06	$ 72.52	$ 76.14	$ 79.95
R5	City Clerk Accounting Manager Planning Manager	Annual	$ 118,452.84	$ 124,375.44	$ 130,594.20	$ 137,123.88	$ 143,980.08	$ 151,179.12
		Monthly	$ 9,871.07	$ 10,364.62	$ 10,882.85	$ 11,426.99	$ 11,998.34	$ 12,598.26
		Bi-Weekly	$ 4,555.88	$ 4,783.67	$ 5,022.85	$ 5,274.00	$ 5,537.70	$ 5,814.58
		Hourly	$ 56.95	$ 59.80	$ 62.79	$ 65.92	$ 69.22	$ 72.68
R6	Special Projects Manager	Annual	$107,684.40	$113,068.56	$118,722.00	$124,658.04	$130,890.96	$137,435.52
		Monthly	$8,973.70	$9,422.38	$9,893.50	$10,388.17	$10,907.58	$11,452.96
		Bi-Weekly	$4,141.71	$4,348.79	$4,566.23	$4,794.54	$5,034.27	$5,285.98
		Hourly	$51.77	$54.36	$57.08	$59.93	$62.93	$66.07
R7	Senior Accountant Assistant Parks and Recreation Manager	Annual	$100,282.56	$102,789.60	$107,929.08	$113,325.48	$118,991.76	$124,941.36
		Monthly	$8,356.88	$8,565.80	$8,994.09	$9,443.79	$9,915.98	$10,411.78
		Bi-Weekly	$3,857.02	$3,953.45	$4,151.12	$4,358.67	$4,576.61	$4,805.44
		Hourly	$48.21	$49.42	$51.89	$54.48	$57.21	$60.07
R8	Executive Assistant Management Analyst Human Resources Analyst**	Annual	$88,995.36	$93,445.08	$98,117.40	$103,023.24	$108,174.36	$113,583.12
		Monthly	$7,416.28	$7,787.09	$8,176.45	$8,585.27	$9,014.53	$9,465.26
		Bi-Weekly	$3,422.90	$3,594.04	$3,773.75	$3,962.43	$4,160.55	$4,368.58
		Hourly	$42.79	$44.93	$47.17	$49.53	$52.01	$54.61
R9	Parks and Recreation Supervisor Code Compliance Supervisor Maintenance Supervisor** Business License Specialist/Revenue Officer	Annual	$82,878.12	$84,950.04	$89,197.56	$93,657.48	$98,340.36	$103,257.36
		Monthly	$6,906.51	$7,079.17	$7,433.13	$7,804.79	$8,195.03	$8,604.78
		Bi-Weekly	$3,187.62	$3,267.31	$3,430.68	$3,602.21	$3,782.32	$3,971.44
		Hourly	$39.85	$40.84	$42.88	$45.03	$47.28	$49.64
R10	Assistant Planner Administrative Analyst Lead Maintenance Specialist	Annual	$73,549.80	$77,227.32	$81,088.68	$85,143.12	$89,400.36	$93,870.36
		Monthly	$6,129.15	$6,435.61	$6,757.39	$7,095.26	$7,450.03	$7,822.53
		Bi-Weekly	$2,828.84	$2,970.28	$3,118.80	$3,274.74	$3,438.48	$3,610.40
		Hourly	$35.36	$37.13	$38.98	$40.93	$42.98	$45.13
R11	Code Compliance Officer Recreation Program Coordinator Accounting Technician II Maintenance Specialist I	Annual	$66,863.52	$70,206.72	$73,716.96	$77,402.88	$81,273.00	$85,336.68
		Monthly	$5,571.96	$5,850.56	$6,143.08	$6,450.24	$6,772.75	$7,111.39
		Bi-Weekly	$2,571.67	$2,700.26	$2,835.27	$2,977.03	$3,125.88	$3,282.18
		Hourly	$32.15	$33.75	$35.44	$37.21	$39.07	$41.03
R12	Maintenance Worker II	Annual	$60,785.04	$63,824.28	$67,015.44	$70,366.20	$73,884.60	$77,578.80
		Monthly	$5,065.42	$5,318.69	$5,584.62	$5,863.85	$6,157.05	$6,464.90
		Bi-Weekly	$2,337.89	$2,454.78	$2,577.52	$2,706.39	$2,841.72	$2,983.80
		Hourly	$29.22	$30.68	$32.22	$33.83	$35.52	$37.30
R13	No Current Classification Assigned	Annual	$55,259.04	$58,022.04	$60,923.16	$63,969.36	$67,167.72	$70,526.16
		Monthly	$4,604.92	$4,835.17	$5,076.93	$5,330.78	$5,597.31	$5,877.18
		Bi-Weekly	$2,125.35	$2,231.62	$2,343.20	$2,460.36	$2,583.37	$2,712.54
		Hourly	$26.57	$27.90	$29.29	$30.75	$32.29	$33.91
R14	Planning Clerk**	Annual	$50,235.60	$52,747.32	$55,384.68	$58,153.92	$61,061.64	$64,114.68
		Monthly	$4,186.30	$4,395.61	$4,615.39	$4,846.16	$5,088.47	$5,342.89
		Bi-Weekly	$1,932.14	$2,028.74	$2,130.18	$2,236.69	$2,348.52	$2,465.95
		Hourly	$24.15	$25.36	$26.63	$27.96	$29.36	$30.82
R15	Administrative Assistant Recreation Specialist	Annual	$45,668.64	$47,952.12	$50,349.72	$52,867.20	$55,510.56	$58,286.04
		Monthly	$3,805.72	$3,996.01	$4,195.81	$4,405.60	$4,625.88	$4,857.17
		Bi-Weekly	$1,756.49	$1,844.31	$1,936.53	$2,033.35	$2,135.02	$2,241.77
		Hourly	$21.96	$23.05	$24.21	$25.42	$26.69	$28.02

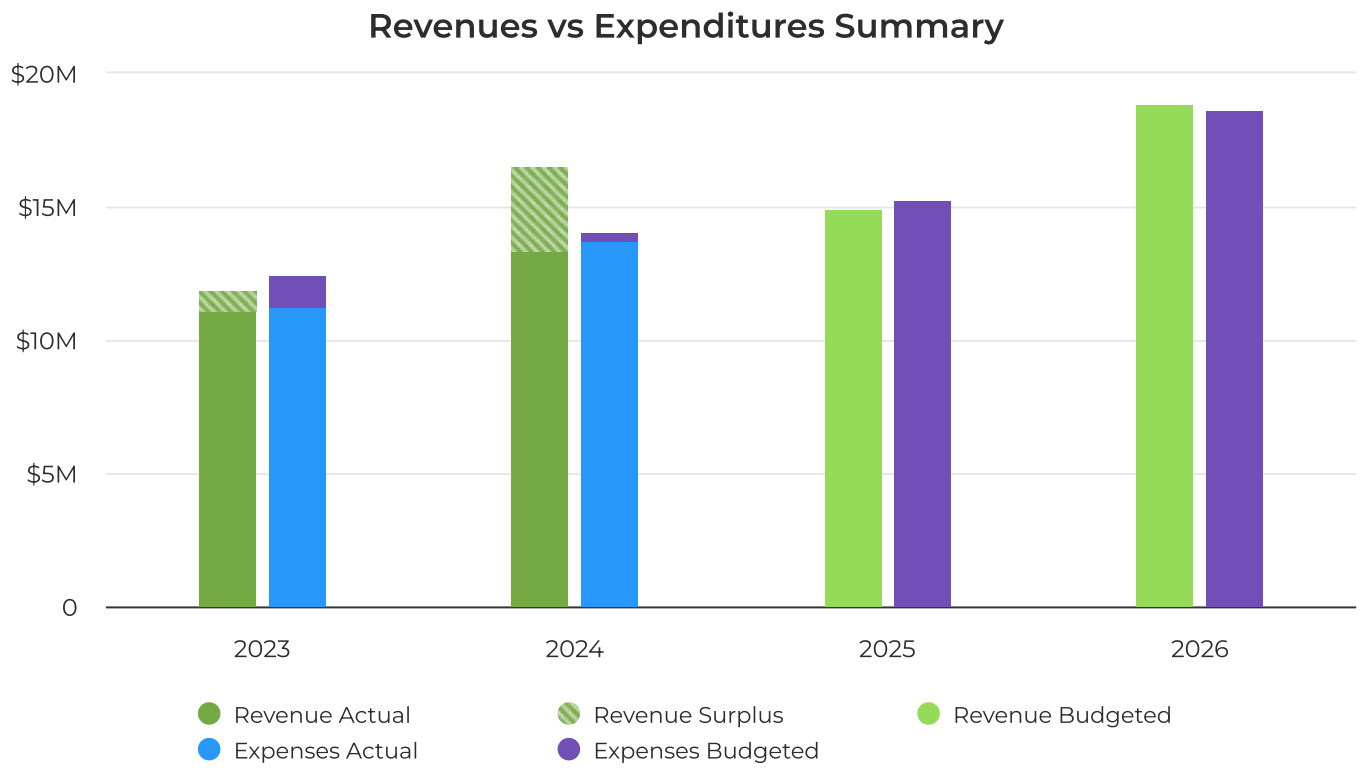
Hourly Positions		Proposed P/H
Parking Enforcement		$25.00
Recreation Leader III		$20.00
Recreation Leader II		$19.00
Recreation Leader I		$18.00

DEPARTMENTS SUMMARY

GENERAL FUND

The General Fund accounts for the revenues and expenditures used to carry out basic governmental activities of the City, such as general government, public safety, parks and recreation, public works, and community development. Revenue is recorded by source (e.g., taxes, licenses and permits, intergovernmental, charges for services and fines and forfeitures). General Fund expenditures are made primarily for current day-to-day operations and operating equipment. They are recorded by major functional classification and operating departments. This fund accounts for all financial transactions not properly accounted for in another fund.

Summary



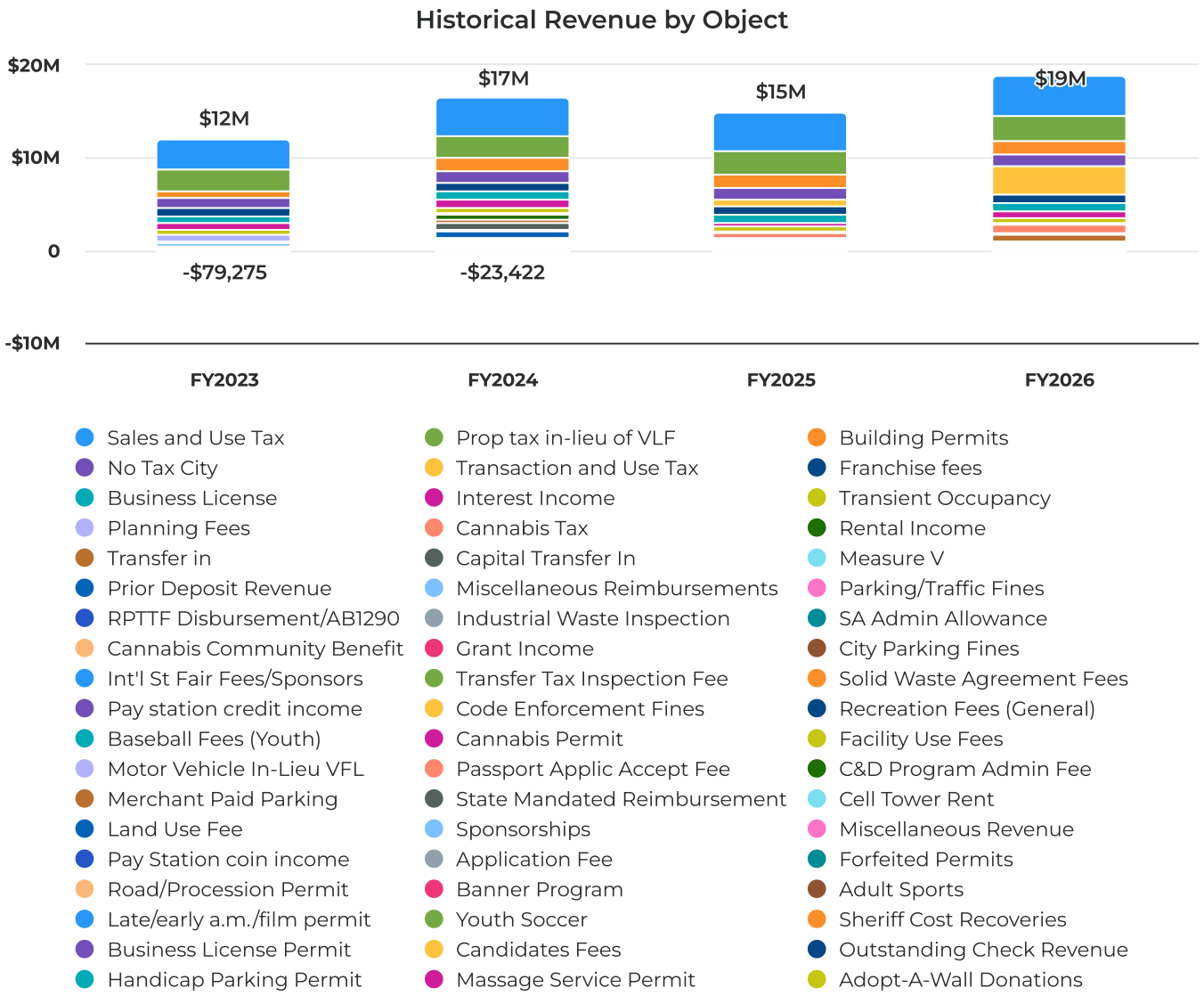
Comprehensive Fund Summary

Comprehensive Fund Summary

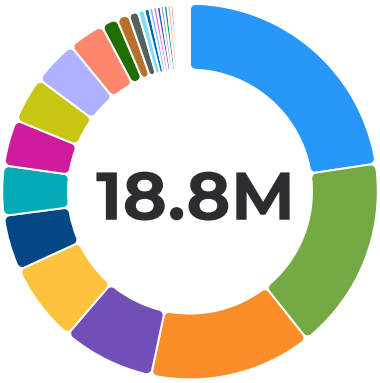
Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	-	-
Revenues		
Taxes	$10,796,084.54	$13,810,390.00
Licenses & Permits	$1,544,576.00	$1,545,561.34
Special Revenue	$22,000.00	$15,000.00
Miscellaneous (Interest, Rent, etc.)	$908,792.78	$1,243,310.57
Fees for Recreation and Passports	$231,550.00	$181,500.00
Franchises and Peg Fees	$950,000.00	$900,000.00

Category	FY 2025 Amended	FY 2026 Budgeted
Planning, Building and Safety, and Community Development Fees	$240,000.00	$270,000.00
Fines, Forfeitures & Penalties	$215,000.00	$145,000.00
Transfers In	-	$733,564.00
Total Revenues	**$14,908,003.32**	**$18,844,325.91**
Expenditures		
Salaries	$3,291,170.00	$4,398,051.00
Other Pay	$129,108.00	$87,674.00
Benefits	$1,037,338.38	$1,470,278.00
Other Expenses	$1,709,942.00	$1,914,203.44
Programs	$865,444.00	$1,059,850.76
Planning Commission Expenses	$3,300.00	$3,800.00
Professional Services	$697,376.00	$770,000.00
Contract Services	$5,135,133.00	$5,760,294.00
Utilities	$2,115,119.00	$2,302,729.00
Supplies	$52,950.00	$93,250.00
Maintenance/Repairs	$29,343.00	$220,800.00
Facility Maintenance	$79,600.00	$71,600.00
Capital	$148,046.00	$401,000.00
Transfers	-	$65,211.00
Senior and Recreation Programs	-	$20,000.00
Total Expenditures	**$15,293,869.38**	**$18,638,741.20**
Total Revenues Less Expenditures	**-$385,866.06**	**$205,584.71**
Ending Fund Balance	**-$385,866.06**	**$205,584.71**

Revenues by Object



FY26 Revenues by Object



Sales and Use Tax	$4,262,882	22.62%
Transaction and Use Tax	$3,151,000	16.72%
Prop tax in-lieu of VLF	$2,635,428	13.99%
Building Permits	$1,500,000	7.96%
No Tax City	$1,295,080	6.87%
Franchise fees	$900,000	4.78%
Business License	$810,000	4.30%
Cannabis Tax	$750,000	3.98%
Interest Income	$750,000	3.98%
Transfer in	$733,564	3.89%
Transient Occupancy	$590,000	3.13%
Rental Income	$262,000	1.39%
Planning Fees	$200,000	1.06%
Measure V	$160,000	0.85%
Cannabis Community Benefit	$105,000	0.56%
RPTTF Disbursement/AB1290	$80,000	0.42%
Solid Waste Agreement Fees	$63,886	0.34%
City Parking Fines	$60,000	0.32%
Industrial Waste Inspection	$60,000	0.32%
Parking/Traffic Fines	$55,000	0.29%
Int'l St Fair Fees/Sponsors	$55,000	0.29%
Transfer Tax Inspection Fee	$55,000	0.29%
Cannabis Permit	$40,961	0.22%
Cell Tower Rent	$30,000	0.16%
Code Enforcement Fines	$30,000	0.16%
Recreation Fees (General)	$30,000	0.16%
Baseball Fees (Youth)	$30,000	0.16%
Motor Vehicle In-Lieu VFL	$21,000	0.11%
Facility Use Fees	$20,000	0.11%
Passport Applic Accept Fee	$16,500	0.09%
State Mandated Reimbursement	$15,000	0.08%
Merchant Paid Parking	$14,000	0.07%
Grant Income	$10,425	0.06%
Sponsorships	$10,000	0.05%
Miscellaneous Reimbursements	$10,000	0.05%
C&D Program Admin Fee	$10,000	0.05%
Pay station credit income	$8,000	0.04%
Adult Sports	$3,000	0.02%
Pay Station coin income	$2,000	0.01%

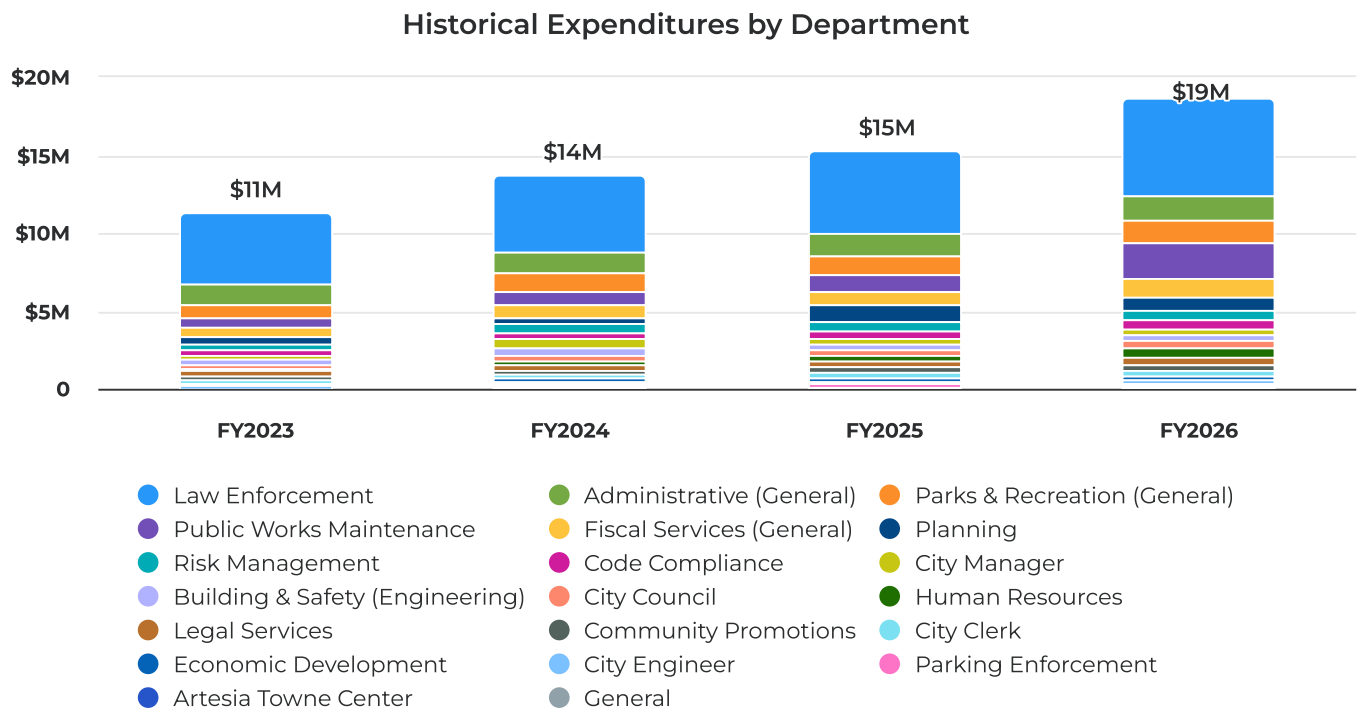
Application Fee	$2,000	0.01%
Road/Procession Permit	$2,000	0.01%
Late/early a.m./film permit	$2,000	0.01%
Miscellaneous Revenue	$1,000	0.01%
Youth Soccer	$1,000	0.01%
Sheriff Cost Recoveries	$1,000	0.01%
Business License Permit	$600	0.00%

Revenues by Object

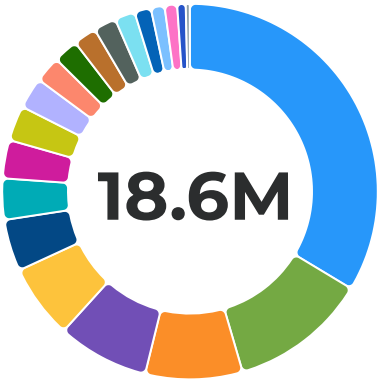
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Sales and Use Tax	$4,108,000.00	$4,262,882.00	3.77%
Prop tax in-lieu of VLF	$2,512,284.54	$2,635,428.00	4.90%
No Tax City	$1,201,300.00	$1,295,080.00	7.81%
Measure V	$200,000.00	$160,000.00	-20.00%
Business License	$800,000.00	$810,000.00	1.25%
Motor Vehicle In-Lieu VFL	$21,000.00	$21,000.00	0.00%
Transient Occupancy	$550,000.00	$590,000.00	7.27%
RPTTF Disbursement/AB1290	$75,000.00	$80,000.00	6.67%
Massage Service Permit	$500.00	-	-100.00%
Late/early a.m./film permit	$500.00	$2,000.00	300.00%
Business License Permit	$600.00	$600.00	0.00%
Building Permits	$1,500,000.00	$1,500,000.00	0.00%
Handicap Parking Permit	$500.00	-	-100.00%
Road/Procession Permit	$1,500.00	$2,000.00	33.33%
Grant Income	$32,350.00	$10,424.61	-67.78%
Transfer Tax Inspection Fee	$55,000.00	$55,000.00	0.00%
State Mandated Reimbursement	$22,000.00	$15,000.00	-31.82%
Application Fee	$2,000.00	$2,000.00	0.00%
Banner Program	$1,500.00	-	-100.00%
Baseball Fees (Youth)	$20,000.00	$30,000.00	50.00%
Adult Sports	$1,000.00	$3,000.00	200.00%
Candidates Fees	$200.00	-	-100.00%
Facility Use Fees	$20,000.00	$20,000.00	0.00%
Franchise fees	$950,000.00	$900,000.00	-5.26%
Industrial Waste Inspection	$55,000.00	$60,000.00	9.09%
Int'l St Fair Fees/Sponsors	$51,050.00	$55,000.00	7.74%
Merchant Paid Parking	$14,000.00	$14,000.00	0.00%
Passport Applic Accept Fee	$13,000.00	$16,500.00	26.92%
Pay Station coin income	$8,000.00	$2,000.00	-75.00%
Pay station credit income	$65,000.00	$8,000.00	-87.69%
Recreation Fees (General)	$35,000.00	$30,000.00	-14.29%
Sheriff Cost Recoveries	$1,000.00	$1,000.00	0.00%
Youth Soccer	$1,000.00	$1,000.00	0.00%
Code Enforcement Fines	$30,000.00	$30,000.00	0.00%
City Parking Fines	$60,000.00	$60,000.00	0.00%
Parking/Traffic Fines	$125,000.00	$55,000.00	-56.00%
Land Use Fee	$10,000.00	-	-100.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Planning Fees	$175,000.00	$200,000.00	14.29%
C&D Program Admin Fee	$10,000.00	$10,000.00	0.00%
Interest Income	$450,000.00	$750,000.00	66.67%
Rental Income	$227,600.00	$262,000.00	15.11%
Cell Tower Rent	$27,786.00	$30,000.00	7.97%
Outstanding Check Revenue	$1,000.00	-	-100.00%
Miscellaneous Revenue	$1,000.00	$1,000.00	0.00%
Miscellaneous Reimbursements	$10,000.00	$10,000.00	0.00%
Sponsorships	$5,000.00	$10,000.00	100.00%
Transfer in	-	$733,564.00	-
Transaction and Use Tax	$773,500.00	$3,151,000.00	307.37%
Cannabis Tax	$500,000.00	$750,000.00	50.00%
Cannabis Permit	$40,976.00	$40,961.34	-0.04%
Solid Waste Agreement Fees	$61,856.78	$63,885.96	3.28%
Cannabis Community Benefit	$81,000.00	$105,000.00	29.63%
Total Revenues	**$14,908,003.32**	**$18,844,325.91**	**26.40%**

Expenditures by Department



FY26 Expenditures by Department



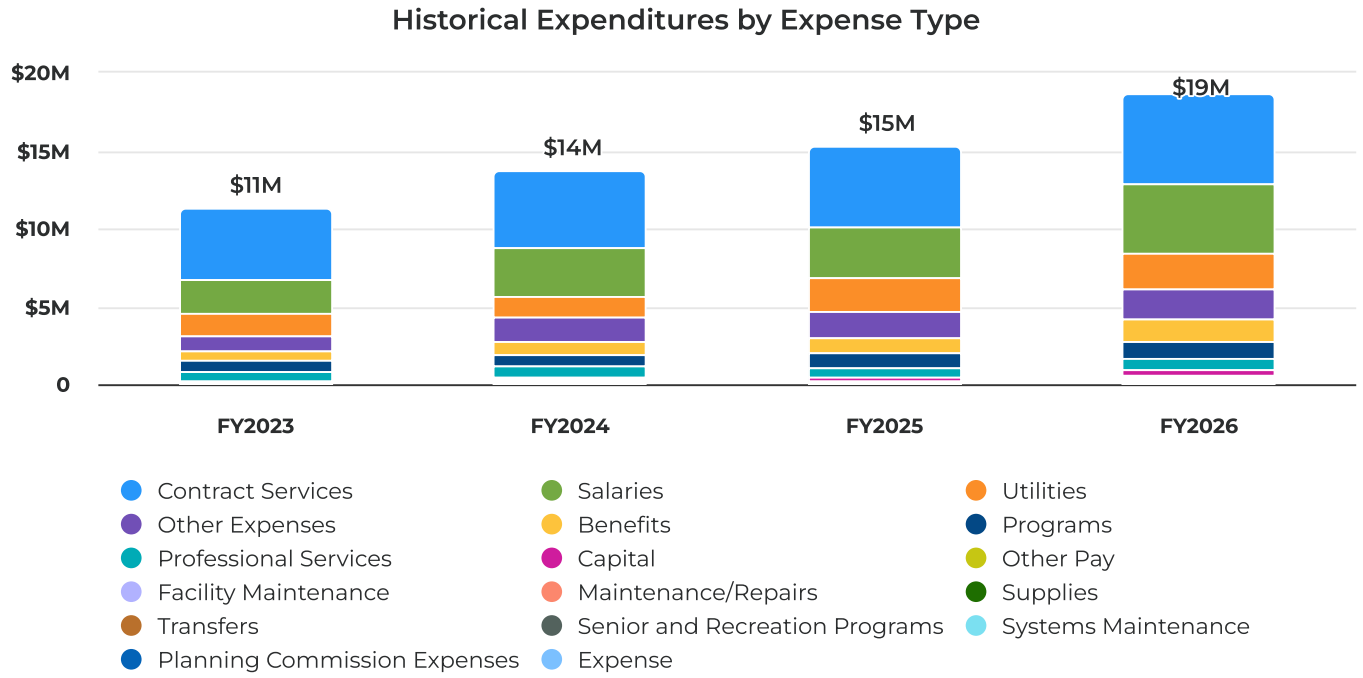
Law Enforcement	$6,268,956	33.63%
Public Works Maintenance	$2,208,021	11.85%
Administrative (General)	$1,560,778	8.37%
Parks & Recreation (General)	$1,469,083	7.88%
Fiscal Services (General)	$1,190,807	6.39%
Planning	$832,724	4.47%
Risk Management	$661,267	3.55%
Human Resources	$612,459	3.29%
Code Compliance	$564,007	3.03%
City Council	$500,733	2.69%
Legal Services	$425,400	2.28%
Building & Safety (Engineering)	$398,563	2.14%
City Manager	$368,379	1.98%
Community Promotions	$363,450	1.95%
City Clerk	$326,036	1.75%
Economic Development	$263,341	1.41%
City Engineer	$220,611	1.18%
Parking Enforcement	$201,393	1.08%
Artesia Towne Center	$137,522	0.74%
General	$65,211	0.35%

Expenditures by Department

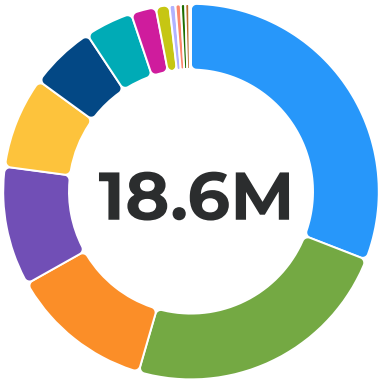
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
General	-	$65,211.00	-
City Council	$395,425.00	$500,733.28	26.63%
Legal Services	$332,600.00	$425,400.00	27.90%
City Manager	$364,361.00	$368,378.75	1.10%
City Clerk	$382,826.00	$326,035.99	-14.83%
Administrative (General)	$1,445,487.00	$1,560,778.00	7.98%
Human Resources	$351,808.00	$612,459.00	74.09%
Risk Management	$620,254.00	$661,267.00	6.61%
Artesia Towne Center	$117,142.00	$137,522.00	17.40%
Fiscal Services (General)	$891,216.00	$1,190,806.50	33.62%
Planning	$1,084,235.00	$832,724.00	-23.20%
Building & Safety (Engineering)	$354,489.00	$398,563.00	12.43%
Economic Development	$206,658.00	$263,341.00	27.43%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
City Engineer	$213,595.00	$220,611.00	3.28%
Code Compliance	$466,641.00	$564,007.18	20.87%
Parking Enforcement	$210,479.00	$201,393.00	-4.32%
Parks & Recreation (General)	$1,252,867.00	$1,469,083.47	17.26%
Community Promotions	$298,958.00	$363,450.00	21.57%
Public Works Maintenance	$1,056,804.38	$2,208,021.03	108.93%
Law Enforcement	$5,248,024.00	$6,268,956.00	19.45%
Total Expenditures	**$15,293,869.38**	**$18,638,741.20**	**21.87%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Contract Services	$5,760,294	30.90%
Salaries	$4,398,051	23.60%
Utilities	$2,302,729	12.35%
Other Expenses	$1,914,203	10.27%
Benefits	$1,470,278	7.89%
Programs	$1,059,851	5.69%
Professional Services	$770,000	4.13%
Capital	$401,000	2.15%
Maintenance/Repairs	$220,800	1.18%
Supplies	$93,250	0.50%
Other Pay	$87,674	0.47%
Facility Maintenance	$71,600	0.38%
Transfers	$65,211	0.35%
Senior and Recreation Programs	$20,000	0.11%
Planning Commission Expenses	$3,800	0.02%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$3,291,170.00	$4,398,051.00	33.63%
Other Pay	$129,108.00	$87,674.00	-32.09%
Benefits	$1,037,338.38	$1,470,278.00	41.74%
Other Expenses	$1,709,942.00	$1,914,203.44	11.95%
Programs	$865,444.00	$1,059,850.76	22.46%
Planning Commission Expenses	$3,300.00	$3,800.00	15.15%
Professional Services	$697,376.00	$770,000.00	10.41%
Contract Services	$5,135,133.00	$5,760,294.00	12.17%
Utilities	$2,115,119.00	$2,302,729.00	8.87%
Supplies	$52,950.00	$93,250.00	76.11%
Maintenance/Repairs	$29,343.00	$220,800.00	652.48%
Facility Maintenance	$79,600.00	$71,600.00	-10.05%
Capital	$148,046.00	$401,000.00	170.86%
Transfers	-	$65,211.00	-
Senior and Recreation Programs	-	$20,000.00	-
Total Expenditures	**$15,293,869.38**	**$18,638,741.20**	**21.87%**

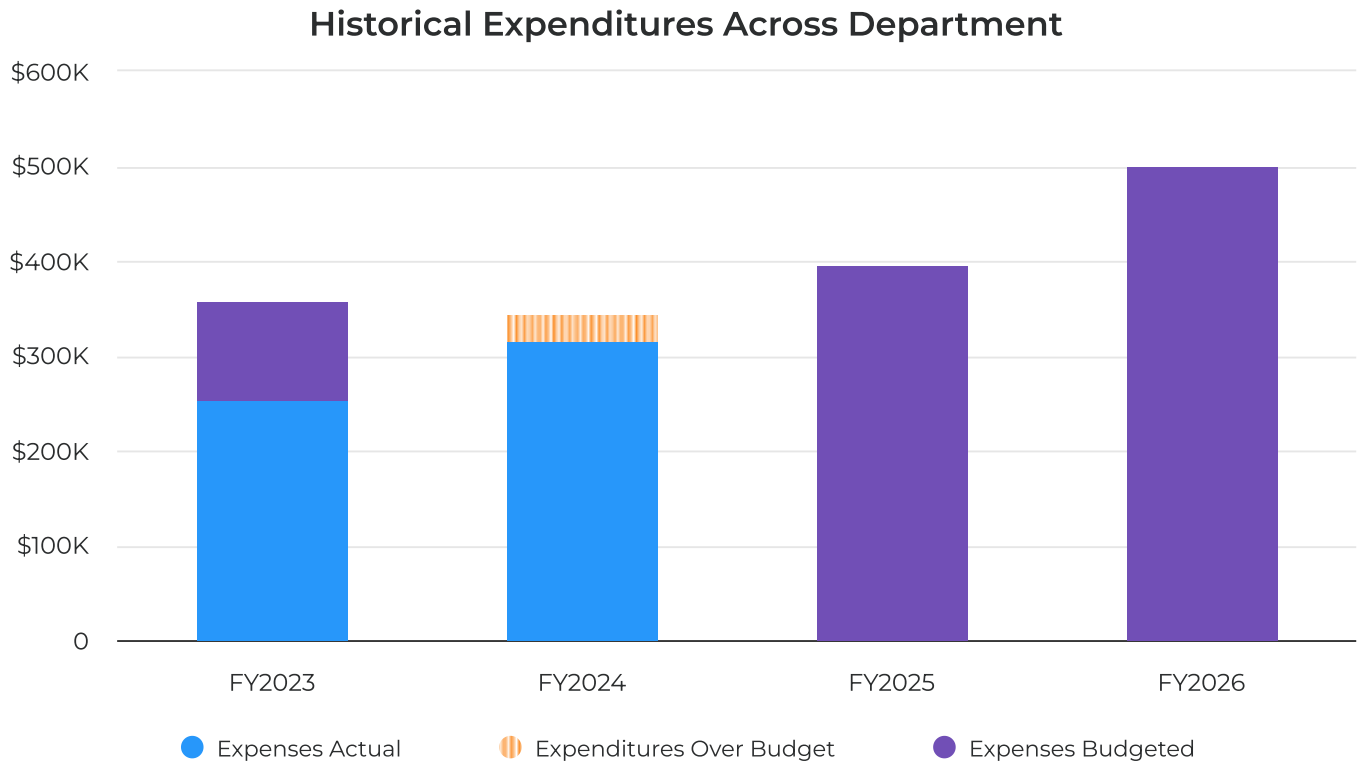
City Council

MANAGING DEPARTMENT HEAD: City Council

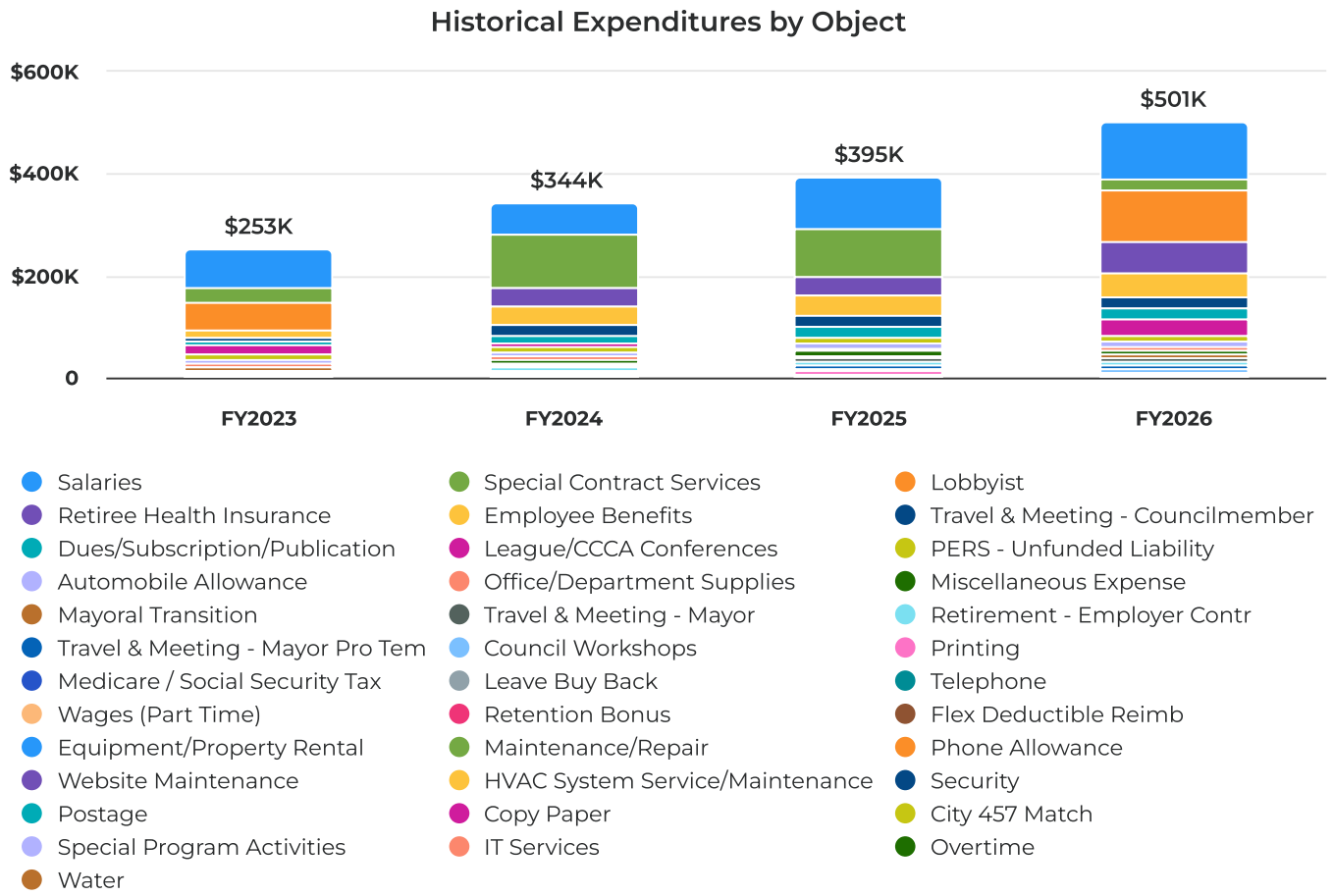
PRIMARY ACTIVITIES:

The City Council establishes goals and objectives and sets policy on issues affecting the City. This includes enacting laws and directing actions as required to provide for the general welfare of the community through programs, services and activities. The City Council is also charged with adopting the annual operating budget, and ensuring that it includes sustainable revenue for essential City services. As the elected representatives for the residents of Artesia, the City Council interacts and collaborates with the City's state and federal representatives, and serve on intergovernmental task forces, committees and joint public authorities. The City Council also provides policy guidance to City staff on local, state and federal matters affecting Artesia.

Expenditure Summary



Expenditures by Object

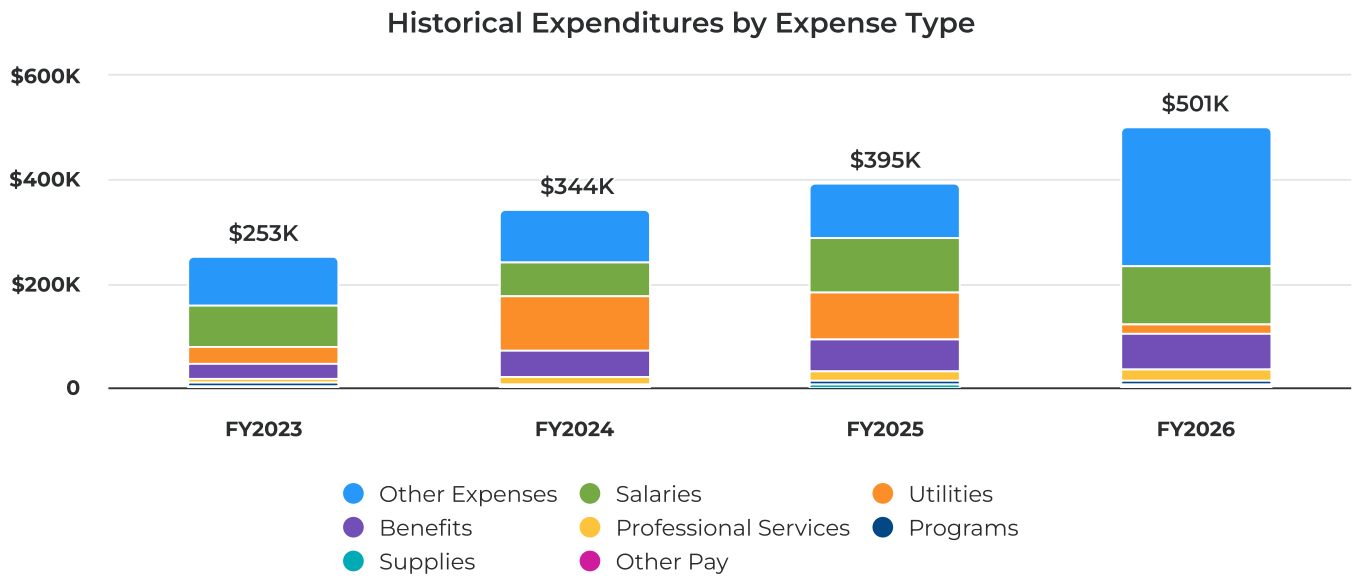


Expenditures by Object

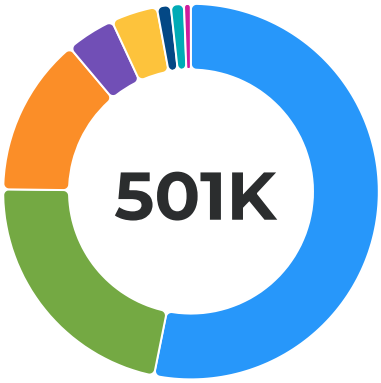
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$102,091.00	$110,267.00	8.01%
Retention Bonus	$2,135.00	-	-100.00%
Overtime	$2.00	-	-100.00%
Leave Buy Back	$1,500.00	$3,000.00	100.00%
Retirement - Employer Contr	$6,988.00	$7,915.00	13.27%
PERS - Unfunded Liability	$11,325.00	$11,896.00	5.04%
Medicare / Social Security Tax	$2,487.00	$2,270.00	-8.73%
Employee Benefits	$38,204.00	$46,002.00	20.41%
City 457 Match	$83.00	-	-100.00%
Flex Deductible Reimb	$915.00	$943.00	3.06%
Automobile Allowance	$9,918.00	$10,800.00	8.89%
Phone Allowance	-	$600.00	-
Retiree Health Insurance	$39,042.00	$62,090.28	59.03%
Lobbyist	-	$103,800.00	-
Special Contract Services	$93,000.00	$20,000.00	-78.49%
Dues/Subscription/Publication	$21,100.00	$21,100.00	0.00%
Office/Department Supplies	$6,000.00	$6,000.00	0.00%
Postage	$100.00	-	-100.00%
Printing	$5,600.00	$5,600.00	0.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Council Workshops	$5,500.00	$5,500.00	0.00%
League/CCCA Conferences	-	$30,000.00	-
Travel & Meeting - Mayor Pro Tem	$7,360.00	$7,500.00	1.90%
Travel & Meeting - Councilmember	$22,330.00	$23,000.00	3.00%
Travel & Meeting - Mayor	$7,360.00	$7,500.00	1.90%
Mayoral Transition	$4,985.00	$6,750.00	35.41%
Miscellaneous Expense	$7,400.00	$8,200.00	10.81%
Total Expenditures	**$395,425.00**	**$500,733.28**	**26.63%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Other Expenses	**$266,236**	53.17%
Salaries	**$110,267**	22.02%
Benefits	**$68,530**	13.69%
Professional Services	**$21,100**	4.21%
Utilities	**$20,000**	3.99%
Programs	**$6,000**	1.20%
Supplies	**$5,600**	1.12%
Other Pay	**$3,000**	0.60%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$104,228.00	$110,267.00	5.79%
Other Pay	$1,500.00	$3,000.00	100.00%
Benefits	$58,595.00	$68,530.00	16.96%
Other Expenses	$105,302.00	$266,236.28	152.83%
Programs	$6,000.00	$6,000.00	0.00%
Professional Services	$21,100.00	$21,100.00	0.00%
Utilities	$93,000.00	$20,000.00	-78.49%
Supplies	$5,700.00	$5,600.00	-1.75%
Total Expenditures	**$395,425.00**	**$500,733.28**	**26.63%**

Personnel Summary

FTE Summary: 5.5

Councilmembers - 5

Executive Assistant - .5

City Attorney

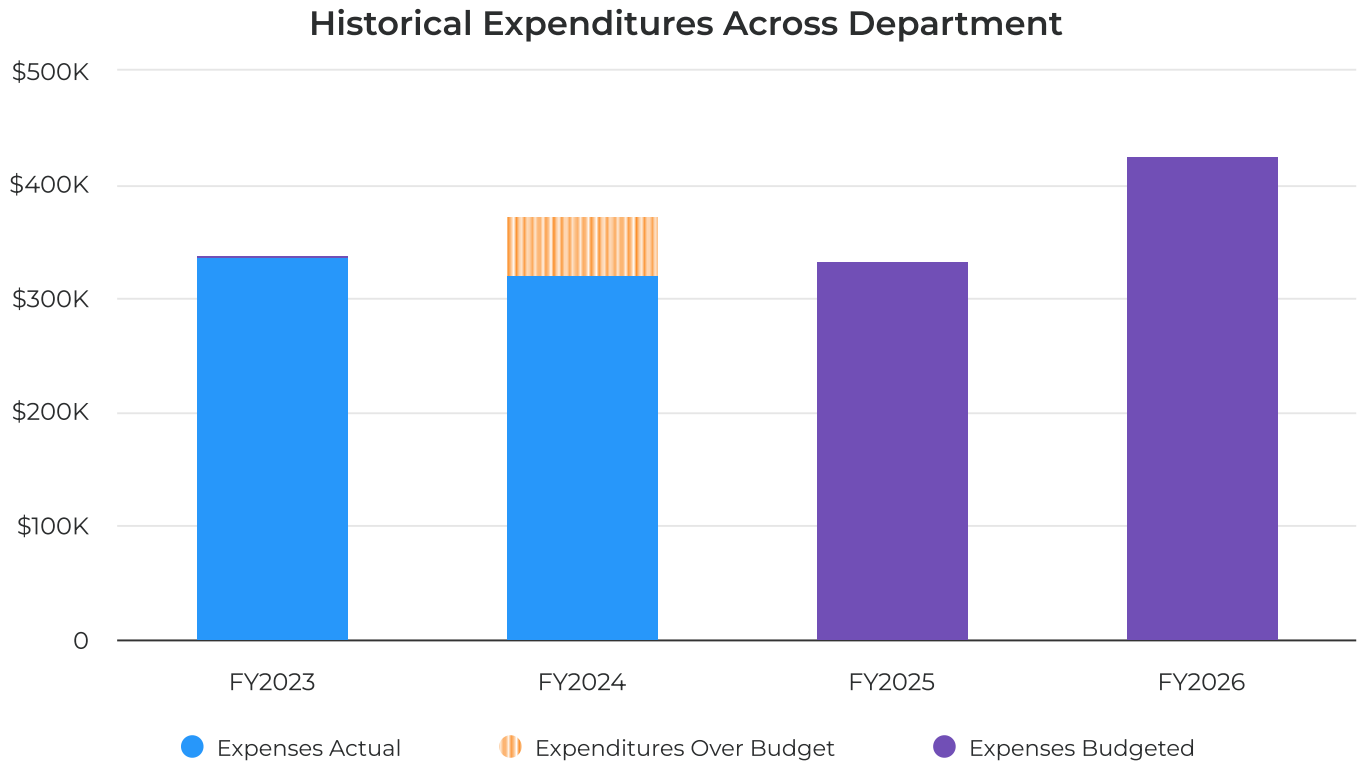
MANAGING DEPARTMENT HEAD: City Attorney

PRIMARY ACTIVITIES:

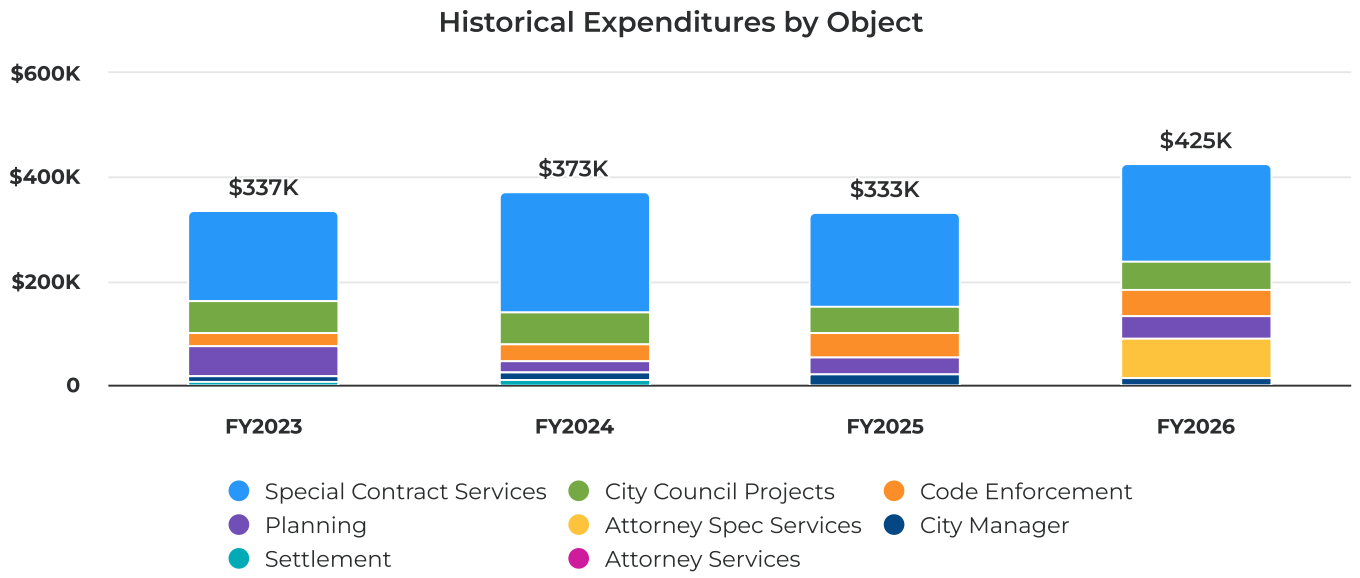
The City Attorney's office is a contracted service (Best, Best & Krieger LLP), which provides legal representation, support, and counsel to staff and the City Council on all legal matters relating to the City's operations. The City Attorney reviews a variety of legal documents for the City, including Agreements, municipal code amendments, resolutions, litigation matters, and ensures compliance with State and County laws.

Summary of Goals

Expenditure Summary



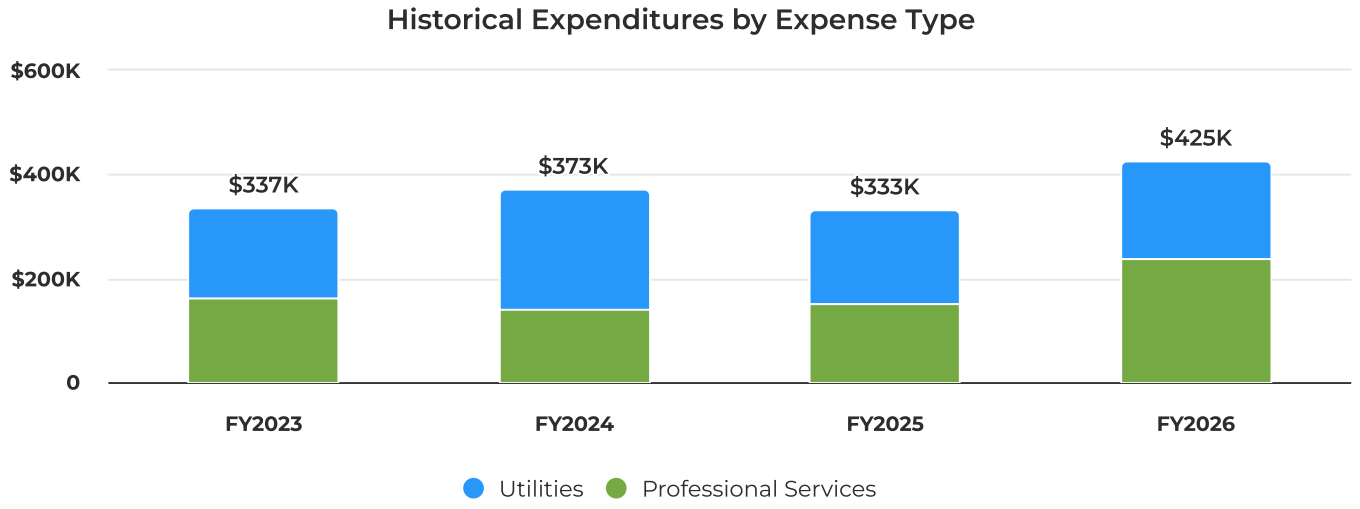
Expenditures by Object



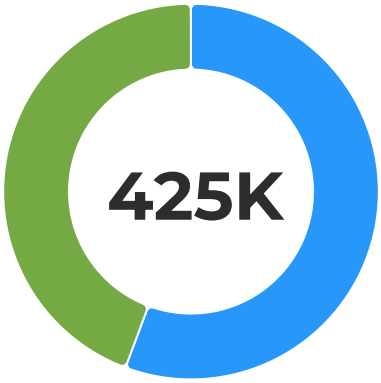
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Attorney Spec Services	-	$75,000.00	-
Code Enforcement	$45,100.00	$52,600.00	16.63%
Planning	$35,520.00	$42,300.00	19.09%
Special Contract Services	$180,000.00	$188,500.00	4.72%
City Manager	$19,980.00	$16,000.00	-19.92%
City Council Projects	$52,000.00	$51,000.00	-1.92%
Total Expenditures	**$332,600.00**	**$425,400.00**	**27.90%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Professional Services	**$236,900**	55.69%
Utilities	**$188,500**	44.31%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Professional Services	$152,600.00	$236,900.00	55.24%
Utilities	$180,000.00	$188,500.00	4.72%
Total Expenditures	**$332,600.00**	**$425,400.00**	**27.90%**

City Manager

MANAGING DEPARTMENT HEAD: City Manager

PRIMARY ACTIVITIES:

The City Manager's Office serves as the executive arm of the City, providing overall direction and coordination of all City operations, to ensure that the City Council's objectives and goals are met or exceeded and that costs do not exceed the adopted budget. The City Manager's Office oversees the following functions: personnel management, budget adoption, legislative advocacy, economic development, intergovernmental relations, public safety, capital improvements and legal services. In addition, the City Manager's Office assists the City Council in the development and formulation of policies, goals and objectives, provides direction to all City departments, and represents the City's interests throughout the region.

FY 2024-25 ACCOMPLISHMENTS:

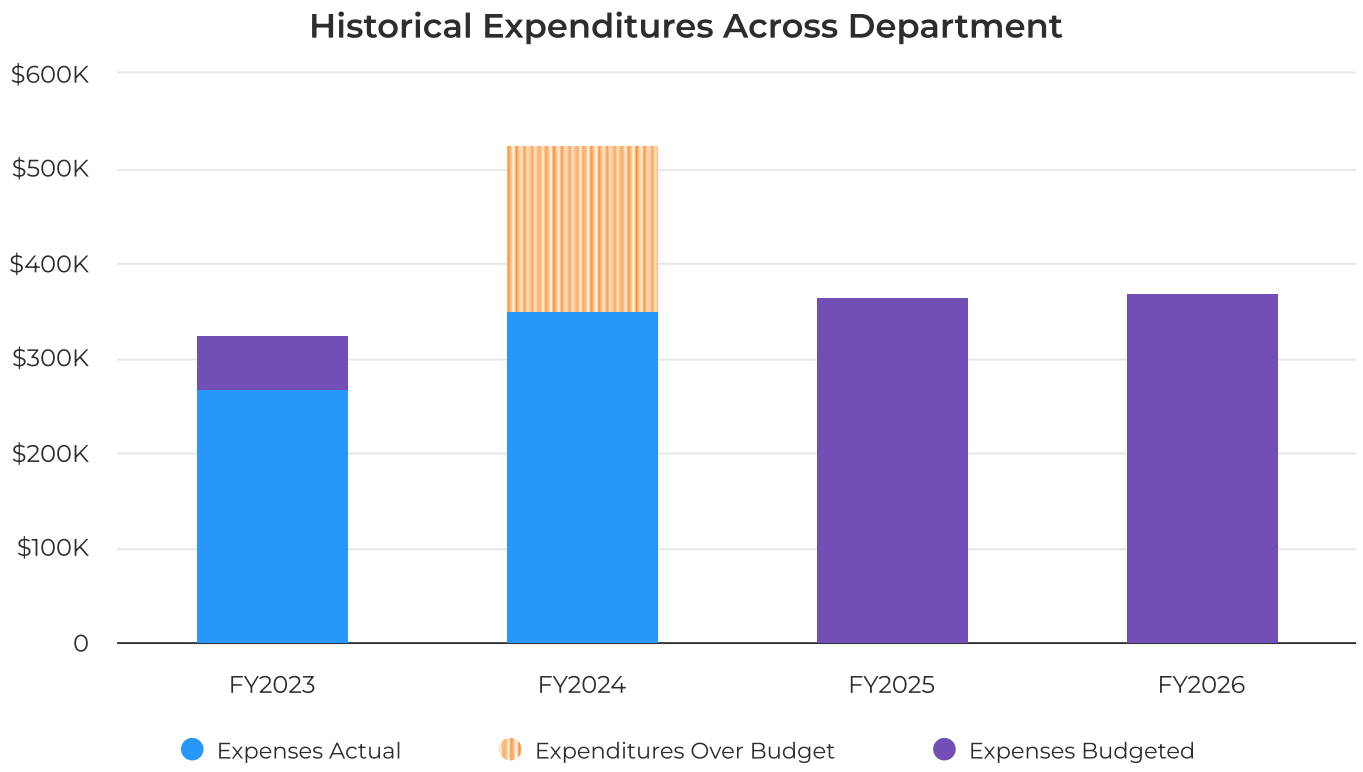
- Established collaborative partnerships with State and Federal representatives.
- Attained $6 million for the Citywide Road Rehabilitation Project.
- Maintained transparency in all city operations.
- Implemented goal setting workshop with City Council for citywide visioning.
- Implemented the City's 2025 Legislative Platform.
- Initiated quarterly All Hands meetings with upper and lower management to collaborate on city issues, moving the city forward.
- In collaboration with the Mayor, streamlined the City Council committees to be more efficient and effective.

Summary of Goals

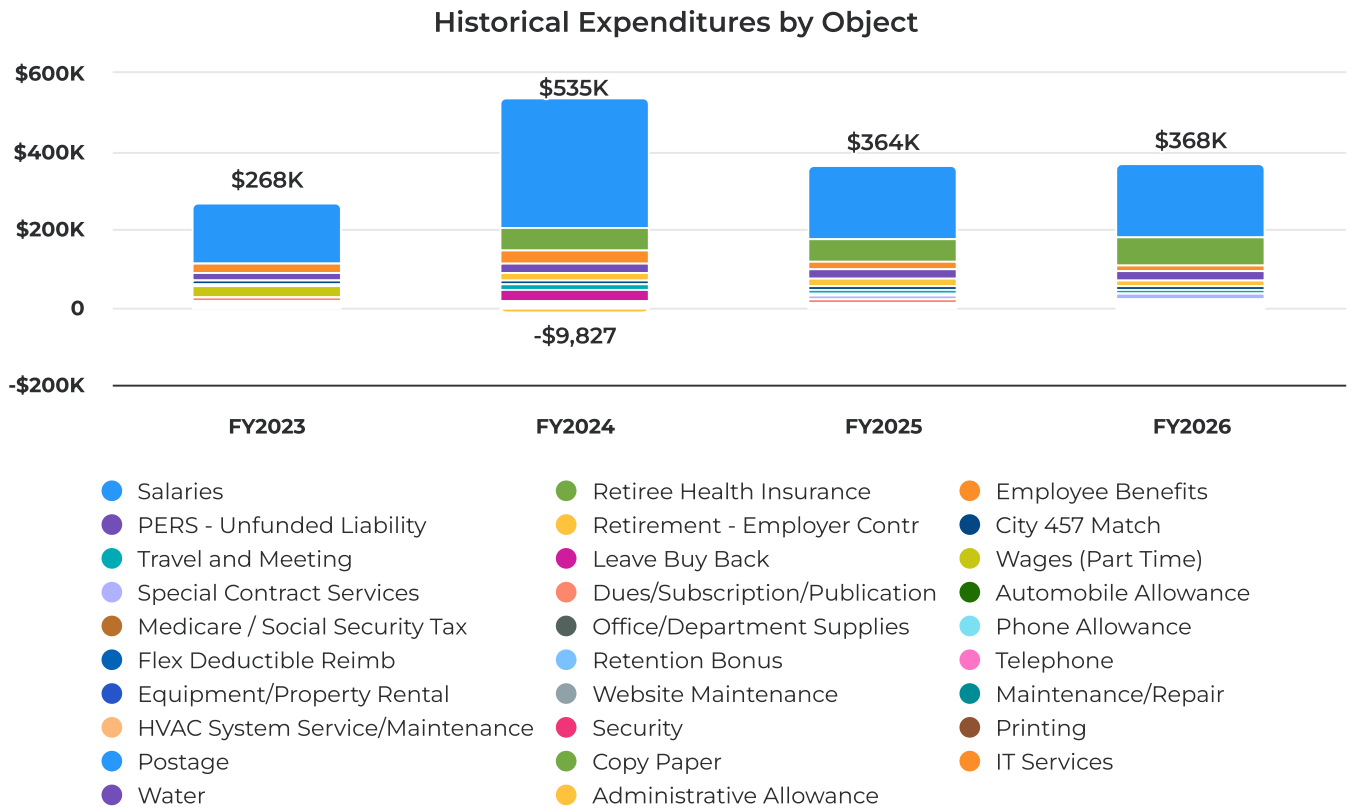
FY 2025-26 OBJECTIVES:

- Ensure that policies and program objectives set by the City Council are executed effectively and efficiently.
- Seek grant opportunities and explore innovative methods to fund critical projects.
- Explore revenue generation opportunities to expand the City's ability to serve the public.
- Foster a positive work environment that encourages innovation and collaboration.
- Strengthen partnerships with neighboring municipalities and regional bodies.
- Implement strategies to ensure the City's public transportation network is efficient and meets the needs of the community.
- Hold a management retreat to discuss the goals and objectives of the City Council.
- Rebuild the Planning Department by recruiting top talent that can further meet the needs of the community.
- Increase community outreach surrounding public engagement and participation to ensure the City's programs and services meet the needs of the community.
- Implement collaborative approach to address gang issues with community partners within and surrounding the City with the goal to reduce gang activity.
- Ensure the implementation of Capital Improvement Projects as approved by the City Council.

Expenditure Summary



Expenditures by Object

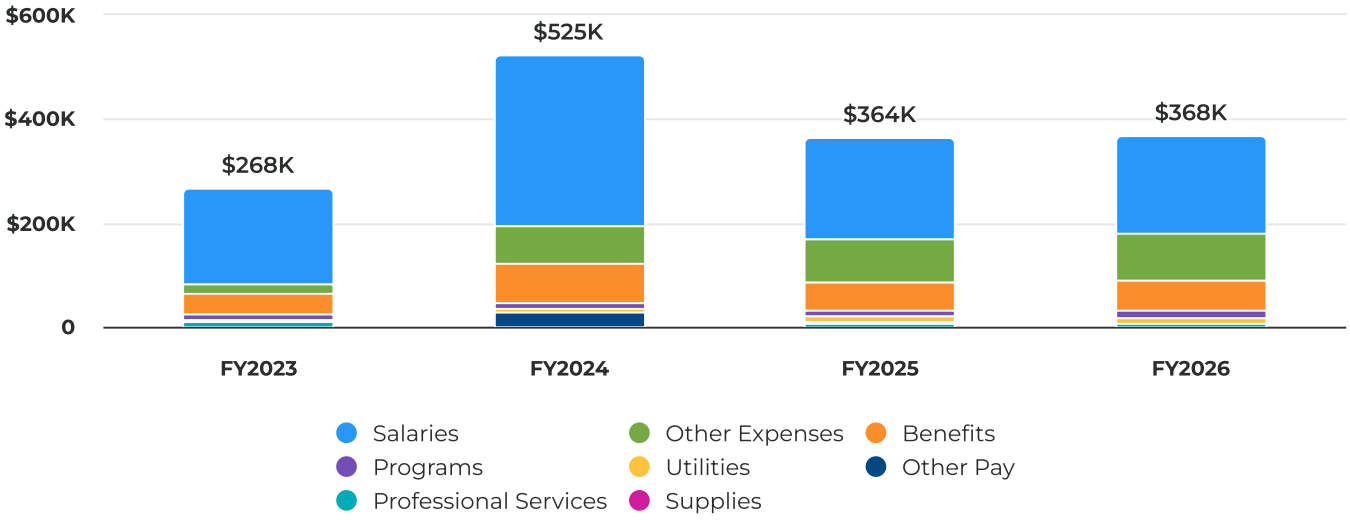


Expenditures by Object

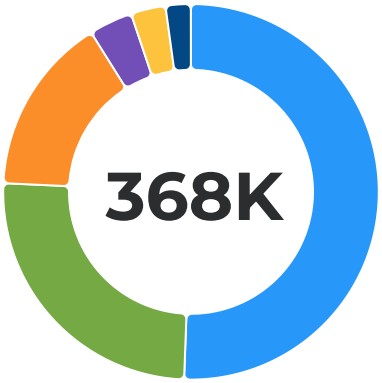
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$190,576.00	$186,379.00	-2.20%
Retention Bonus	$3,325.00	-	-100.00%
Leave Buy Back	$3,000.00	-	-100.00%
Retirement - Employer Contr	$17,419.00	$18,483.00	6.11%
PERS - Unfunded Liability	$26,015.00	$20,132.00	-22.61%
Medicare / Social Security Tax	$2,763.00	$2,702.00	-2.21%
Employee Benefits	$16,067.00	$17,507.00	8.96%
City 457 Match	$11,592.00	$9,908.00	-14.53%
Flex Deductible Reimb	$1,849.00	$1,959.00	5.95%
Automobile Allowance	$3,300.00	$4,200.00	27.27%
Phone Allowance	$1,200.00	$1,800.00	50.00%
Retiree Health Insurance	$57,255.00	$72,508.75	26.64%
Special Contract Services	$11,000.00	$11,000.00	0.00%
Dues/Subscription/Publication	$8,000.00	$8,000.00	0.00%
Office/Department Supplies	$2,000.00	$4,300.00	115.00%
Travel and Meeting	$9,000.00	$9,500.00	5.56%
Total Expenditures	**$364,361.00**	**$368,378.75**	**1.10%**

Expenditures by Expense Type

Historical Expenditures by Expense Type



FY26 Expenditures by Expense Type



Salaries	$186,379	50.59%
Other Expenses	$92,641	25.15%
Benefits	$56,559	15.35%
Programs	$13,800	3.75%
Utilities	$11,000	2.99%
Professional Services	$8,000	2.17%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$193,901.00	$186,379.00	-3.88%
Other Pay	$3,000.00	-	-100.00%
Benefits	$54,190.00	$56,559.00	4.37%
Other Expenses	$83,270.00	$92,640.75	11.25%
Programs	$11,000.00	$13,800.00	25.45%
Professional Services	$8,000.00	$8,000.00	0.00%
Utilities	$11,000.00	$11,000.00	0.00%
Total Expenditures	**$364,361.00**	**$368,378.75**	**1.10%**

Personnel Summary

FTE Summary: 1

City Manager - .5

Executive Assistant - .5

City Clerk

MANAGING DEPARTMENT HEAD: City Clerk

PRIMARY ACTIVITIES:

The City Clerk is one of five positions in general law cities that is required per Government Code. The City Clerk acts as a compliance officer for federal, state, and local statutes including the Political Reform Act, the Brown Act, and the Public Records Act. The City Clerk oversees local elections, maintains custody and provides access to all City records and legislative actions, ensuring transparency to the public. The City Clerk is responsible for preparation of agendas and minutes for meetings of the City Council, Successor Agency to the Artesia Redevelopment Agency, and Housing Authority and ensures completion of actions directed by those governing bodies. The Department manages, certifies, and distributes ordinances, resolutions, contract execution and other documents as appropriate and/or legally required.

FY 2024-25 ACCOMPLISHMENTS:

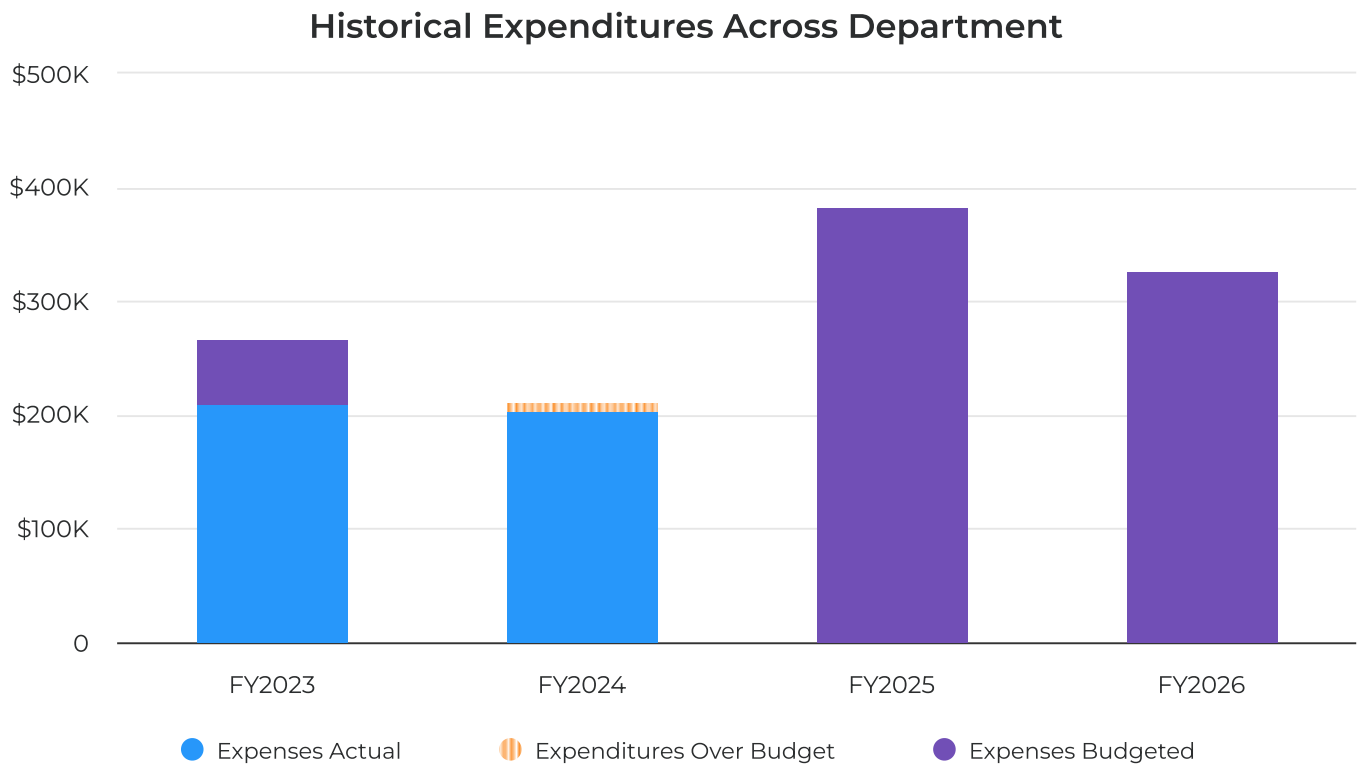
- Administered Municipal Election:
- Updated and distributed nomination papers and candidate packets to six City Councilmember candidates.
- Submitted four qualified candidates to County Registrar/Recorder for the November 5, 2024 General Municipal Election.
- Submitted one City Council approved measure and one Citizen-initiated ballot measure, including arguments for and against each measure.
- Legal Advertising: Coordinated 50 legal notices required by State and local regulations including public hearings and ordinance summaries to ensure compliance with California Government Code.
- Processed 14 ordinances and 59 resolutions approved by City Council.
- Attested to 79 documents and agreements ensuring proper execution on behalf of all departments.
- Processed and published 32 sets of agendas and 32 sets of minutes, ensuring Compliance with the Brown Act.
- Responded to 231 Public Records requests in accordance with California Government Code.
- Completed audit of the City's Resolution Index back to June 2020 and Ordinance Index back to January 2022 to ensure the index reflects final titles, dates passed, and exhibits were attached.
- Digitized Resolutions from June 2020 to present and Ordinances from January 2022 to present to ensure document preservation and accessibility to internal departments.
- Created and implemented City Council on-boarding procedures.

Summary of Goals

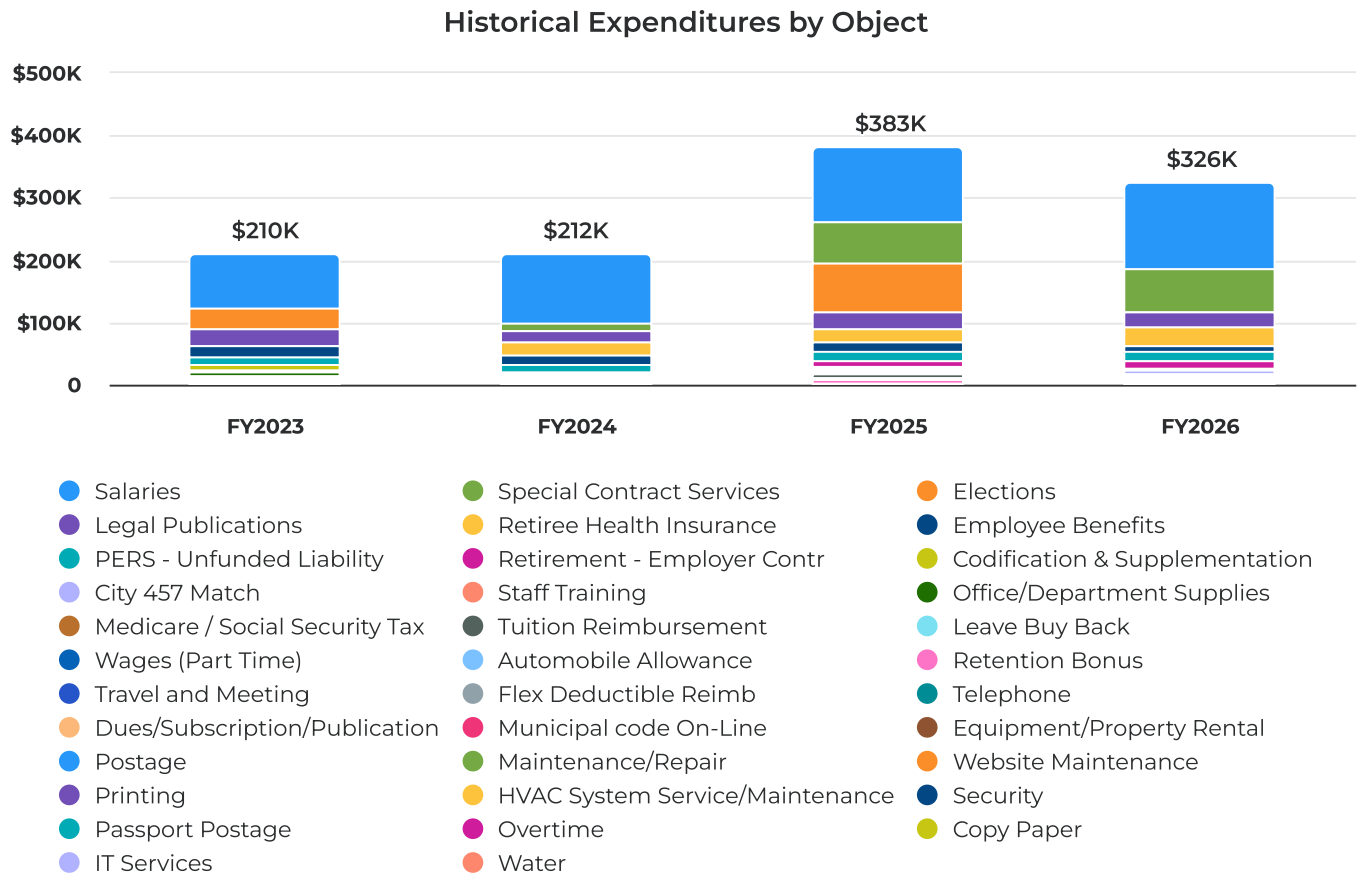
FY 2025-26 OBJECTIVES:

- Coordinate and implement staff training on Records Management and Destruction to ensure the Records Retention Schedule is adhered to.
- Implement Public Records Request automation software, Next-Request, to streamline communication between records requestors and responses from the City.
- Continue the digitization of permanent records within the City Clerks department to ensure document preservation and provide accessibility to City Departments.
- Continue administration of City Council duties, including creating and posting agenda, minutes, and packets; legal advertising; legislative processing; and Public Records Act Requests.
- Continue audit of City's Resolution Index and Ordinance Index to ensure accurate record keeping.
- Continue to refine and standardize City Council on-boarding procedures.
- Create and implement on-boarding procedures for all City commissions.

Expenditure Summary



Expenditures by Object

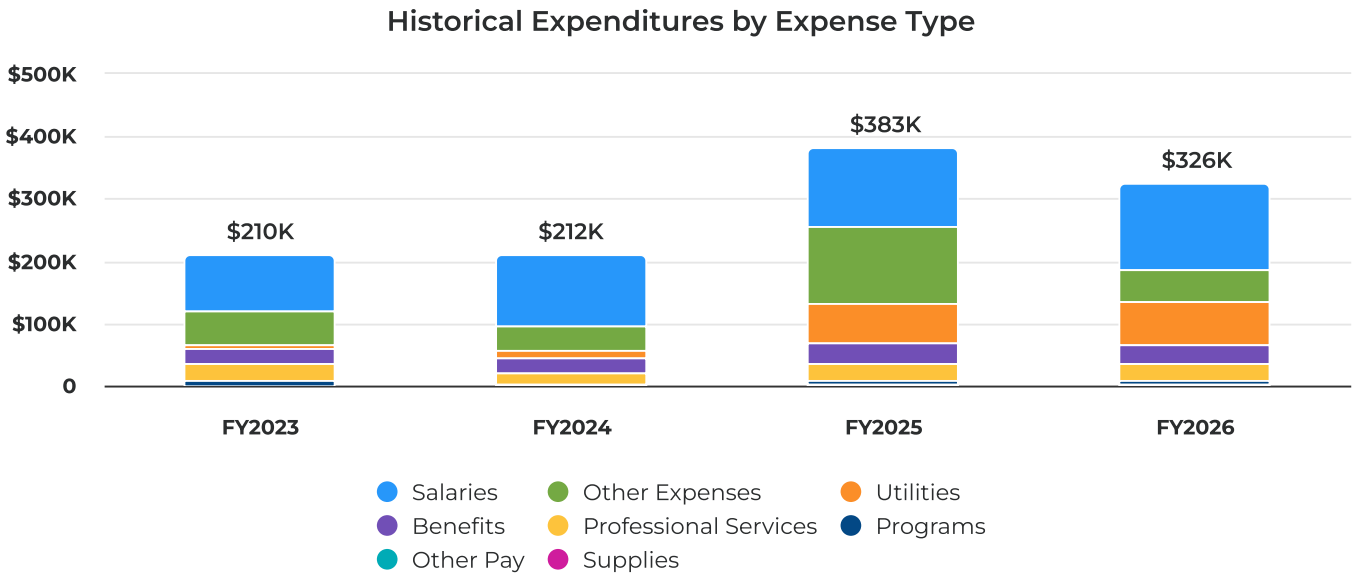


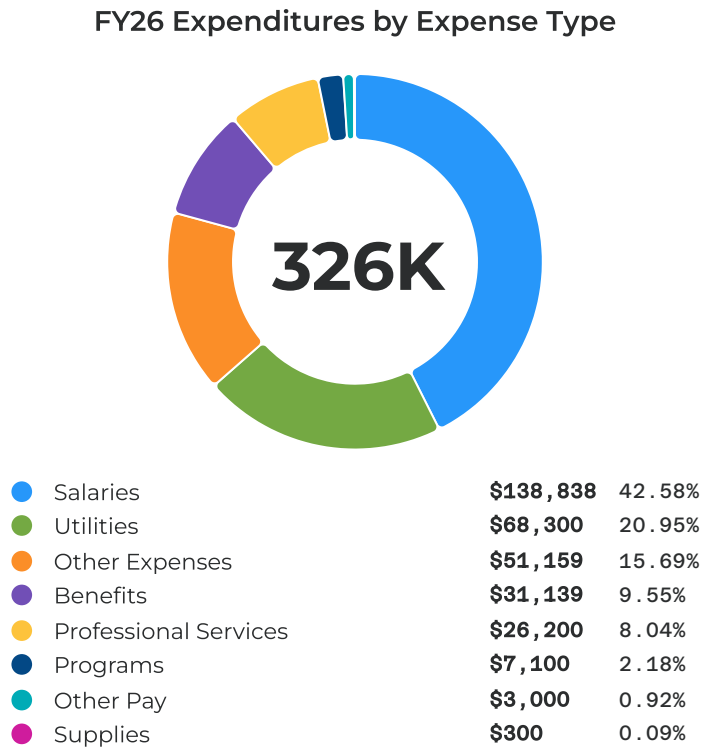
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$121,696.00	$138,838.00	14.09%
Retention Bonus	$4,550.00	-	-100.00%
Overtime	$100.00	-	-100.00%
Leave Buy Back	$3,000.00	$3,000.00	0.00%
Retirement - Employer Contr	$9,734.00	$11,051.00	13.53%
PERS - Unfunded Liability	$13,792.00	$15,007.00	8.81%
Medicare / Social Security Tax	$1,765.00	$2,013.00	14.05%
Employee Benefits	$15,268.00	$11,118.00	-27.18%
City 457 Match	$3,243.00	$4,165.00	28.43%
Flex Deductible Reimb	$1,392.00	$1,592.00	14.37%
Automobile Allowance	$1,380.00	$1,200.00	-13.04%
Tuition Reimbursement	$3,500.00	$3,500.00	0.00%
Retiree Health Insurance	$21,506.00	$28,651.99	33.23%
Codification & Supplementation	$4,000.00	$4,000.00	0.00%
Special Contract Services	$65,000.00	$68,300.00	5.08%
Dues/Subscription/Publication	$600.00	$600.00	0.00%
Office/Department Supplies	$2,000.00	$3,000.00	50.00%
Postage	$500.00	-	-100.00%
Printing	$100.00	$300.00	200.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Legal Publications	$25,600.00	$25,600.00	0.00%
Staff Training	$2,600.00	$2,600.00	0.00%
Travel and Meeting	$1,500.00	$1,500.00	0.00%
Elections	$80,000.00	-	-100.00%
Total Expenditures	**$382,826.00**	**$326,035.99**	**-14.83%**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$126,346.00	$138,838.00	9.89%
Other Pay	$3,000.00	$3,000.00	0.00%
Benefits	$32,782.00	$31,139.00	-5.01%
Other Expenses	$122,798.00	$51,158.99	-58.34%
Programs	$6,100.00	$7,100.00	16.39%
Professional Services	$26,200.00	$26,200.00	0.00%
Utilities	$65,000.00	$68,300.00	5.08%
Supplies	$600.00	$300.00	-50.00%
Total Expenditures	**$382,826.00**	**$326,035.99**	**-14.83%**

Personnel Summary

FTE Summary: 1

City Clerk - 1

Administration

MANAGING DEPARTMENT HEAD: Deputy City Manager

PRIMARY ACTIVITIES:

The Administrative Services Department provides general government support functions to serve the Public, City Council, City Manager, department heads, employees and residents. The primary functions of the Department include providing administrative support to other departments, reviewing and making recommendations on City agreements, reviewing City Council agenda reports, managing City contracts, preparing and overseeing the issuance of request for proposals, and applying for and managing grants. Specific services include support for areas including: Public Safety, Risk Management, Emergency Management, Public Information, Legislative Affairs, Economic Development, and Business Licenses. The Administrative Services Department also administers the City's community benefits programs, which includes issuing grants to non-profit organizations supporting residents.

FY 2024-25 ACCOMPLISHMENTS:

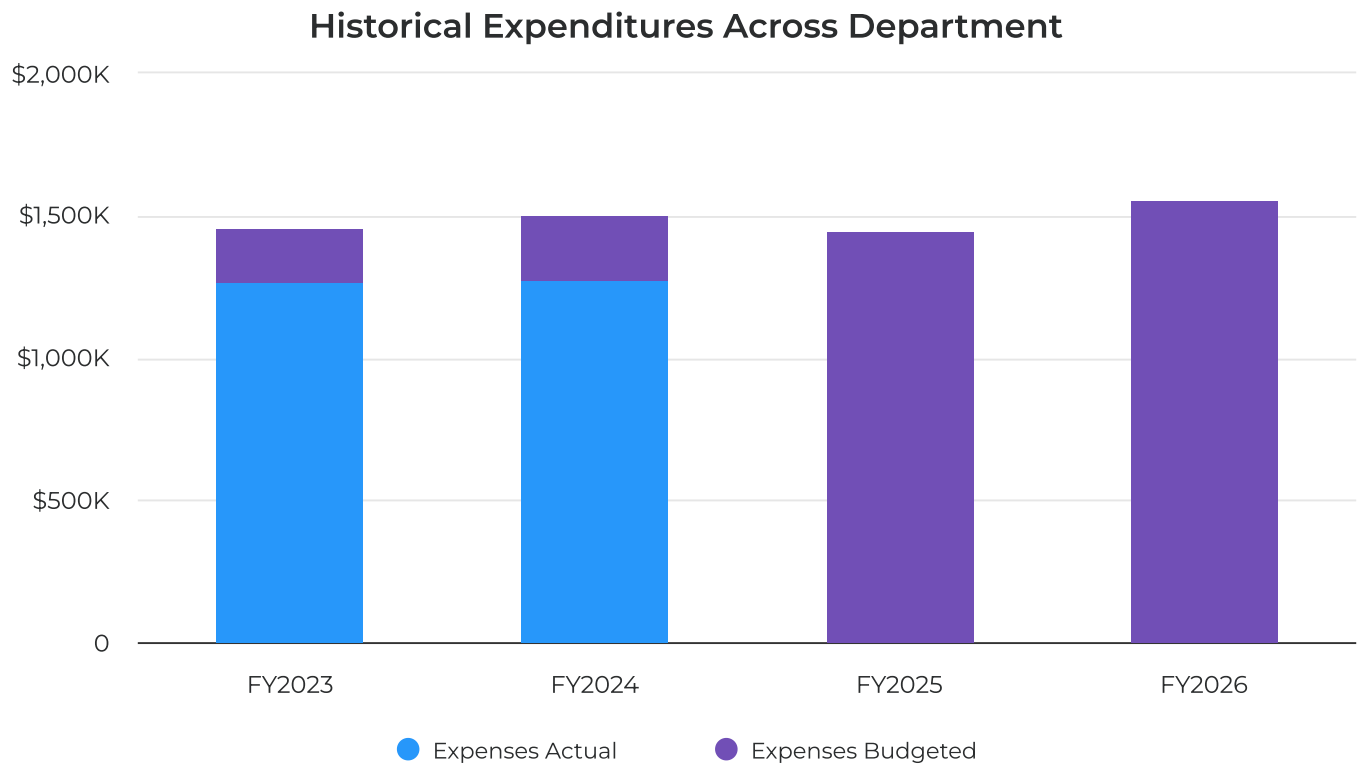
- Collected donations, processed applications and issued eight graduating seniors scholarships to continue their education.
- Supported the issuance of 170 new business licenses.
- Held two community meetings and received Council approval for the schematic design of the Artesia Botanical Garden to advance efforts to create new green space.
- Completed the roof replacement of the Albert O. Little Community Center, preserving the facility and ensuring its continued use for community programs and services.
- Managed seven active grants supporting improvements across Parks and Recreation, Public Works, and Public Safety, ensuring compliance, timely reporting, and progress toward community enhancement goals.
- Applied for three grants to support after-school programming, expand public EV charging facilities, and acquire land to increase green space, advancing efforts in youth services, sustainability, and community recreation.
- Developed an Emergency Operations Center (EOC) Workshop training series and conducted the first workshop to strengthen staff readiness and emergency response capabilities.
- Began digitizing records from the Community Development, Finance, and Human Resources departments to improve document accessibility, efficiency, and long-term record management.
- Awarded $99,000 in Community Benefits Grant funding to five local non-profit organizations, supporting services and programs that directly benefit the Artesia community.
- Strengthened community engagement and expanded the City’s digital presence across multiple platforms.
- Increased Facebook followers by 9.1% and Instagram followers by 18.6%.
- Grew Instagram reach by 106%, significantly expanding visibility and engagement.
- Achieved a 5.3% increase in website traffic, with over 94,000 visitors in total
- Developed and secured City Council approval for the City’s 2025 Legislative Platform to support and guide advocacy efforts.
- Completed Phase I of the Council Chamber Modernization Project, including a full upgrade of the audio-visual system to improve meeting accessibility and broadcast quality.

Summary of Goals

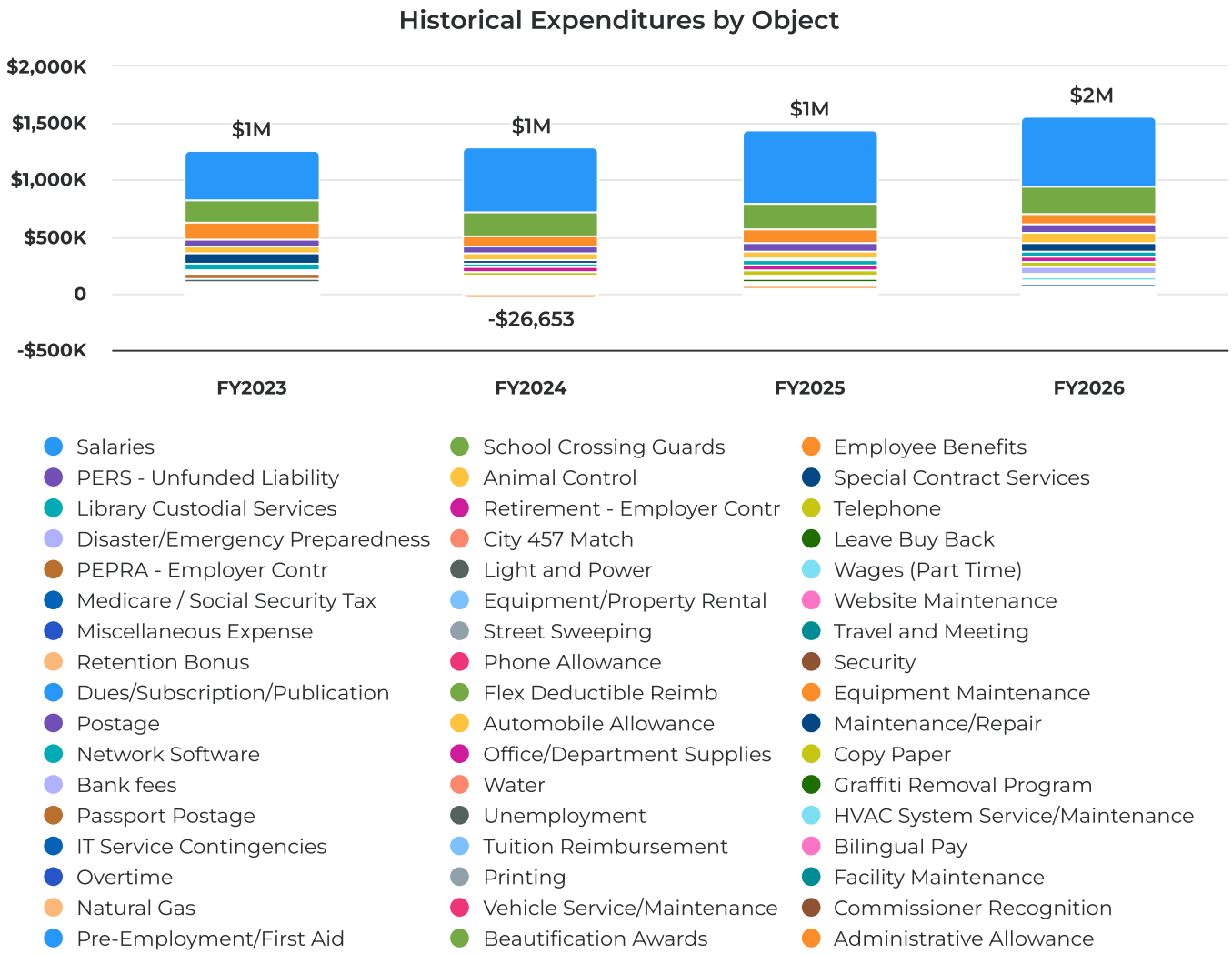
FY 2025-26 OBJECTIVES:

- Continue delivering administrative support to all City departments to facilitate effective governance and the implementation of City programs and services.
- Manage grants supporting parks and recreation improvements, public works infrastructure projects, and youth programming to enhance community amenities, services, and quality of life for residents.
- Secure additional funding to support City initiatives by identifying and pursuing grant opportunities.
- Complete the final design and award a construction contract for the Artesia Botanical Garden to create a new green space.
- Review and update the Artesia Municipal Code to modernize outdated language, align with current best practices, and ensure consistency with modern standards.
- Launch a pilot Management Internship Program to develop future public sector leaders.
- Initiate development of a mobile application to streamline service requests and enhance resident engagement with City services.
- Award a construction contract and provide project management for the Public Service Center project.
- Complete Phase II of the Council Chamber Modernization Project to improve functionality, appearance, and overall meeting experience.
- Provide project management to complete the Sidewalk and ADA Compliant Improvements Project to address tripping hazards and enhance public infrastructure.
- Continue developing the Emergency Operations Center (EOC) Workshop series and complete a full-scale simulation to strengthen emergency preparedness and response capabilities.
- Develop the City's first Climate Action and Adaptation Plan to guide long-term strategies for reducing emissions and increasing community resilience to climate change.
- Update the City's Local Hazard Mitigation Plan (LHMP) to strengthen disaster preparedness and maintain eligibility for federal hazard mitigation funding.

Expenditure Summary



Expenditures by Object

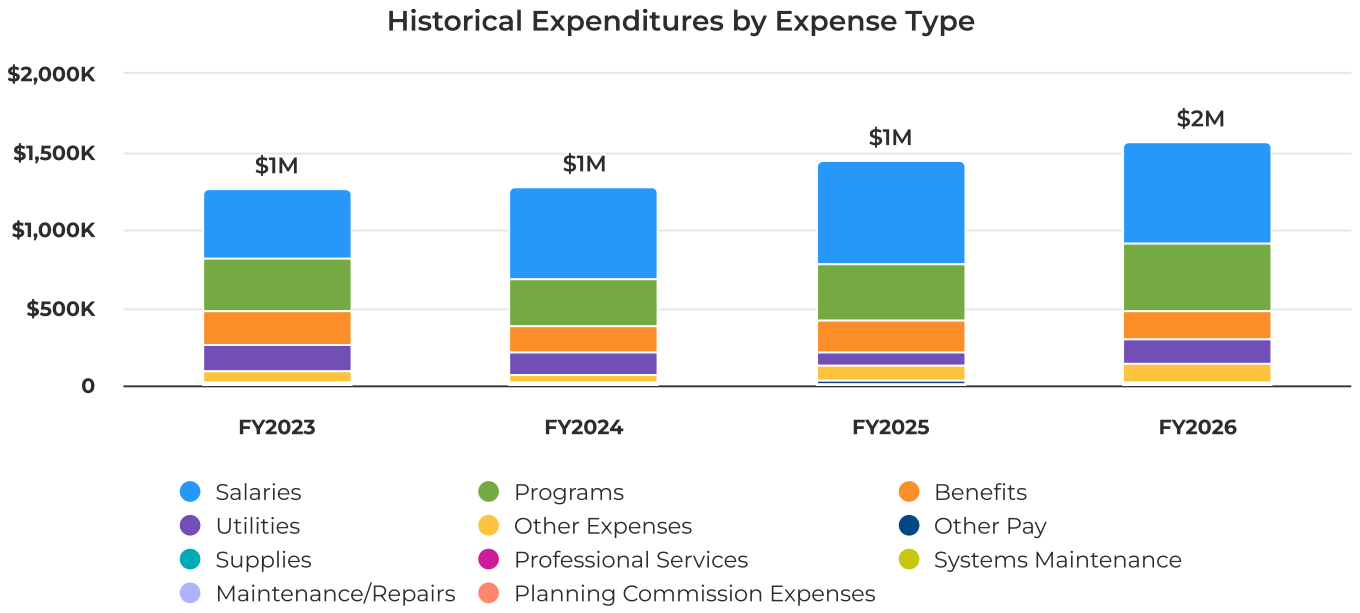


Expenditures by Object

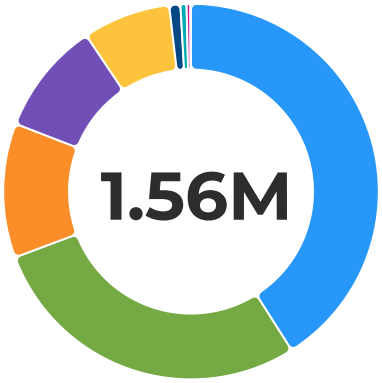
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$645,099.00	$615,462.00	-4.59%
Retention Bonus	$21,490.00	-	-100.00%
Wages (Part Time)	-	$24,700.00	-
Overtime	$1,000.00	-	-100.00%
Leave Buy Back	$25,000.00	$15,000.00	-40.00%
Retirement - Employer Contr	$57,860.00	$54,442.00	-5.91%
PERS - Unfunded Liability	$73,970.00	$79,796.00	7.88%
Medicare / Social Security Tax	$9,354.00	$9,282.00	-0.77%
Employee Benefits	$113,846.00	$84,809.00	-25.51%
City 457 Match	$16,260.00	$15,636.00	-3.84%
Flex Deductible Reimb	$7,903.00	$8,044.00	1.78%
Automobile Allowance	$4,092.00	$5,760.00	40.76%
Phone Allowance	$153.00	$1,140.00	645.10%
Bilingual Pay	$1,056.00	$1,500.00	42.05%
Tuition Reimbursement	-	$3,500.00	-
Unemployment	$4,215.00	$500.00	-88.14%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Animal Control	$63,642.00	$81,341.00	27.81%
Library Custodial Services	$36,322.00	$38,138.00	5.00%
School Crossing Guards	$234,432.00	$246,960.00	5.34%
Special Contract Services	$19,500.00	$80,000.00	310.26%
Dues/Subscription/Publication	$5,400.00	$5,400.00	0.00%
Copy Paper	$3,000.00	$3,000.00	0.00%
Office/Department Supplies	$3,500.00	$3,500.00	0.00%
Postage	$4,000.00	$4,000.00	0.00%
Printing	$1,000.00	$1,000.00	0.00%
Passport Postage	$2,000.00	$1,850.00	-7.50%
Website Maintenance	$9,200.00	$9,844.00	7.00%
Travel and Meeting	$8,000.00	$9,500.00	18.75%
Telephone	$42,000.00	$42,000.00	0.00%
Security	$5,200.00	$6,000.00	15.38%
Vehicle Service/Maintenance	$843.00	-	-100.00%
Street Sweeping	$8,150.00	$6,000.00	-26.38%
Commissioner Recognition	-	$500.00	-
Disaster/Emergency Preparedness	$9,000.00	$62,031.00	589.23%
Equipment/Property Rental	$9,000.00	$14,143.00	57.14%
Miscellaneous Expense	-	$26,000.00	-
Total Expenditures	**$1,445,487.00**	**$1,560,778.00**	**7.98%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Salaries	**$640,162**	41.02%
Programs	**$441,470**	28.29%
Benefits	**$180,613**	11.57%
Utilities	**$151,987**	9.74%
Other Expenses	**$117,646**	7.54%
Other Pay	**$15,000**	0.96%
Supplies	**$8,000**	0.51%
Professional Services	**$5,400**	0.35%
Planning Commission Expenses	**$500**	0.03%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$667,589.00	$640,162.00	-4.11%
Other Pay	$25,000.00	$15,000.00	-40.00%
Benefits	$210,524.00	$180,613.00	-14.21%
Other Expenses	$88,335.00	$117,646.00	33.18%
Programs	$354,896.00	$441,470.00	24.39%
Planning Commission Expenses	-	$500.00	-
Professional Services	$5,400.00	$5,400.00	0.00%
Utilities	$84,900.00	$151,987.00	79.02%
Supplies	$8,000.00	$8,000.00	0.00%
Maintenance/Repairs	$843.00	-	-100.00%
Total Expenditures	**$1,445,487.00**	**$1,560,778.00**	**7.98%**

Personnel Summary

FTE SUmmary: 5.85

Deputy City Manager - .95

Management Analyst - 3.9

Intern - 1

Human Resources

MANAGING DEPARTMENT HEAD: Human Resources Manager

PRIMARY ACTIVITIES:

The Human Resources Department is responsible for supporting all new, existing and prospective employees. Human Resources also supports each department with recruitment to fill vacancies, staff development to train and enhance employees, and employee performance evaluation, coaching, and discipline. The Department's core services and competencies include recruitment and selection, staff development and training, job classification and compensation, employee performance evaluation, benefit administration, risk management, safety, administration of worker's compensation, labor negotiations and employees leaves.

FY 2024-25 ACCOMPLISHMENTS:

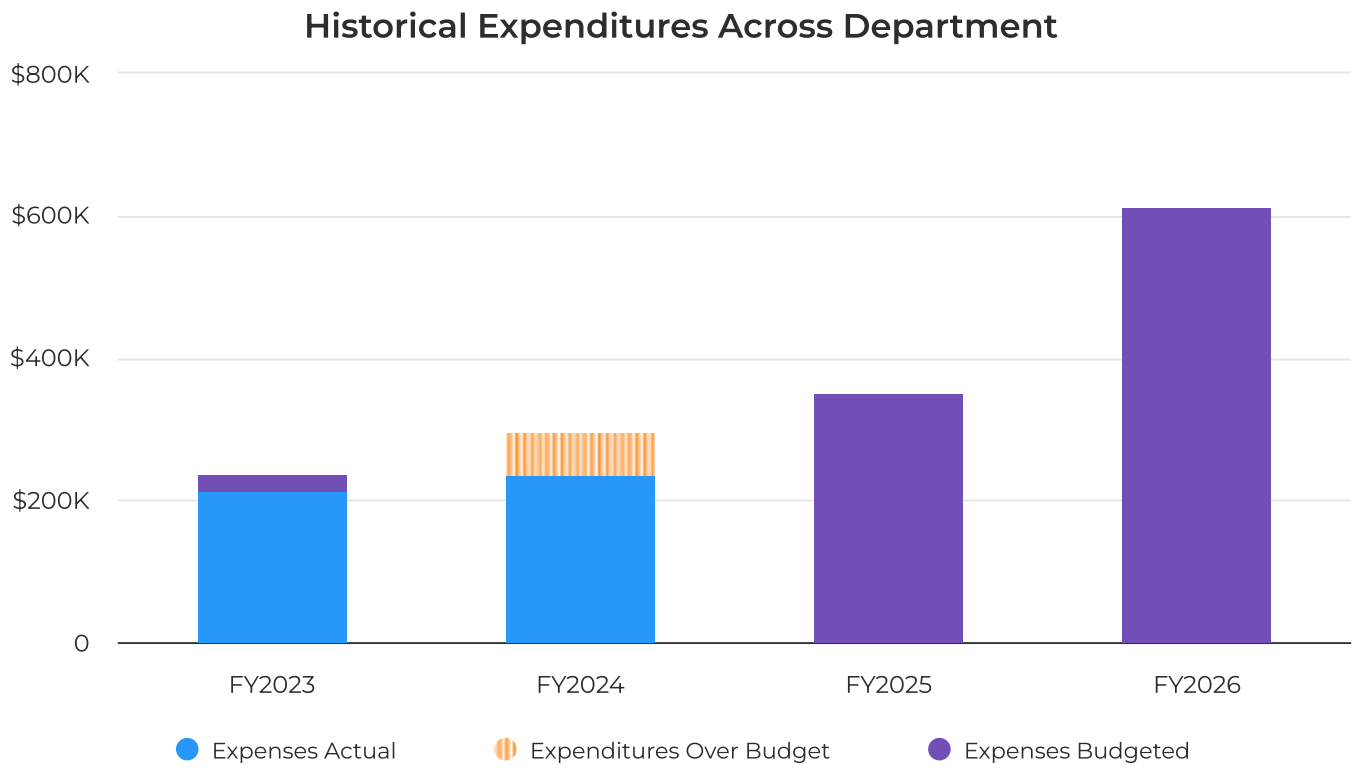
- Digitized all employee files through the Laserfiche system.
- Enhanced Employee Recognition and City-wide staff development programs.
- Completed new City of Artesia Personnel Rules and Regulations.
- Facilitated 12 staff development trainings including Emotional Intelligence, Workplace Harassment and Driver's Safety.
- Facilitated the City's Annual Benefits and Wellness Fair.
- Coordinated and completed 15 recruitments.
- Hired 10 new employees.
- Coordinated the Workability Program in partnership with ABC Unified School District to assist youth in gaining work experience.
- Coordinated the Selaco Youth at Work Program through on-boarding over 20 applicants for the City.
- Created a Pilot Management Internship Program to provide valuable work experience to college or graduate school students and assist the City with meeting the community's needs.
- Facilitated and participated in the successful audit and inspection of the City's passport facilities.
- Coordinated and completed a comprehensive classification and compensation study for all positions.
- Negotiated Memorandum of Understandings for each of the City's two bargaining units.

Summary of Goals

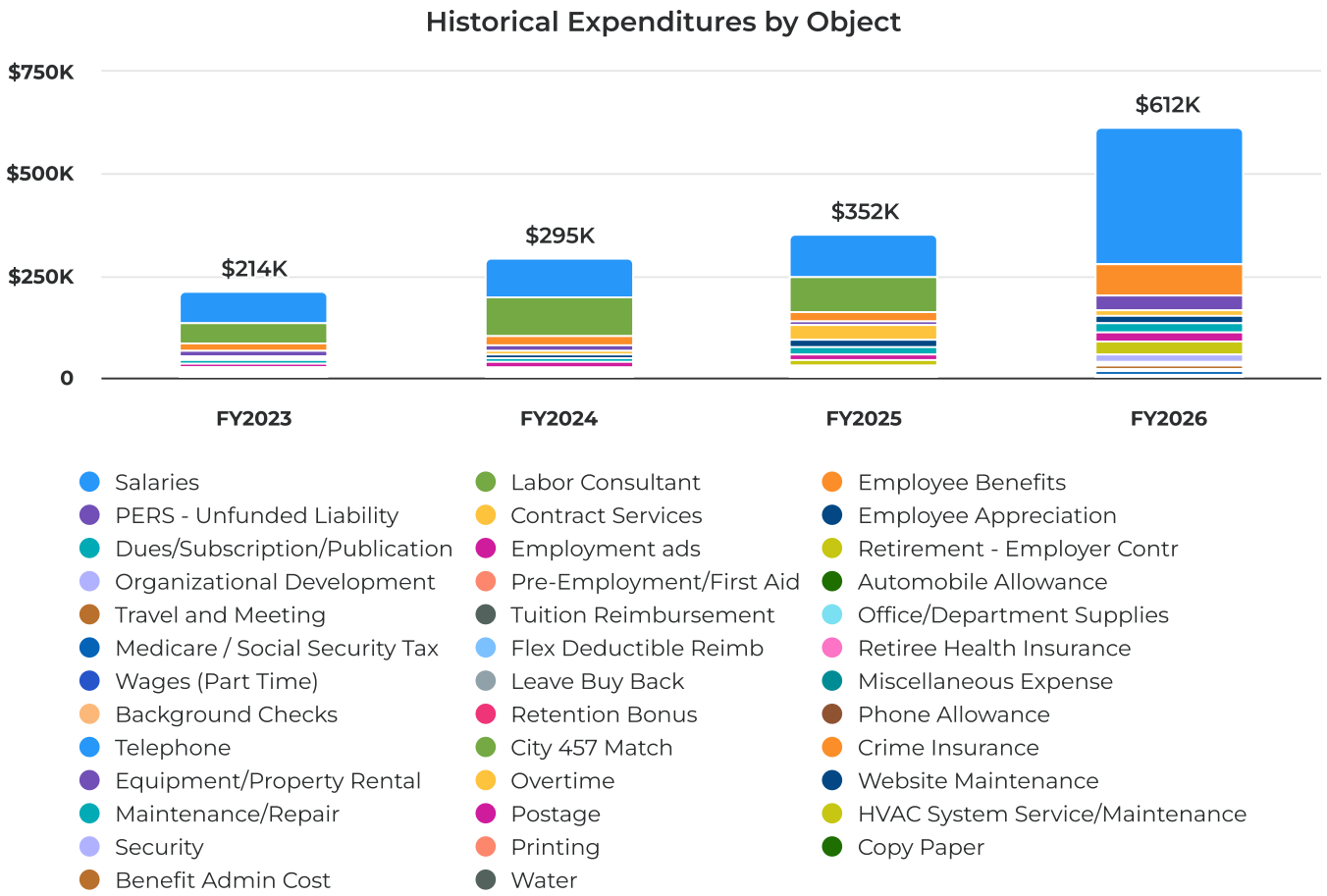
FY 2025-26 OBJECTIVES:

- Continue to provide training programs and staff development recommendations for employees.
- Enhance advanced human resources analytics and data collection.
- Expand Internship Program for support and exposure across all City departments.
- Expand staffing within the Human Resources Department
- Continue to foster an inclusive culture that drives creativity, improves decision-making and enhances employee engagement.
- Enhance employee recognition program to ensure public outreach to celebrate public-facing departments.
- Launch a comprehensive health and wellness program.
- Enhance the Human Resources Webpage by adding frequently requested forms and documents.

Expenditure Summary



Expenditures by Object

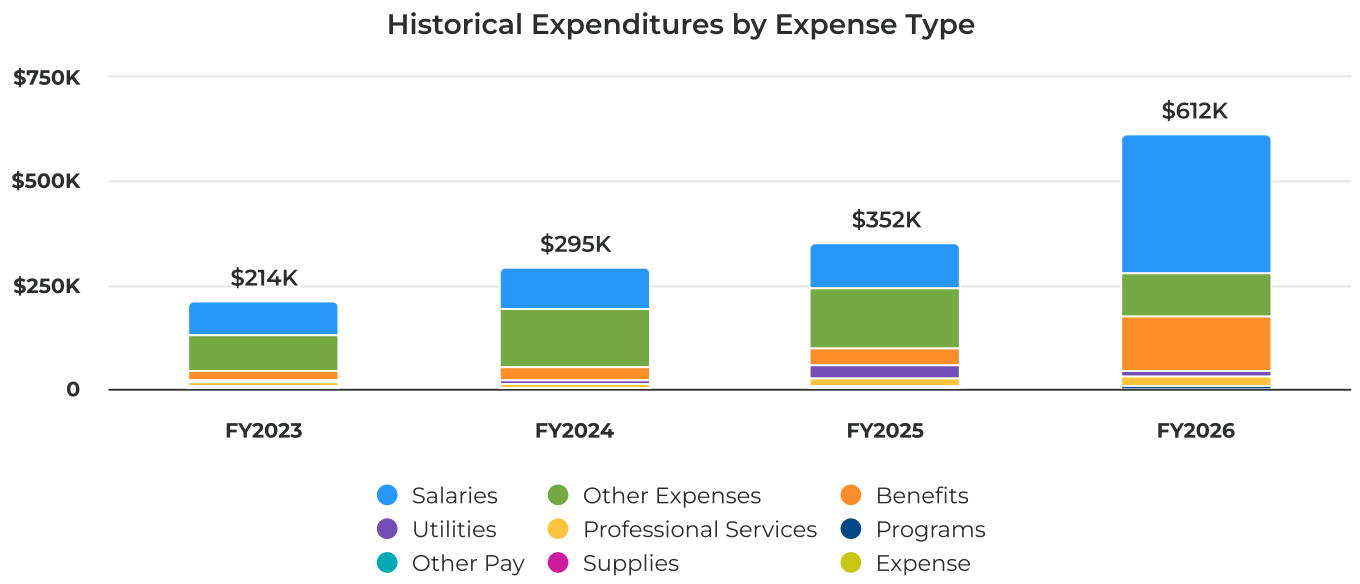


Expenditures by Object

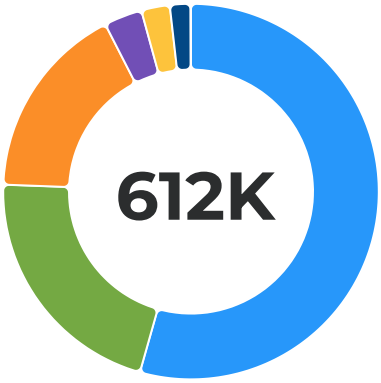
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$104,583.00	$332,685.00	218.11%
Retention Bonus	$3,063.00	-	-100.00%
Overtime	$500.00	$500.00	0.00%
Leave Buy Back	$3,000.00	-	-100.00%
Retirement - Employer Contr	$11,104.00	$34,208.00	208.07%
PERS - Unfunded Liability	$11,849.00	$35,917.00	203.12%
Medicare / Social Security Tax	$1,516.00	$4,824.00	218.21%
Employee Benefits	$21,662.00	$74,751.00	245.08%
City 457 Match	$41.00	$1,735.00	4,131.71%
Flex Deductible Reimb	$1,555.00	$5,599.00	260.06%
Automobile Allowance	$1,485.00	$6,480.00	336.36%
Phone Allowance	$500.00	$2,160.00	332.00%
Employment ads	$15,000.00	$22,000.00	46.67%
Employee Appreciation	$20,000.00	$20,000.00	0.00%
Tuition Reimbursement	$2,800.00	$3,500.00	25.00%
Background Checks	$1,000.00	$1,000.00	0.00%
Pre-Employment/First Aid	$3,000.00	$5,000.00	66.67%
Retiree Health Insurance	$2,000.00	-	-100.00%
Contract Services	$35,000.00	$15,000.00	-57.14%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Labor Consultant	$83,250.00	-	-100.00%
Dues/Subscription/Publication	$16,000.00	$20,000.00	25.00%
Office/Department Supplies	$2,000.00	$5,000.00	150.00%
Postage	$300.00	-	-100.00%
Printing	$100.00	$100.00	0.00%
Travel and Meeting	$3,000.00	$5,000.00	66.67%
Miscellaneous Expense	$2,500.00	-	-100.00%
Organizational Development	$5,000.00	$17,000.00	240.00%
Total Expenditures	**$351,808.00**	**$612,459.00**	**74.09%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Salaries	**$333,185**	54.40%
Benefits	**$129,757**	21.19%
Other Expenses	**$103,417**	16.89%
Professional Services	**$20,000**	3.27%
Utilities	**$15,000**	2.45%
Programs	**$11,000**	1.80%
Supplies	**$100**	0.02%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$108,146.00	$333,185.00	208.09%
Other Pay	$3,000.00	-	-100.00%
Benefits	$37,863.00	$129,757.00	242.70%
Other Expenses	$145,399.00	$103,417.00	-28.87%
Programs	$6,000.00	$11,000.00	83.33%
Professional Services	$16,000.00	$20,000.00	25.00%
Utilities	$35,000.00	$15,000.00	-57.14%
Supplies	$400.00	$100.00	-75.00%
Total Expenditures	**$351,808.00**	**$612,459.00**	**74.09%**

Personnel Summary

FTE Summary: 3.8

Human Resources Manager - .8

Human Resources Analyst - 1

Administrative Assistant - 2

Risk Management

MANAGING DEPARTMENT HEAD: Deputy City Manager/Human Resources Manager

PRIMARY ACTIVITIES:

The Risk Management Division is responsible for managing the City's internal and external risks in a cost-effective manner. The department plays a crucial role in reviewing City agreements to ensure the presence of proper insurance and indemnification clauses. Risk Management handles the processing of insurance claims against private parties or through City insurance, as well as claims from private parties against the City. The department also submits restitution claims for crimes committed against public property, working in collaboration with the Sheriff's Department and District Attorney. Through diligent risk assessment, efficient claims processing, and pursuit of restitution, the Risk Management Department safeguards the City's interests, financial stability, and public assets.

FY 2024-25 ACCOMPLISHMENTS:

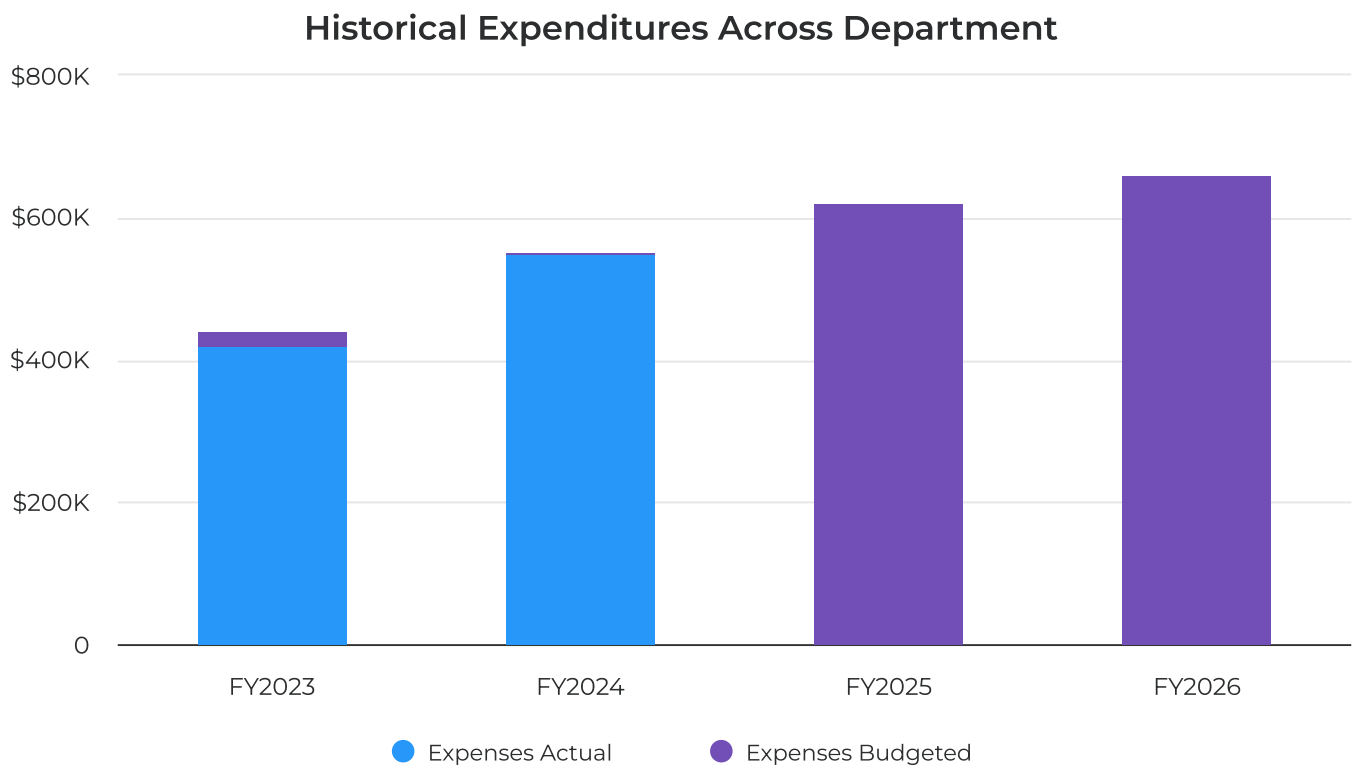
- Met monthly with Safety Committee to ensure compliance checks occur and to address risk mitigation throughout the organization.
- Completed the comprehensive ADA Self-Evaluation and Transition Plan.
- Successfully launched a continuous learning and development program for the risk management team focused on emerging risk trends and mitigation techniques.
- Developed and implemented the City's comprehensive risk awareness program through various trainings and workshops.
- Completed and oversaw the completion of corrective actions identified in various departments in the City's Risk Management Evaluation.
- Created and published new employment policies to further protect employees and the agency from risk.

Summary of Goals

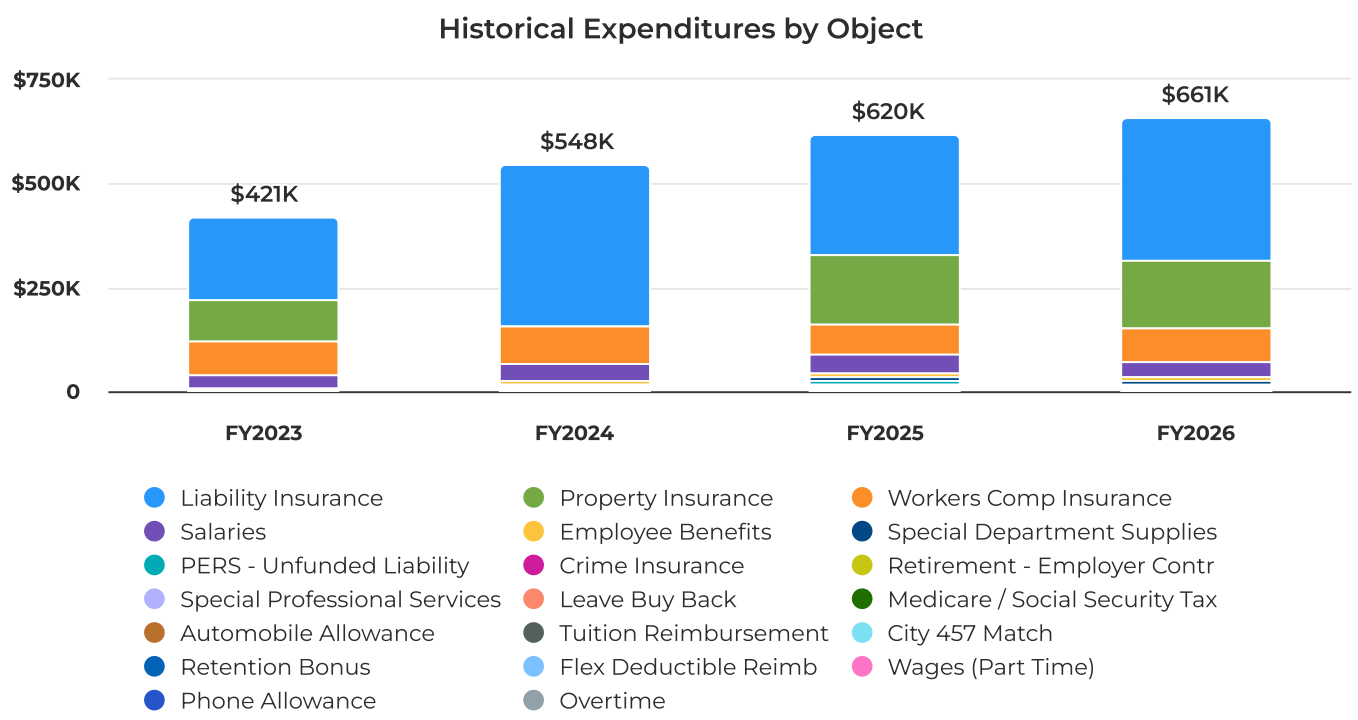
FY 2025-26 OBJECTIVES:

- Update and test the crisis management plans annually to handle new and evolving threats.
- Ensure the implementation of the ADA Transition Plan to ensure compliance with ADA Standards.
- Achieve a 10% reduction in workplace injuries compared to the previous fiscal year.
- Launch a risk awareness campaign to educate employees about their role in minimizing risks and improving workplace safety.
- Update and distribute the City's Emergency Action Plan to all employees, ensuring alignment with the latest best practices and regulations.

Expenditure Summary



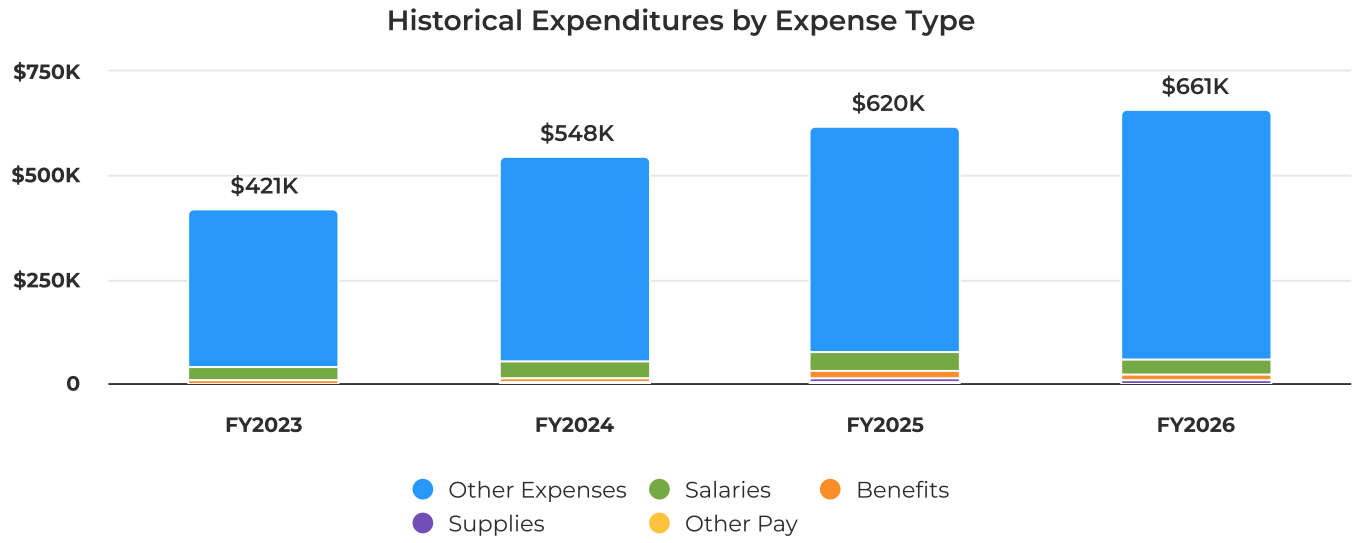
Expenditures by Object



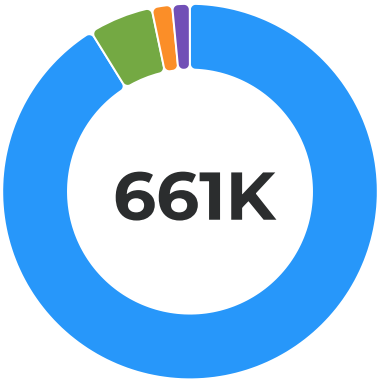
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$47,476.00	$36,585.00	-22.94%
Retention Bonus	$1,313.00	-	-100.00%
Overtime	$5.00	-	-100.00%
Leave Buy Back	$3,000.00	-	-100.00%
Retirement - Employer Contr	$4,988.00	$3,937.00	-21.07%
PERS - Unfunded Liability	$5,382.00	$3,935.00	-26.89%
Medicare / Social Security Tax	$688.00	$530.00	-22.97%
Employee Benefits	$8,979.00	$5,902.00	-34.27%
City 457 Match	$574.00	-	-100.00%
Flex Deductible Reimb	$604.00	$418.00	-30.79%
Automobile Allowance	$585.00	$720.00	23.08%
Phone Allowance	$18.00	$240.00	1,233.33%
Tuition Reimbursement	$700.00	$700.00	0.00%
Special Professional Services	$4,000.00	$5,000.00	25.00%
Liability Insurance	$290,593.00	$344,215.00	18.45%
Workers Comp Insurance	$73,052.00	$80,134.00	9.69%
Crime Insurance	$3,185.00	$3,839.00	20.53%
Special Department Supplies	$10,000.00	$10,000.00	0.00%
Property Insurance	$165,112.00	$165,112.00	0.00%
Total Expenditures	**$620,254.00**	**$661,267.00**	**6.61%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Other Expenses	**$602,935**	91.18%
Salaries	**$36,585**	5.53%
Benefits	**$11,747**	1.78%
Supplies	**$10,000**	1.51%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$48,794.00	$36,585.00	-25.02%
Other Pay	$3,000.00	-	-100.00%
Benefits	$16,436.00	$11,747.00	-28.53%
Other Expenses	$542,024.00	$602,935.00	11.24%
Supplies	$10,000.00	$10,000.00	0.00%
Total Expenditures	**$620,254.00**	**$661,267.00**	**6.61%**

Personnel Summary

FTE Summary: .2

Human Resources Manager - .2

Artesia Towne Center

MANAGING DEPARTMENT HEAD: FINANCE MANAGER

PRIMARY ACTIVITIES:

The Artesia Towne Center (ATC) is a City-owned commercial center at the northwest corner of Pioneer Boulevard and 183rd Street. This two-story center provides over 38,000 square feet of leasable space for retail and office tenants in a high-traffic area of the City. The ATC is an important revenue-generator for the City and helps to diversify the City's revenue streams.

FY 2024-25 ACCOMPLISHMENTS:

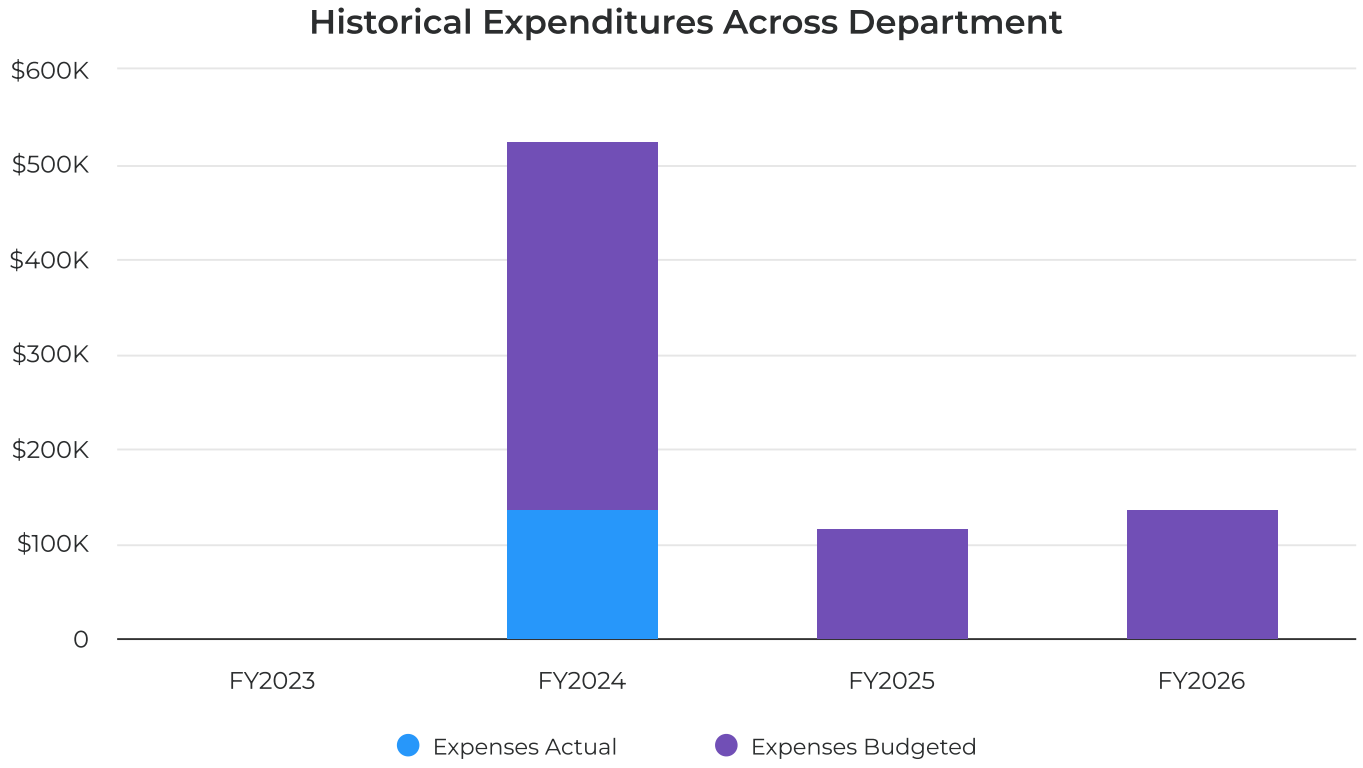
- Overall occupancy at ATC remained consistent throughout the Fiscal Year, with the first floor reaching an all-time high of 96% occupancy.
- Renewed all leases with standard annual escalators, bringing average rents closer to current market rates across the center.
- Improved the property's financial performance, allowing for the start of quarterly reserve allocations to support long-term capital planning and sustainability.
- Maintenance and improvements were performed to attract new tenants and ensure longevity with existing tenants:
- Renovations of the second floor of the building, including:
- Replacement of two HVAC units, covering two different suites.
- Replacement of tile and shingles on the roof.
- Staging office spaces to enhance appeal and marketability, increasing visibility to prospective tenants.

Summary of Goals

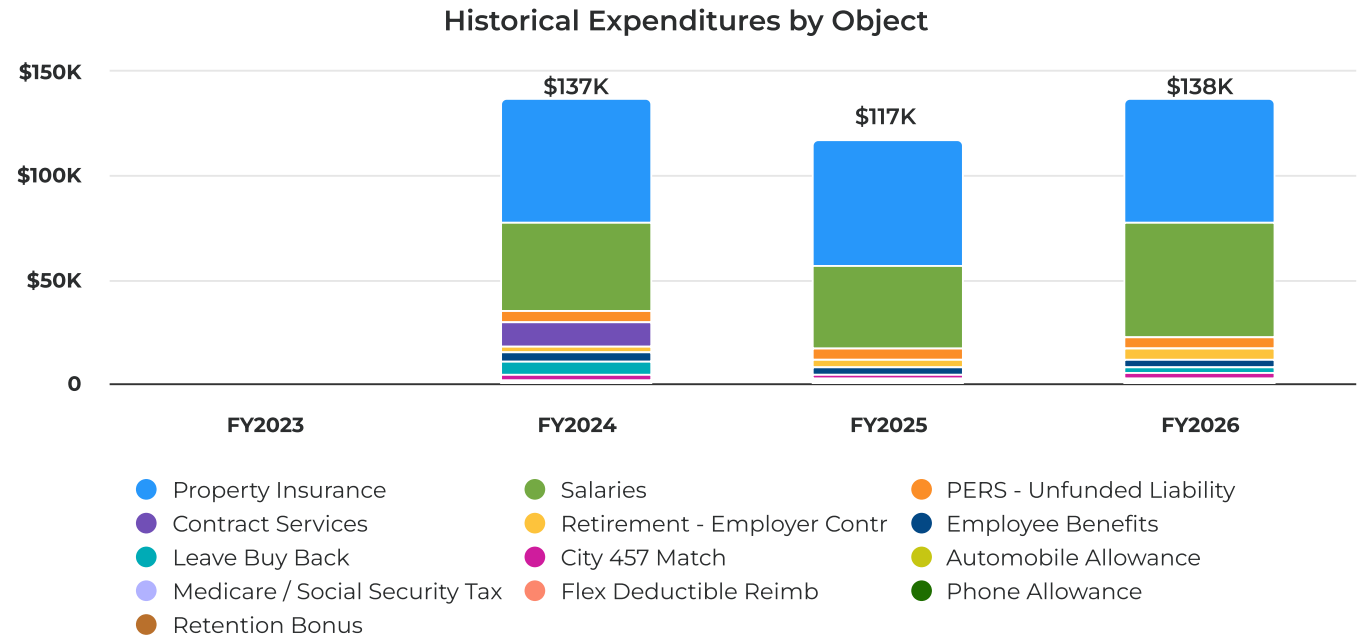
FY 2025-26 OBJECTIVES:

- Renovate both second floor common area restrooms, increasing second floor appeal to potential tenants.
- Finalize and permit ADA improvements throughout the parking lot ensuring the facility is accessible for all.
- Renovate the monument sign to improve visibility and align with current design standards and beautify the center.
- Strengthen revenue generated by the ATC through increased occupancy.
- Increase second floor occupancy and achieve 100% occupancy on the first floor.
- Continue reconditioning the roof to extend its lifespan, prevent potential issues, and support long-term facility maintenance.

Expenditure Summary



Expenditures by Object

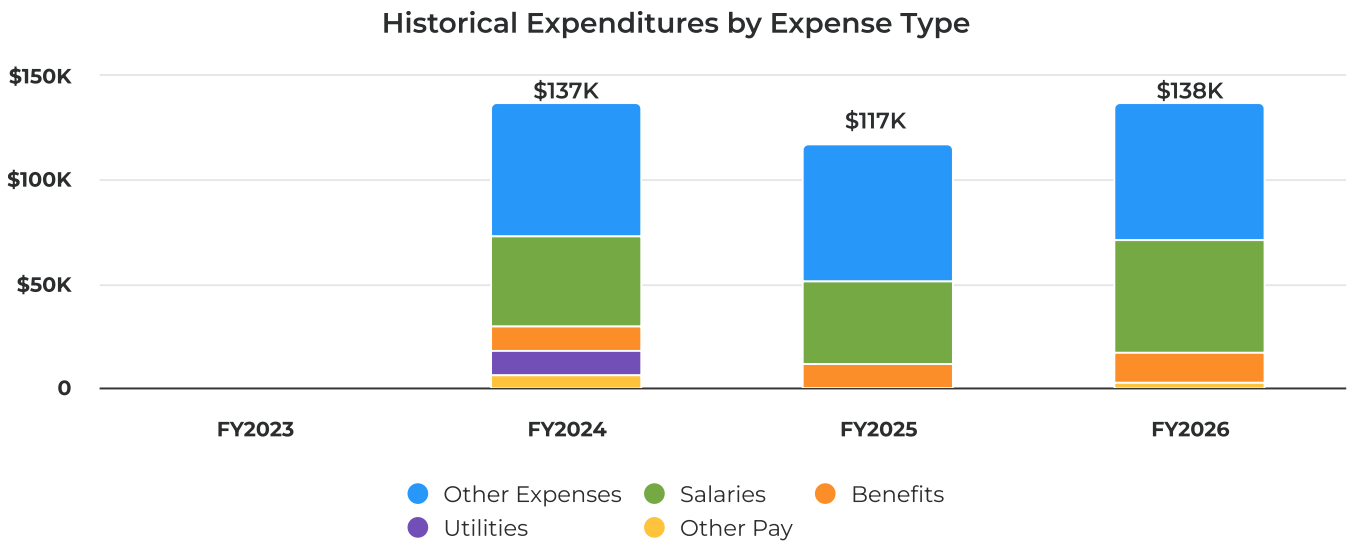


Expenditures by Object

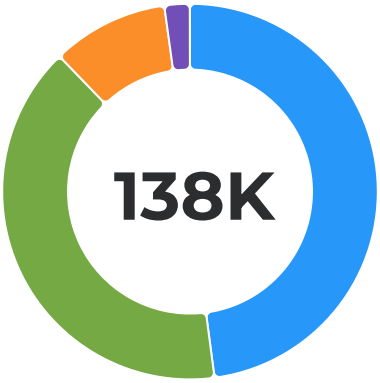
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$39,888.00	$54,819.00	37.43%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Retention Bonus	$525.00	-	-100.00%
Leave Buy Back	-	$3,000.00	-
Retirement - Employer Contr	$3,875.00	$5,093.00	31.43%
PERS - Unfunded Liability	$5,420.00	$5,902.00	8.89%
Medicare / Social Security Tax	$578.00	$795.00	37.54%
Employee Benefits	$3,098.00	$3,551.00	14.62%
City 457 Match	$2,397.00	$2,530.00	5.55%
Flex Deductible Reimb	$344.00	$572.00	66.28%
Automobile Allowance	$750.00	$900.00	20.00%
Phone Allowance	$267.00	$360.00	34.83%
Property Insurance	$60,000.00	$60,000.00	0.00%
Total Expenditures	**$117,142.00**	**$137,522.00**	**17.40%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Other Expenses	**$65,902**	47.92%
Salaries	**$54,819**	39.86%
Benefits	**$13,801**	10.04%
Other Pay	**$3,000**	2.18%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$40,413.00	$54,819.00	35.65%
Other Pay	-	$3,000.00	-
Benefits	$11,309.00	$13,801.00	22.04%
Other Expenses	$65,420.00	$65,902.00	0.74%
Total Expenditures	**$117,142.00**	**$137,522.00**	**17.40%**

Personnel Summary

FTE Summary: .3

City Manager - .1

Finance Manager - .1

Management Analyst - .1

Finance

MANAGING DEPARTMENT HEAD: Finance Manager

PRIMARY ACTIVITIES:

The Finance Department plays a vital role in maintaining the fiscal health of the City. It is responsible for managing the City's budget, coordinating financial resources, and providing support for the internal computer network system. The department oversees a comprehensive range of municipal financial operations, including:

- Budget development and monitoring
- Financial reporting and audit compliance
- Payroll administration
- Treasury management
- Information Technology (IT)
- Business licensing

Throughout the year, the department ensures that all financial practices comply with regulatory standards and follow best practices. By delivering accurate financial information and strategic guidance, the Finance Department supports informed decision-making and promotes transparency and accountability across City operations.

FY 2024-25 ACCOMPLISHMENTS

FINANCE:

- Submitted the Fiscal Year 2024–25 application to the Government Finance Officers Association (GFOA) for the Certificate of Achievement for Excellence in Financial Reporting (COA).
- Completed the Fiscal Year 2023-24 audits.
- Published the Fiscal Year 2023-24 Annual Comprehensive Financial Report (ACFR) in compliance with audit standards.
- Implemented the Operational Budgeting module in ClearGov to support enhanced budget planning and management.

BUSINESS LICENSE:

- Maintained timely processing and support for business license applications and renewals, achieving a 90% renewal rate.
- Performed regulatory inspections to ensure compliance with municipal licensing requirements.
- Collaborated with internal departments, including Planning, Building and Safety, and Code Compliance, to streamline workflows and support consistent application of licensing standards.
- Provided frequent guidance and training to supporting Staff to ensure consistency in business license review procedures.
- Achieved consistent 24-hour response time for general business license inquiries, supporting effective and responsive customer service.

INFORMATION TECHNOLOGY:

- Completed the second phase of the Computer Replacement Program.
- Upgraded equipment including: firewalls at all City facilities, server switch, phone system at all City facilities, and fiber optic internet connection at the Public Works Yard.

ACCOUNTING:

- Performed detailed reconciliation and periodic audits of the liability accounts.
- Organized and transitioned accounting records to a digital format, significantly reducing paper usage and improving data accessibility.
- Worked with various departments to implement a process for deposit reconciliation.

Summary of Goals

FY 2025-26 OBJECTIVES

FINANCE:

- Complete the Fiscal Year 2024-25 audits with a focus on regulatory compliance, internal controls, and accurate financial reporting.
- Evaluate and update fiscal policies and procedures.
- Optimize the functionality of the accounting system.
- Diversify the City's investment portfolio while maintaining safety, liquidity, and maximizing returns.
- Submit application for the Distinguished Budget Presentation Award for Fiscal Year 2025-26.
- Submit the Fiscal Year 2024-25 Annual Comprehensive Financial Report (ACFR).

BUSINESS LICENSE:

- Achieve a 100% renewal rate for business licenses.
- Maintain ongoing compliance monitoring throughout the year.
- Provide training for Staff on business license procedures.
- Enhance public outreach and education through customer feedback tools, social media, newsletters, and citywide campaigns.
- Collaborate with community partners, including the Chamber of Commerce, to promote business license compliance and renewal timelines.
- Increase public awareness of Measure V Business License Tax through updated digital content, printed materials, and community engagement efforts.

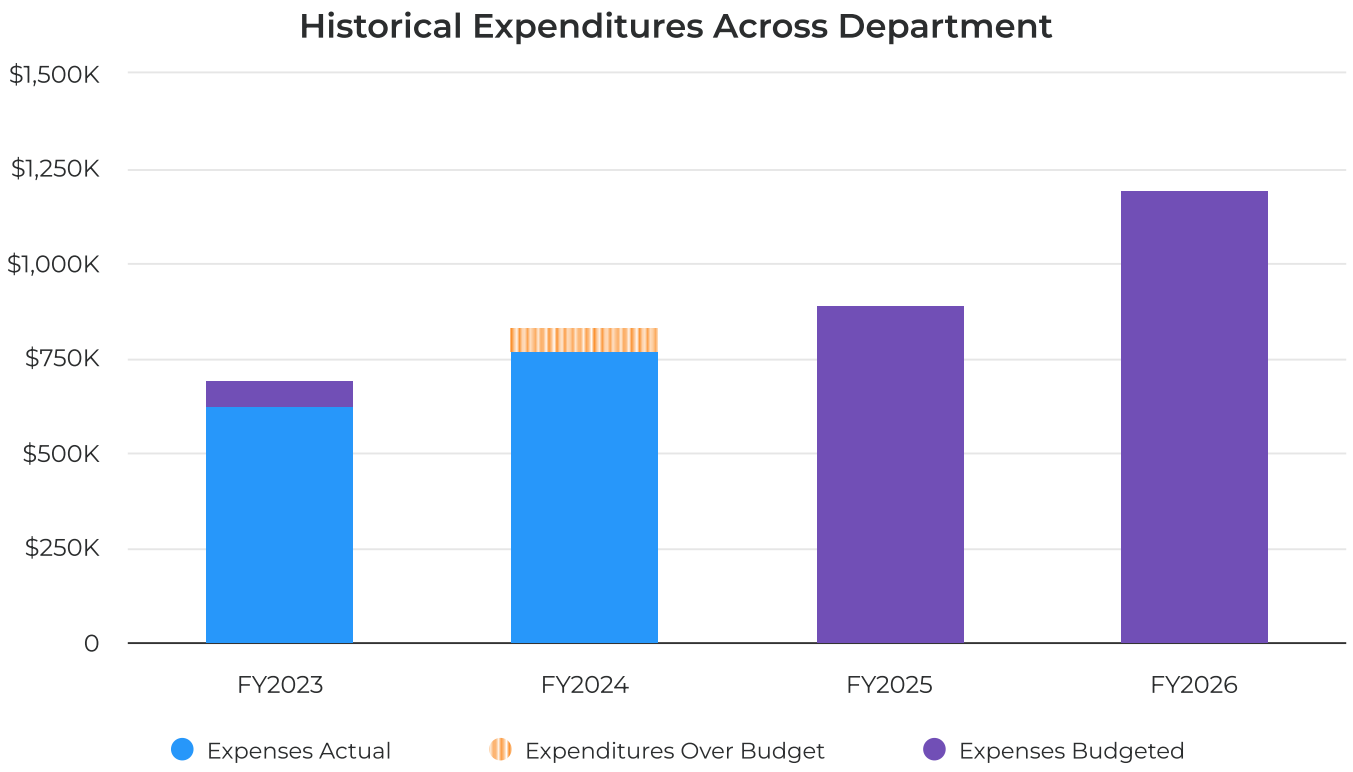
INFORMATION TECHNOLOGY:

- Continue the equipment replacement and upgrade program.
- Implement Dual Factor Authentication.
- Conduct semi-annual phishing training.
- Modernize the Supervisory Alarm (SA) system by transitioning from analog to a digital format.
- Implement a Primary Rate Interface (PRI) system as a contingency measure to maintain communication capabilities during total power and internet failures.

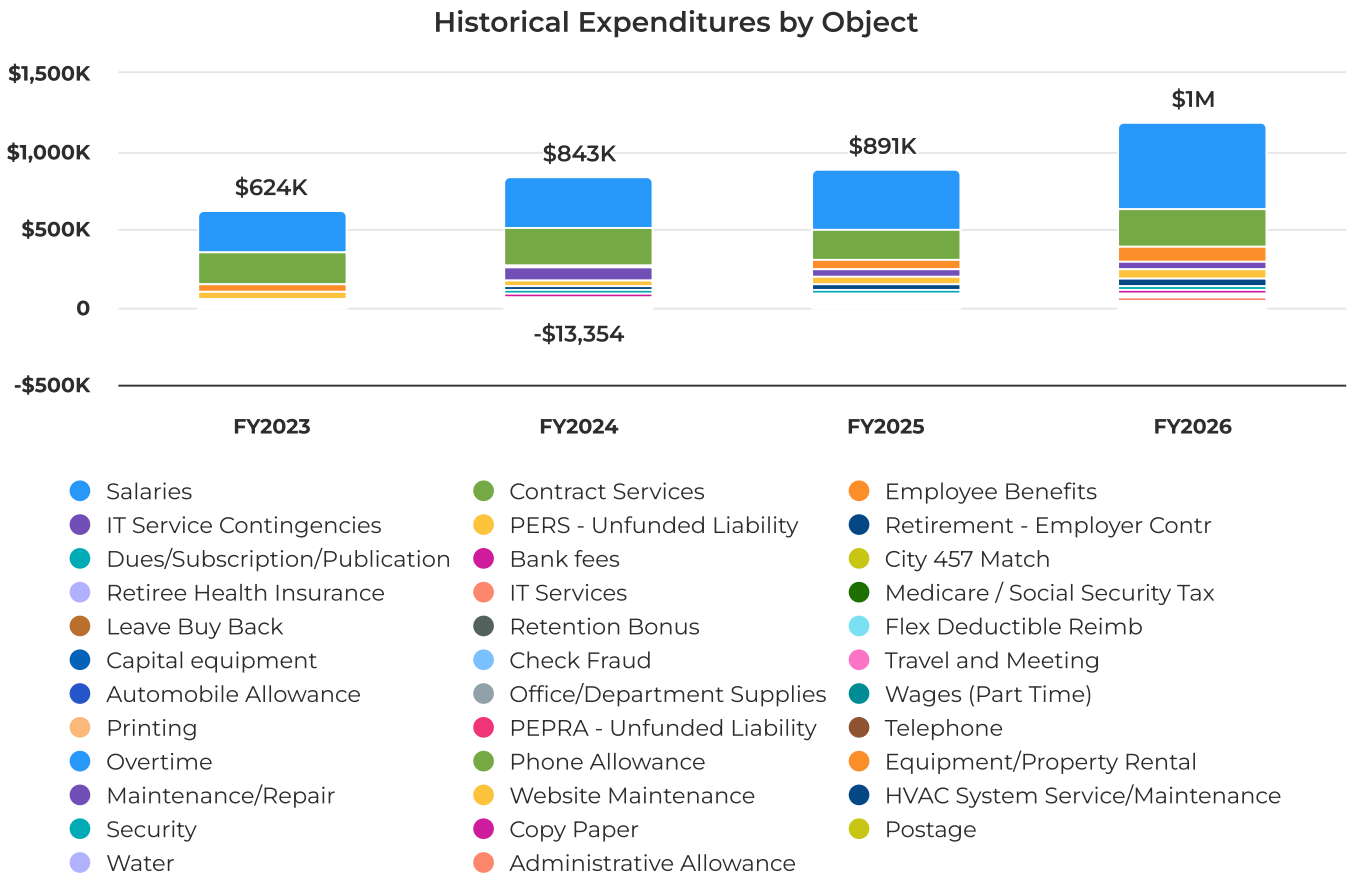
ACCOUNTING:

- Reduce the number of paper checks issues by exploring digital payment alternatives.
- Conduct cost analysis on monthly utilities to identify savings opportunities.
- Expand utilization of ERP system.
- Explore options for payroll system and human resources system to improve efficiency, enhance compliance, streamline processes and improve employee experience
- Streamline and automate the purchase order (P.O.) process to improve workflow and reduce processing time.
- Automate billing processes to reduce manual errors and save time.
- Enhance cross-training responsibilities within the department.
- Streamline communication with other departments to effectively manage overpayments and emerging payment issues.

Expenditure Summary



Expenditures by Object



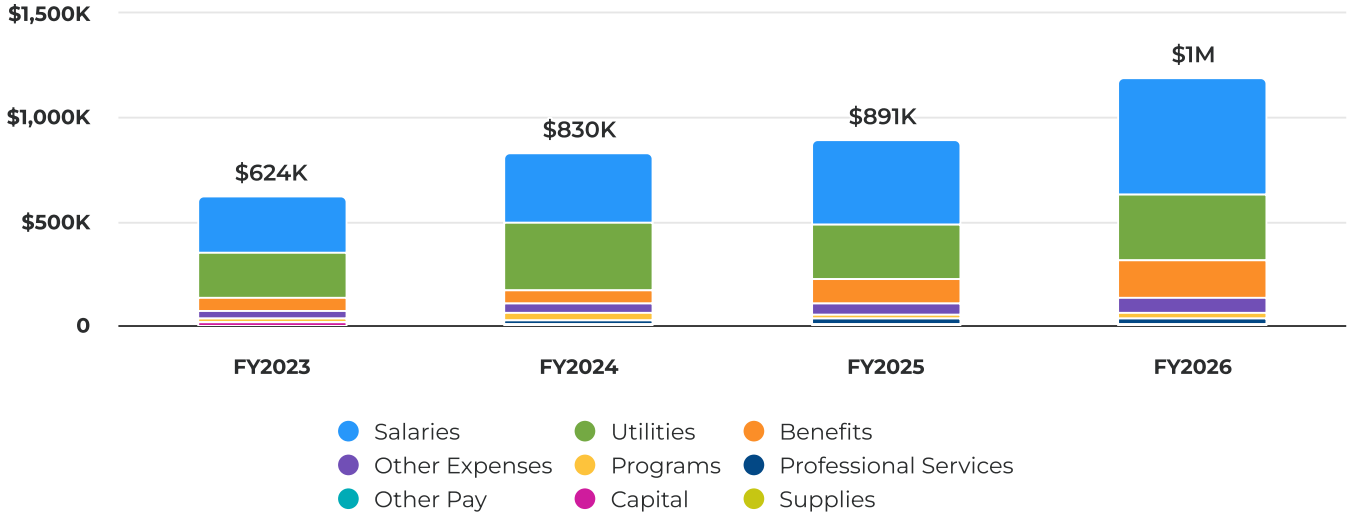
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$386,370.00	$553,339.00	43.21%
Retention Bonus	$14,175.00	-	-100.00%
Overtime	$1,000.00	$1,000.00	0.00%
Leave Buy Back	$6,000.00	$10,074.00	67.90%
Retirement - Employer Contr	$33,057.00	$47,433.00	43.49%
PEPRA - Unfunded Liability	$4,231.00	-	-100.00%
PERS - Unfunded Liability	$43,806.00	$59,755.00	36.41%
Medicare / Social Security Tax	$5,602.00	$8,023.00	43.22%
Employee Benefits	$58,122.00	$93,653.00	61.13%
City 457 Match	$11,387.00	$16,600.00	45.78%
Flex Deductible Reimb	$4,681.00	$7,327.00	56.53%
Automobile Allowance	$2,310.00	$3,840.00	66.23%
Phone Allowance	$162.00	$1,080.00	566.67%
Retiree Health Insurance	$13,763.00	$15,682.50	13.95%
Contract Services	$200,000.00	$250,000.00	25.00%
IT Services	$10,000.00	$20,000.00	100.00%
IT Service Contingencies	$50,000.00	$50,000.00	0.00%
Dues/Subscription/Publication	$25,000.00	$25,000.00	0.00%
Office/Department Supplies	$1,500.00	$2,500.00	66.67%
Printing	$1,500.00	$1,500.00	0.00%

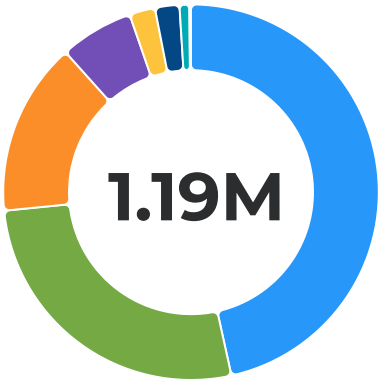
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Travel and Meeting	$2,500.00	$6,000.00	140.00%
Bank fees	$15,000.00	$18,000.00	20.00%
Check Fraud	$1,050.00	-	-100.00%
Total Expenditures	**$891,216.00**	**$1,190,806.50**	**33.62%**

Expenditures by Expense Type

Historical Expenditures by Expense Type



FY26 Expenditures by Expense Type



Salaries	$554,339	46.55%
Utilities	$320,000	26.87%
Benefits	$177,956	14.94%
Other Expenses	$75,438	6.33%
Programs	$26,500	2.23%
Professional Services	$25,000	2.10%
Other Pay	$10,074	0.85%
Supplies	$1,500	0.13%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$401,545.00	$554,339.00	38.05%
Other Pay	$6,000.00	$10,074.00	67.90%
Benefits	$119,552.00	$177,956.00	48.85%
Other Expenses	$58,619.00	$75,437.50	28.69%
Programs	$19,000.00	$26,500.00	39.47%
Professional Services	$25,000.00	$25,000.00	0.00%
Utilities	$260,000.00	$320,000.00	23.08%
Supplies	$1,500.00	$1,500.00	0.00%
Total Expenditures	**$891,216.00**	**$1,190,806.50**	**33.62%**

Personnel Summary

FTE Summary: 4.9

Finance Manager - .9

Accounting Manager - 1

Administrative Analyst - 1

Senior Accountant - 1

Accounting Technician II - 1

Planning

MANAGING DEPARTMENT HEAD: Community Development Director

PRIMARY ACTIVITIES:

The Planning Division is part of the Community Development Department and administers the City's comprehensive planning programs, processes development permits and agreements, and carries out state mandates related to housing. Planning prepares, maintains and implements the General Plan, Zoning, and Subdivision of parcels. Planning provides assessments and recommendations of developments to the Planning Commission and City Council. The Planning Division's goal is a well-designed City with a physically attractive built environment.

FY 2024-25 ACCOMPLISHMENTS:

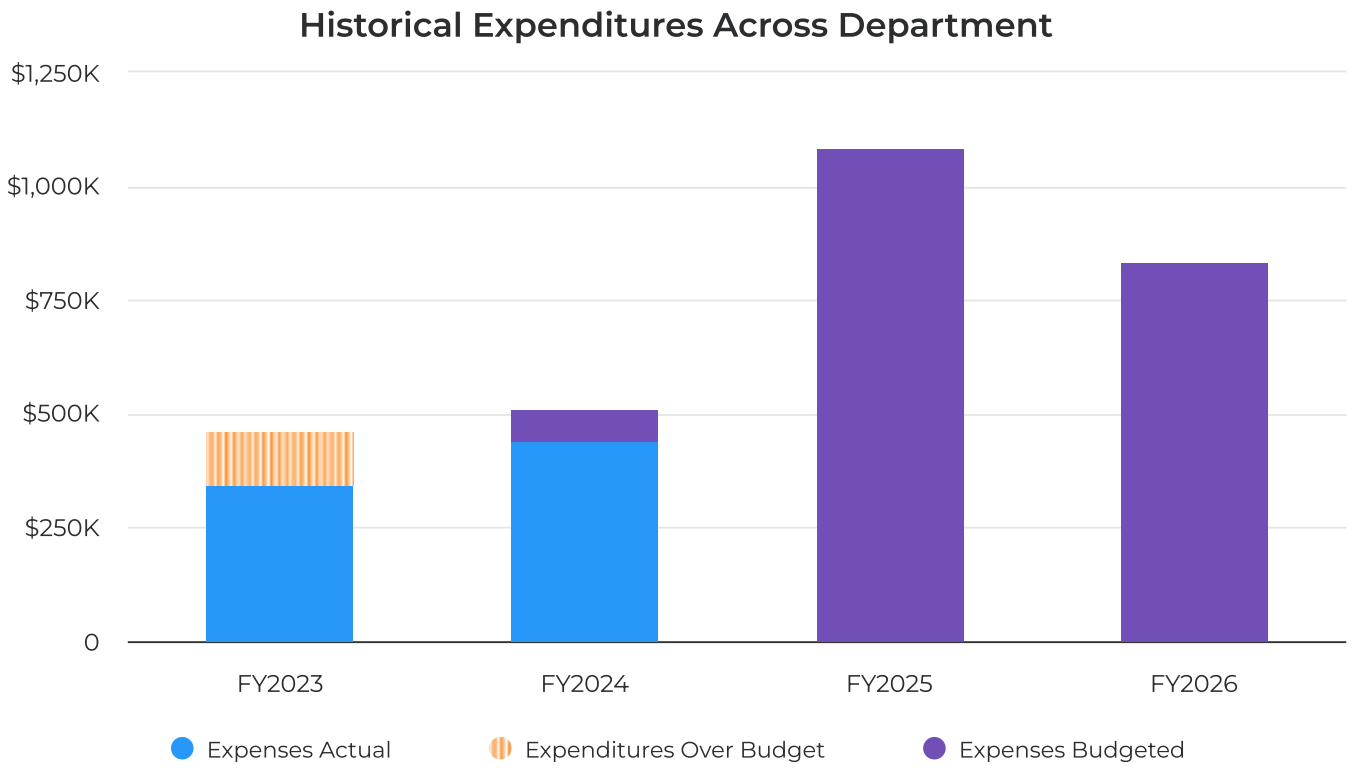
- Permitted 44 new residential units:
- 8 accessory dwelling units (ADU's)
- 31 multiple-family dwellings
- Processed 26 Entitlement Projects with Public Hearings for commercial and residential properties.
- Processed 12 Temporary Use Permits for special events occurring within the City.
- Processed four Procession Permits for special events occurring within the City.
- Reduced emissions and waste from building materials by maintaining the Construction and Demolition Debris Program on 23 projects where at least 65% of nonhazardous construction and demolition waste was recycled and/or salvaged for reuse.
- Provided an expedited entitlement process to five existing projects still in development.
- Planning approved all four of the buildings for the completed Brandywine Home Project which provides 30 units of condominiums and townhomes.
- All permits have been issued for the City Ventures Project at 11700 Arkansas Street, a mixed-use development with 59 residential units and 4,455 square feet of commercial space, of which 29 units have completed construction.
- Published and submitted the Environmental Impact Report (EIR) for the G3 Urban Artesia Place Project, a proposed 120-unit residential development at 11709 Artesia Boulevard including 24 low-income units and eight live work units.
- Initiated digitization of Planning records with Laserfiche program.
- Submitted the Mixed-Use Overlay to the City Council for approval.
- Completed and submitted the Annual General Plan Progress Report.
- Adopted an ordinance aligning the City's zoning code with State Accessory Dwelling Unit (ADU) law.
- Completed draft Downtown Specific Plan and put it out for public comment.
- Completed draft Housing Element and put it out for public comment, while simultaneously being reviewed by HCD.

Summary of Goals

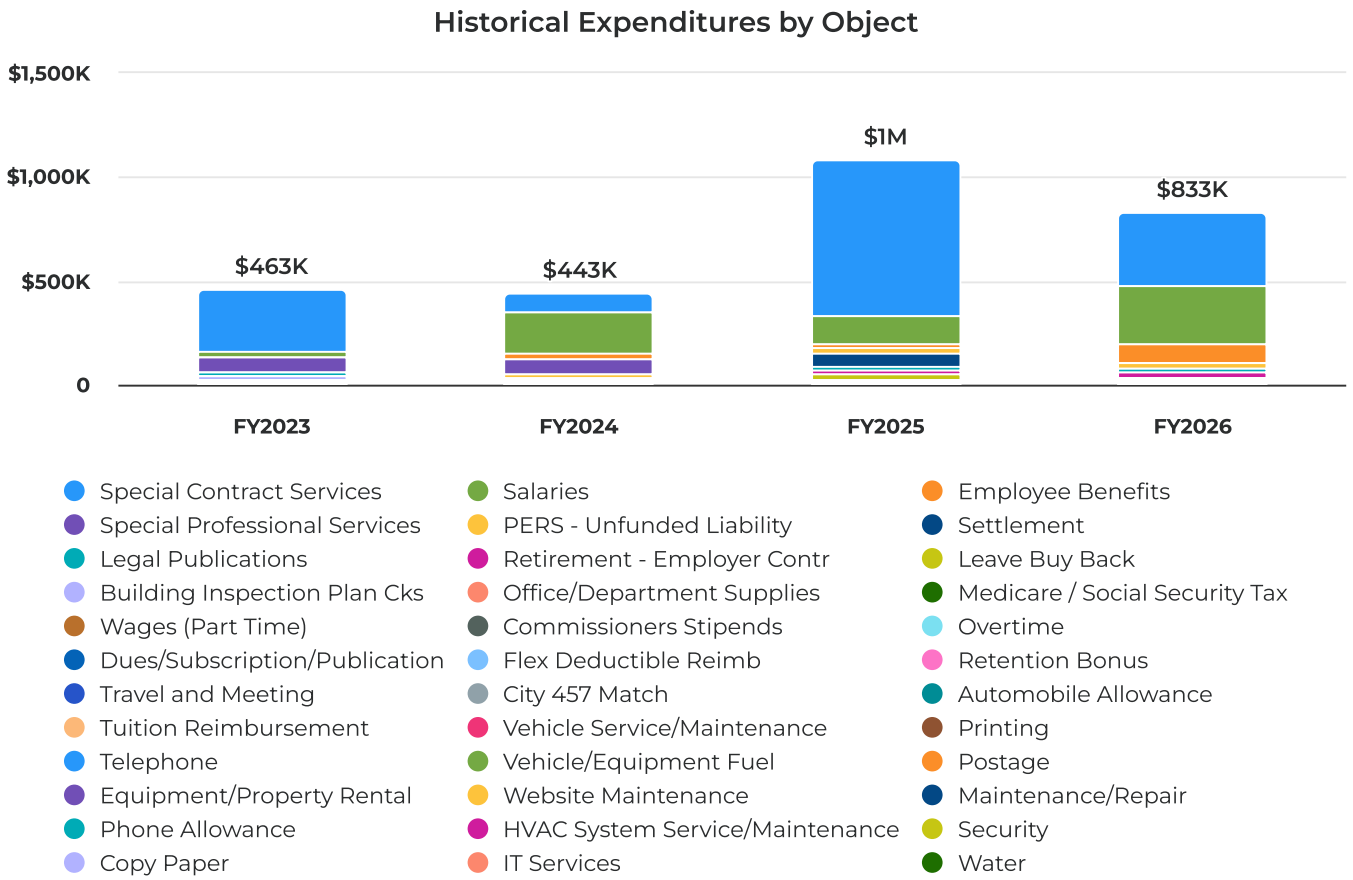
FY 2025-26 OBJECTIVES:

- Complete and adopt the Downtown Specific Plan.
- Finalize the updates to the 2021-2029 Housing Element and obtain certification from the California Housing and Community Development (HCD) Department.
- Support existing housing and mixed-use developments to ensure entitlement milestones are achieved and projects move forward to construction.
- Advance economic development by building and maintaining strong relationships with developers to enhance the landscape of the City.
- Recruit and onboard a permanent Community Development Director, Planning Manager, and Assistant Planner.
- Create and recruit for a Planning Clerk to increase staffing capacity within the Planning Division.
- Complete the digitization of planning records using the Laserfiche program.
- Upgrade the citywide electronic permitting solution to facilitate online payments and interdepartmental workflow.
- Procure and implement a Geographic Information System (GIS) for the Planning Department to enhance mapping and data analysis capabilities.
- Update the City's User Fee Schedule to ensure cost recovery and alignment with current service delivery standards.

Expenditure Summary



Expenditures by Object

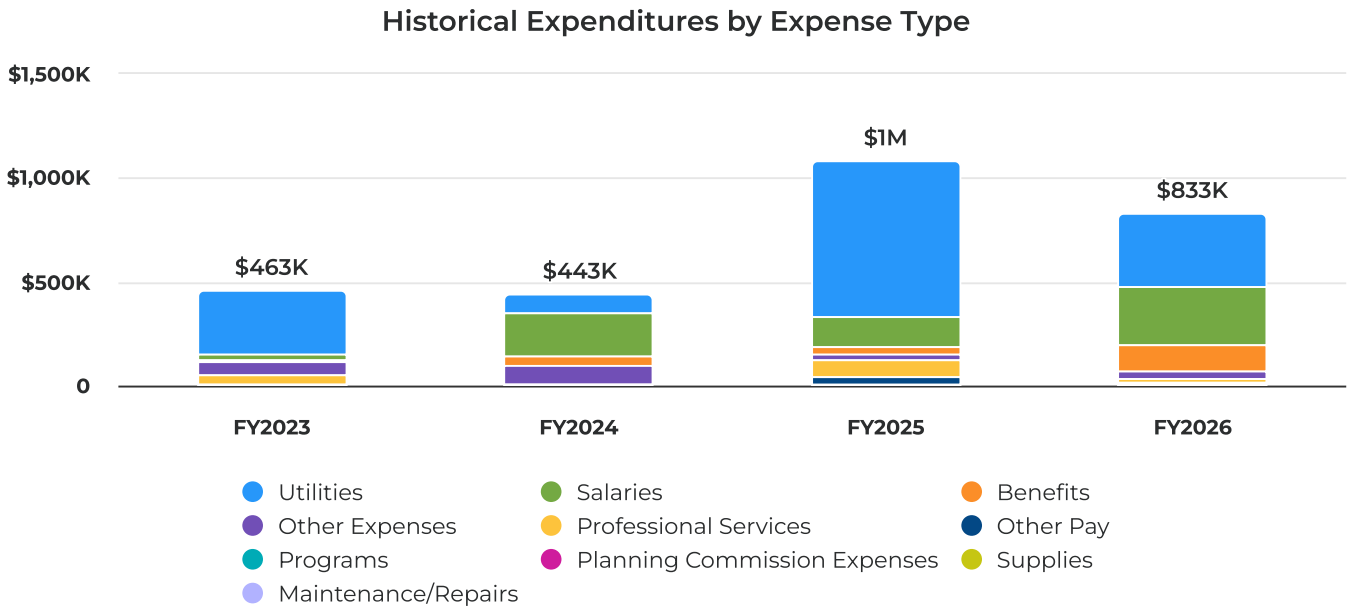


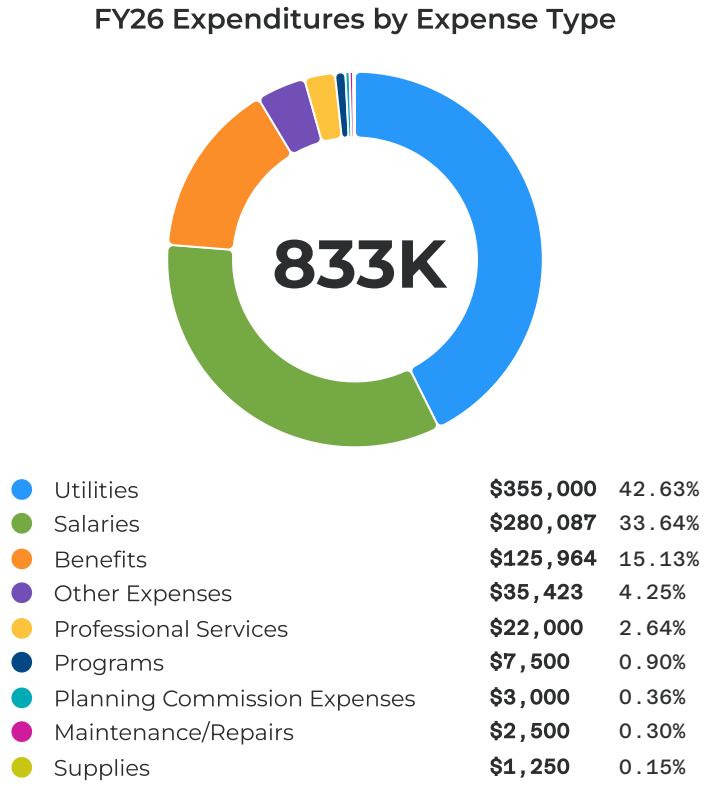
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$132,307.00	$277,087.00	109.43%
Retention Bonus	$5,600.00	-	-100.00%
Overtime	$3,000.00	$3,000.00	0.00%
Leave Buy Back	$34,608.00	-	-100.00%
Retirement - Employer Contr	$11,547.00	$24,356.00	110.93%
PERS - Unfunded Liability	$25,118.00	$29,923.00	19.13%
Medicare / Social Security Tax	$1,918.00	$4,018.00	109.49%
Employee Benefits	$23,179.00	$87,987.00	279.60%
City 457 Match	$1,198.00	$2,464.00	105.68%
Flex Deductible Reimb	$2,392.00	$4,259.00	78.05%
Automobile Allowance	$1,215.00	$2,340.00	92.59%
Phone Allowance	-	$540.00	-
Tuition Reimbursement	-	$3,500.00	-
Commissioners Stipends	$3,000.00	$3,000.00	0.00%
Special Contract Services	$750,777.00	$355,000.00	-52.72%
Settlement	$65,576.00	-	-100.00%
Dues/Subscription/Publication	$500.00	$4,000.00	700.00%
Office/Department Supplies	$3,000.00	$3,500.00	16.67%
Postage	$750.00	$750.00	0.00%
Printing	$350.00	$500.00	42.86%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Legal Publications	$18,000.00	$18,000.00	0.00%
Travel and Meeting	-	$4,000.00	-
Vehicle Service/Maintenance	$200.00	$2,500.00	1,150.00%
Vehicle/Equipment Fuel	-	$2,000.00	-
Total Expenditures	**$1,084,235.00**	**$832,724.00**	**-23.20%**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$140,907.00	$280,087.00	98.77%
Other Pay	$34,608.00	-	-100.00%
Benefits	$41,449.00	$125,964.00	203.90%
Other Expenses	$25,118.00	$35,423.00	41.03%
Programs	$3,000.00	$7,500.00	150.00%
Planning Commission Expenses	$3,000.00	$3,000.00	0.00%
Professional Services	$84,076.00	$22,000.00	-73.83%
Utilities	$750,777.00	$355,000.00	-52.72%
Supplies	$1,100.00	$1,250.00	13.64%
Maintenance/Repairs	$200.00	$2,500.00	1,150.00%
Total Expenditures	**$1,084,235.00**	**$832,724.00**	**-23.20%**

Personnel Summary

FTE Summary: 3

Community Development Director - .45

Planning Manager - .8

Assistant Planner - .9

Planning Clerk - .85

Building and Safety

MANAGING DEPARTMENT HEAD: Community Development Director

PRIMARY ACTIVITIES:

The City contracts with Los Angeles County for Building, Safety, Plan Check, and Inspection services. The County Building Inspectors and Plan Checkers enforce the regulations of the Los Angeles County and California State Building Codes, which the City adopts by reference, along with City building codes. County contractors work with private contractors, property owners, and residents through quality communication to ensure construction is completed in compliance with state and local codes and is safe for occupation. The Building and Safety Department's goal is to ensure construction is completed efficiently and in compliance with state and local codes and is safe for occupation.

FY 2024-25 ACCOMPLISHMENTS:

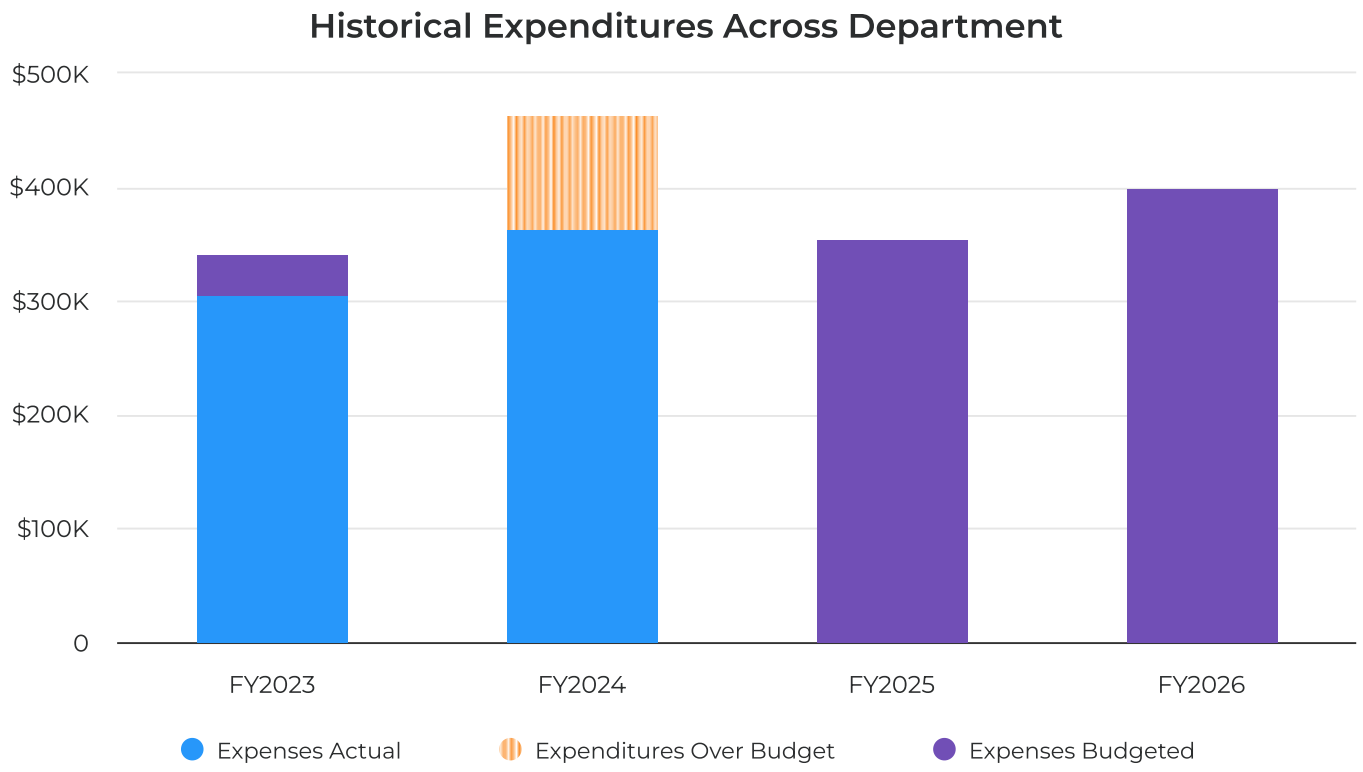
- Initiated 615 building permits.
- Issued 576 building permits.
- Finalized 456 building permits.
- Identified and reviewed 112 outstanding permits, collaborating with project managers to facilitate renewals and ensure timely permit closeout, improving overall tracking and compliance.
- Provided inspections within one business day of request.
- Provided weekly status reports for all projects, improving communication between County contractors, the City, and applicants.
- Implemented all solar permitting through a new electronic system with EPIC-LA in conjunction with LA County.
- Digitized building permits through Laserfiche program.

Summary of Goals

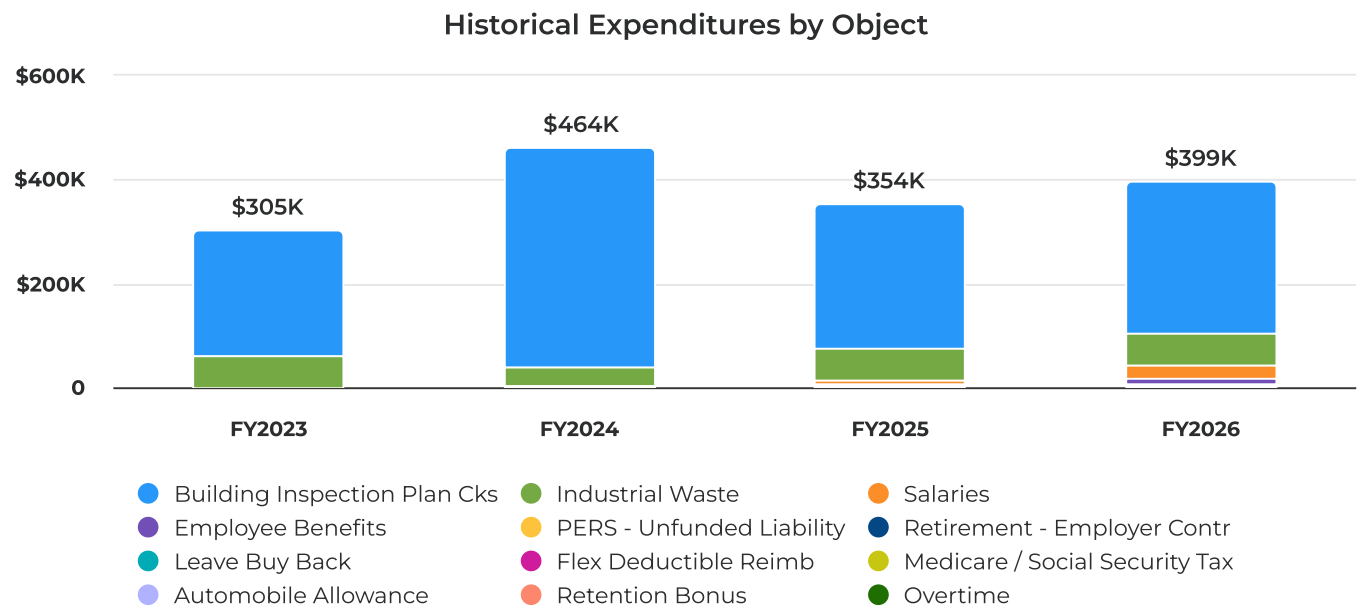
FY 2025-26 OBJECTIVES:

- Continue to identify expired building permits, notify applicants of expiration, and collect extension or inspection fees to facilitate permit renewal or closure.
- Continue digitizing building permits using the Laserfiche program until the new permitting system is fully operational.
- Maintain the goal of providing inspections within one business day of request.
- Implement citywide electronic permitting solution to facilitate online payments and interdepartmental workflow.

Expenditure Summary



Expenditures by Object

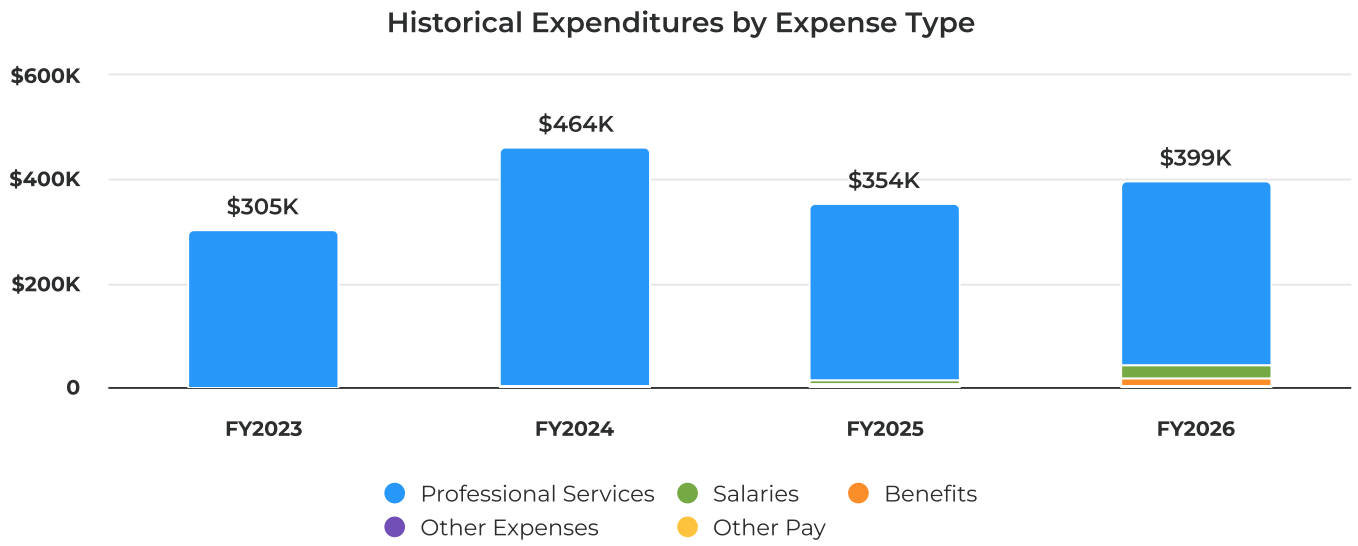


Expenditures by Object

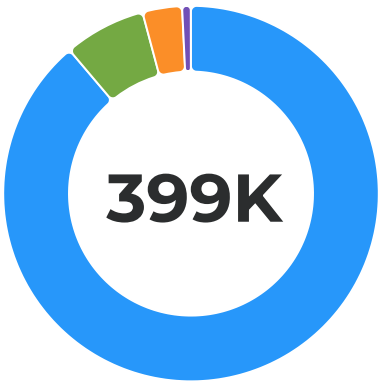
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$7,944.00	$28,011.00	252.61%
Retention Bonus	$175.00	-	-100.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Overtime	$100.00	-	-100.00%
Leave Buy Back	$1,500.00	-	-100.00%
Retirement - Employer Contr	$625.00	$2,230.00	256.80%
PERS - Unfunded Liability	$2,317.00	$3,020.00	30.34%
Medicare / Social Security Tax	$115.00	$406.00	253.04%
Employee Benefits	$1,398.00	$10,269.00	634.55%
Flex Deductible Reimb	$180.00	$492.00	173.33%
Automobile Allowance	$135.00	$135.00	0.00%
Building Inspection Plan Cks	$280,000.00	$294,000.00	5.00%
Industrial Waste	$60,000.00	$60,000.00	0.00%
Total Expenditures	**$354,489.00**	**$398,563.00**	**12.43%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Professional Services	**$354,000**	88.82%
Salaries	**$28,011**	7.03%
Benefits	**$13,532**	3.40%
Other Expenses	**$3,020**	0.76%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$8,219.00	$28,011.00	240.81%
Other Pay	$1,500.00	-	-100.00%
Benefits	$2,453.00	$13,532.00	451.65%
Other Expenses	$2,317.00	$3,020.00	30.34%
Professional Services	$340,000.00	$354,000.00	4.12%
Total Expenditures	**$354,489.00**	**$398,563.00**	**12.43%**

Personnel Summary

FTE Summary: .35

Planning Manager - .15

Assistant Planner - .05

Planning Clerk -.15

Economic Development

MANAGING DEPARTMENT HEAD: City Manager

PRIMARY ACTIVITIES:

The Economic Development Division pursues opportunities for the City to broaden its tax base, diversify the City's commercial offerings, expand existing businesses and invite in new businesses. Economic Development oversees business retention and attraction as well as maintaining relationships with the City's merchants, owners, investors and residents. The Economic Development Department's goal is to expand the City's local economy.

FY 2024-25 ACCOMPLISHMENTS:

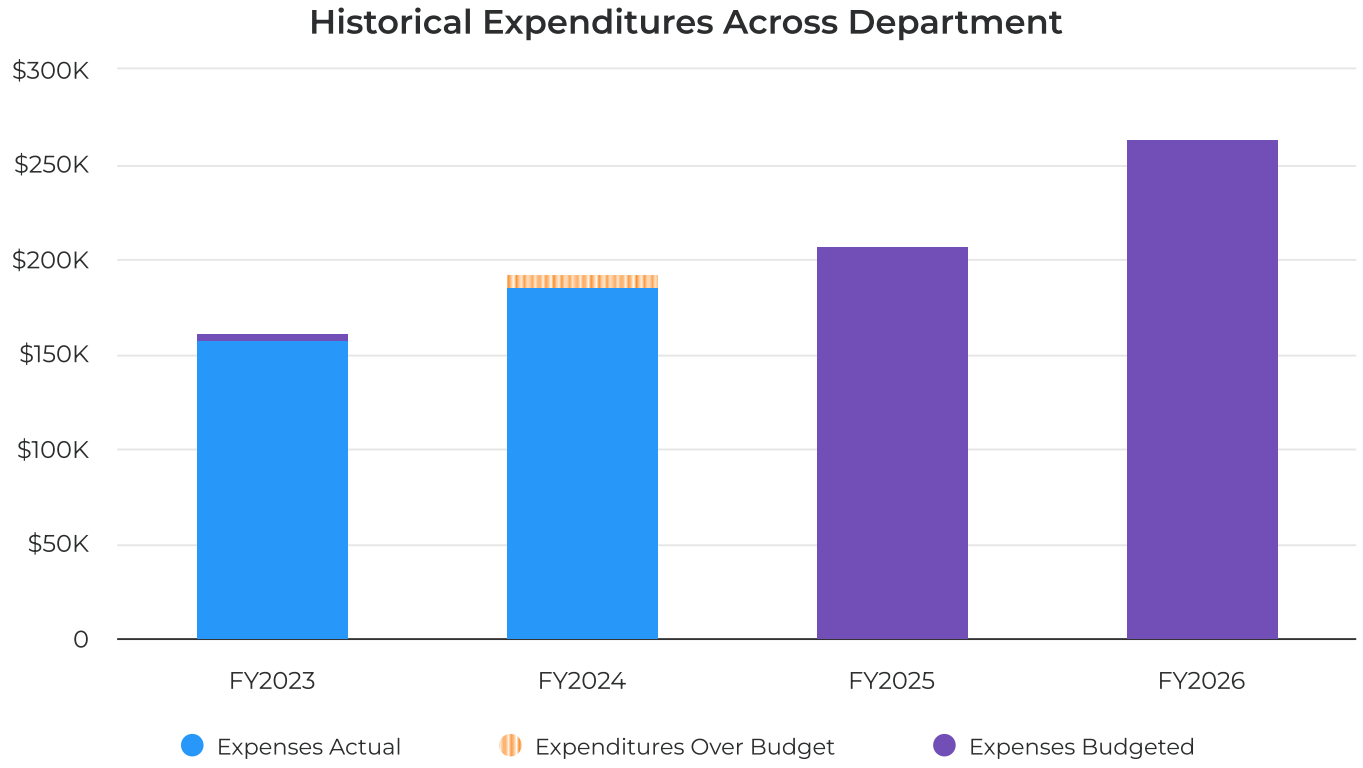
- Coordinated the City's fourth Restaurant Week, aimed at promoting local dining establishments and increasing community patronage with participation from 42 restaurants and launched the first gift card program with interested restaurants.
- Partnered with the Southeast Los Angeles County Workforce Development Board (SELACO) to deliver free career services such as resume assistance, job training, and business development while providing on-the-job training to three adult workers placed at City Hall.
- Collaborated with ABC Unified School District's WorkAbility Program to mentor and train two student workers at City Hall, equipping them with hands-on experience and professional skills to support future career success.
- Inspected and processed the renewal of three retail cannabis business licenses, ensuring regulatory compliance and enabling continued operations that generate revenue for the City.
- Executed the first year of the City's Community Benefits Pilot Grant Program, supporting local initiatives aligned with community development goals.

Summary of Goals

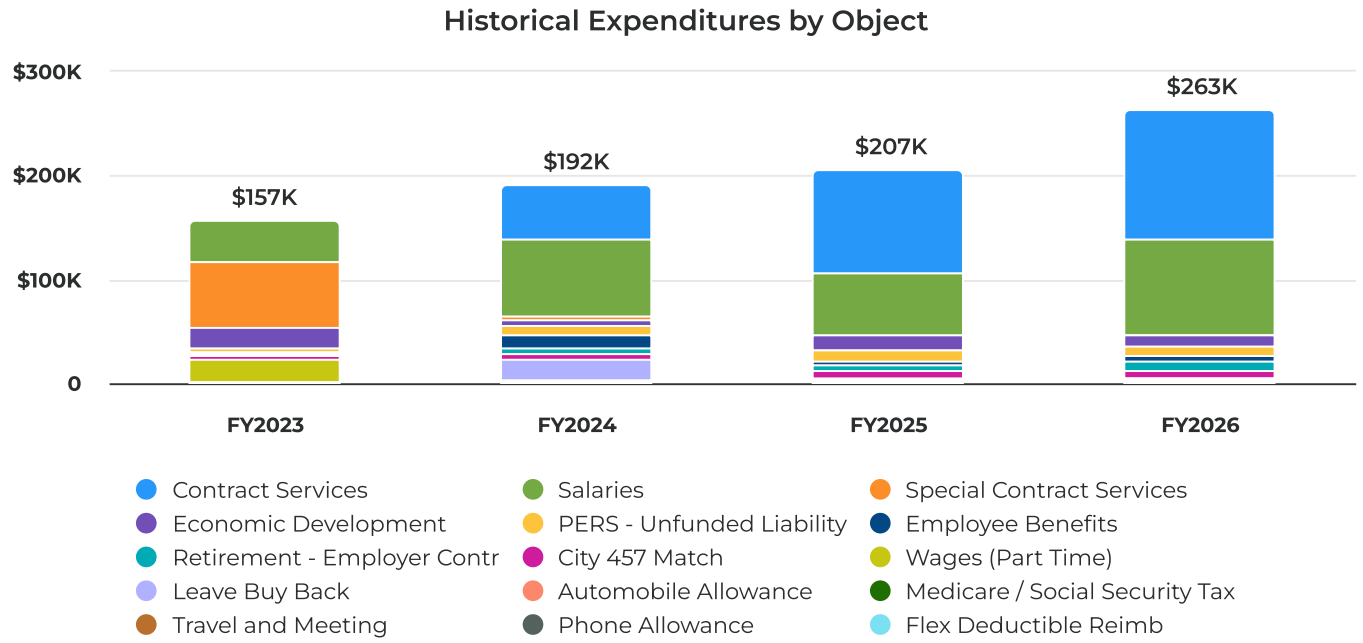
FY 2025-26 OBJECTIVES:

- Collaborate with the Chamber of Commerce to promote the City and support local businesses through training sessions and workshops.
- Implement an Enhanced Infrastructure Financing District (EIFD) to improve and revitalize public infrastructure and landscaping within the City.
- Initiate the process of establishing a Business Improvement District (BID) to support economic development and area beautification.
- Continue collaborating with developers to attract mixed-use developments that generate new opportunities and increase City revenue.
- Permit and facilitate the conversion of three static billboards to digital displays to modernize signage and increase advertising revenue.
- Launch a new business recognition program to highlight and celebrate local business achievements.

Expenditure Summary



Expenditures by Object

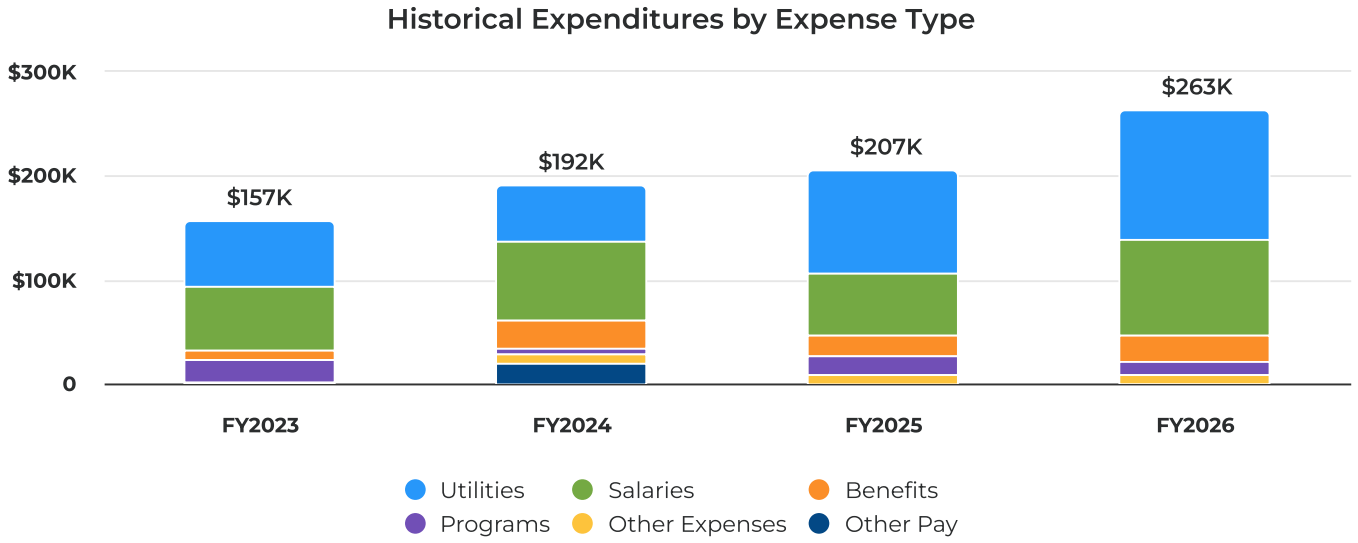


Expenditures by Object

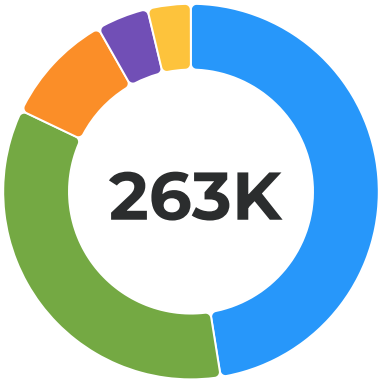
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$59,671.00	$91,184.00	52.81%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Retirement - Employer Contr	$6,391.00	$9,811.00	53.51%
PERS - Unfunded Liability	$9,868.00	$9,837.00	-0.31%
Medicare / Social Security Tax	$865.00	$1,322.00	52.83%
Employee Benefits	$3,891.00	$4,200.00	7.94%
City 457 Match	$5,990.00	$6,936.00	15.79%
Flex Deductible Reimb	$522.00	$731.00	40.04%
Automobile Allowance	$1,680.00	$1,680.00	0.00%
Phone Allowance	$840.00	$840.00	0.00%
Contract Services	$100,000.00	$125,000.00	25.00%
Economic Development	$15,000.00	$11,000.00	-26.67%
Travel and Meeting	$1,940.00	$800.00	-58.76%
Total Expenditures	**$206,658.00**	**$263,341.00**	**27.43%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Utilities	**$125,000**	47.47%
Salaries	**$91,184**	34.63%
Benefits	**$25,520**	9.69%
Programs	**$11,800**	4.48%
Other Expenses	**$9,837**	3.74%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$59,671.00	$91,184.00	52.81%
Benefits	$20,179.00	$25,520.00	26.47%
Other Expenses	$9,868.00	$9,837.00	-0.31%
Programs	$16,940.00	$11,800.00	-30.34%
Utilities	$100,000.00	$125,000.00	25.00%
Total Expenditures	**$206,658.00**	**$263,341.00**	**27.43%**

Personnel Summary

FTE Summary: .35

City Manager - .35

City Engineer

MANAGING DEPARTMENT HEAD: Public Works Manager

PRIMARY ACTIVITIES:

The City Engineer is a contracted service with two engineering firms: Kimley-Horn, and Ron Ibarra Engineering. They provide engineering support services to the Public Works Department. Services include: environmental, construction management/inspections, intra/interagency coordination, and construction inspections affecting the public right of way for compliance with the Municipal Code and other safety and industry standards. The City Engineer also provides grant and contract management for City public works projects.

FY 2024-25 ACCOMPLISHMENTS:

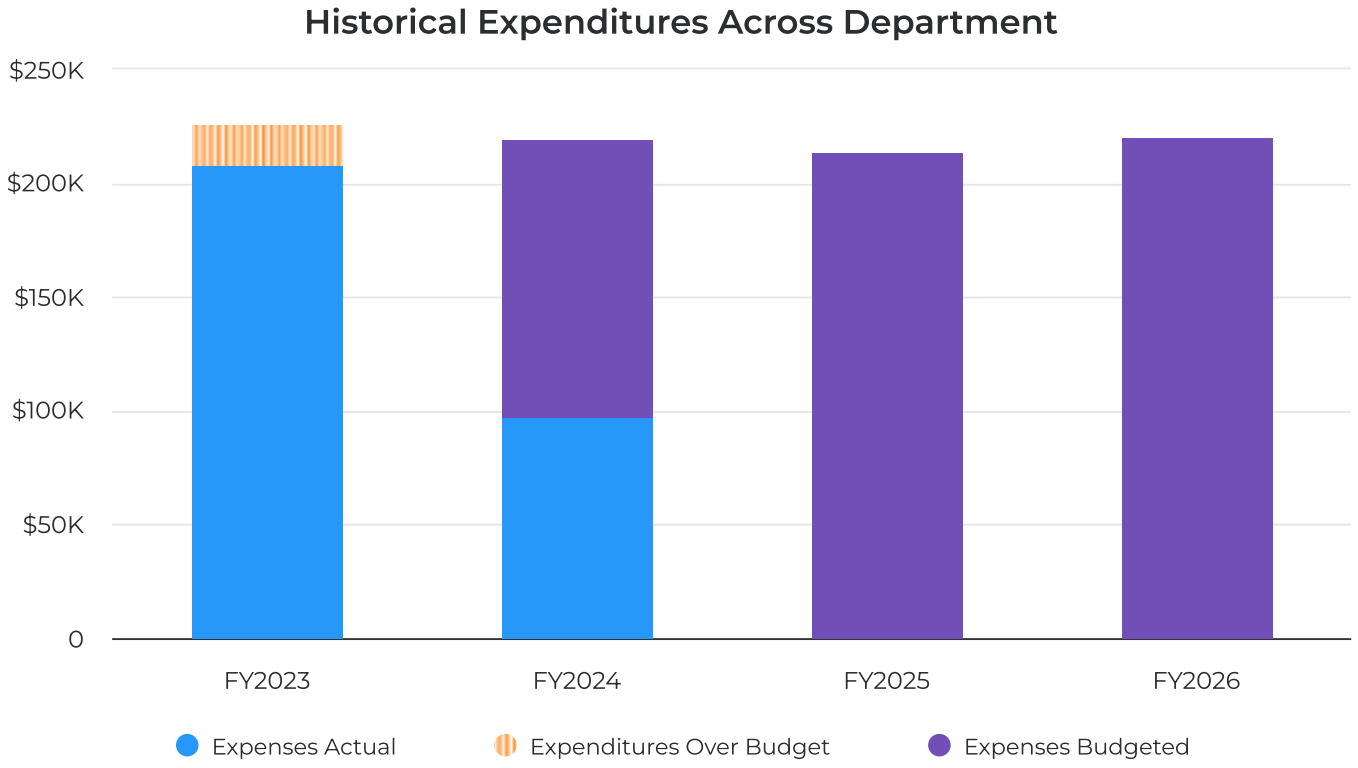
- Reviewed and approved 83 encroachment permits for public utilities and private work within the public right of way.
- Completed plans, specifications and estimates for the electric vehicle charging facility expansion project at Artesia Park.
- Completed plans, specifications and estimates for the sidewalk replacement project.
- Coordinated with SoCal Gas for utility relocation for the Southeast Gateway Line.
- Coordinated with Golden State Water for major waterline improvements.
- Completed review of final draft Environmental Impact Report for the future Southeast Gateway Line.
- Completed review of final draft plans, specifications and estimates for State Route 91 Expansion project.
- Completed review of final draft plans, specifications and estimates for Pioneer Boulevard Traffic Signalization Project.

Summary of Goals

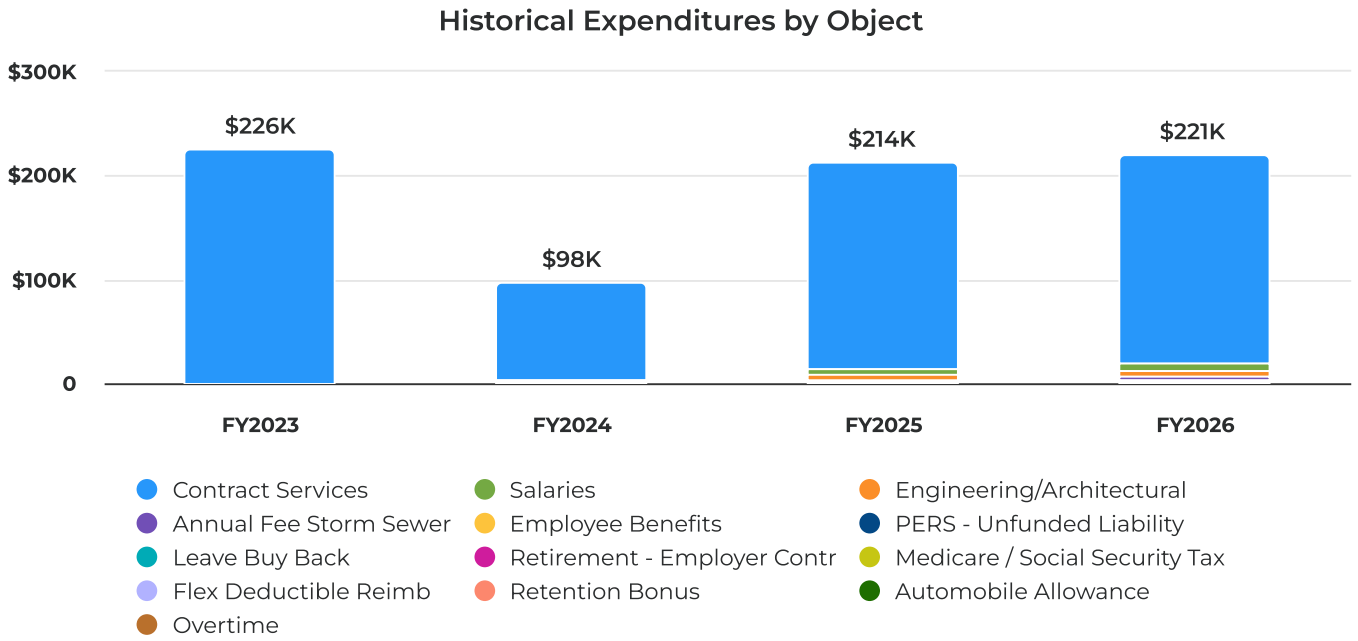
FY 2025-26 OBJECTIVES:

- Implement a citywide electronic permitting solution to facilitate online payments and interdepartmental workflow.
- Continue review and issuance of encroachment permits, including timely close out of completed projects or expired permits.
- Work with staff and consultant to complete the Artesia Botanical Garden Design.
- Complete plans, specifications and estimates for project using Local Highway Safety Improvement Program grant funds to make pavement improvements and install traffic-calming measures in District 5.
- Oversee plans, specifications and estimates for project using Congressional Directed Spending Program grant funds to make pavement improvements in District 2 and 3.
- Oversee plans, specifications and estimates for the A.J. Padelford Park Expansion project for demolition and redevelopment of purchased properties.

Expenditure Summary



Expenditures by Object

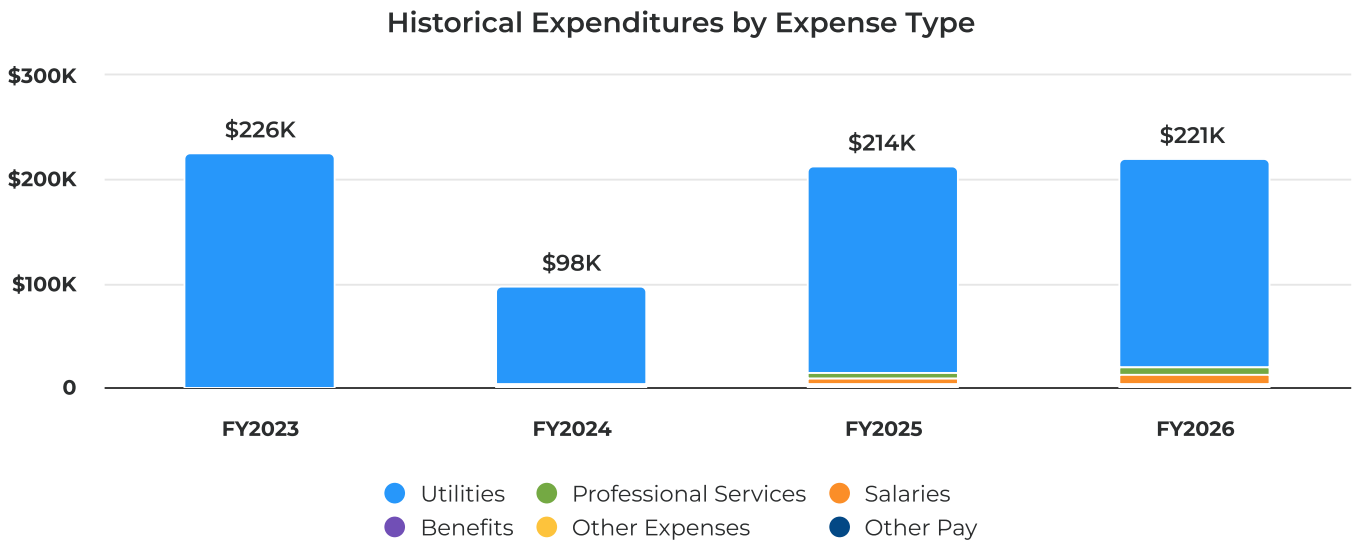


Expenditures by Object

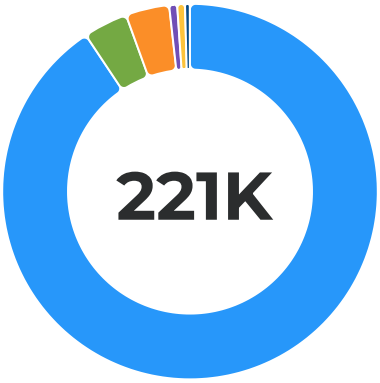
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$5,134.00	$8,315.00	61.96%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Retention Bonus	$175.00	-	-100.00%
Overtime	$100.00	-	-100.00%
Leave Buy Back	$500.00	$1,500.00	200.00%
Retirement - Employer Contr	$404.00	$662.00	63.86%
PERS - Unfunded Liability	$1,047.00	$915.00	-12.61%
Medicare / Social Security Tax	$74.00	$121.00	63.51%
Employee Benefits	$1,016.00	$575.00	-43.41%
Flex Deductible Reimb	$100.00	$63.00	-37.00%
Automobile Allowance	$45.00	$60.00	33.33%
Contract Services	$200,000.00	$200,000.00	0.00%
Engineering/Architectural	$5,000.00	$5,000.00	0.00%
Annual Fee Storm Sewer	-	$3,400.00	-
Total Expenditures	**$213,595.00**	**$220,611.00**	**3.28%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Utilities	**$200,000**	90.66%
Professional Services	**$8,400**	3.81%
Salaries	**$8,315**	3.77%
Other Pay	**$1,500**	0.68%
Benefits	**$1,481**	0.67%
Other Expenses	**$915**	0.41%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$5,409.00	$8,315.00	53.73%
Other Pay	$500.00	$1,500.00	200.00%
Benefits	$1,639.00	$1,481.00	-9.64%
Other Expenses	$1,047.00	$915.00	-12.61%
Professional Services	$5,000.00	$8,400.00	68.00%
Utilities	$200,000.00	$200,000.00	0.00%
Total Expenditures	**$213,595.00**	**$220,611.00**	**3.28%**

Personnel Summary

FTE Summary: .05

Public Works Manager - .05

Code Compliance

MANAGING DEPARTMENT HEAD: Community Development Director

PRIMARY ACTIVITIES:

The Code Compliance Division is part of the Community Development Department and is responsible for the enforcement of the Artesia Municipal Code (AMC). Division staff work with residents, property owners, and businesses to ensure the AMC regulations for building standards, land use, zoning, and property maintenance are followed. The Code Compliance Division's goal is to gain voluntary compliance from the community to adhere to the AMC.

FY 2024-25 ACCOMPLISHMENTS:

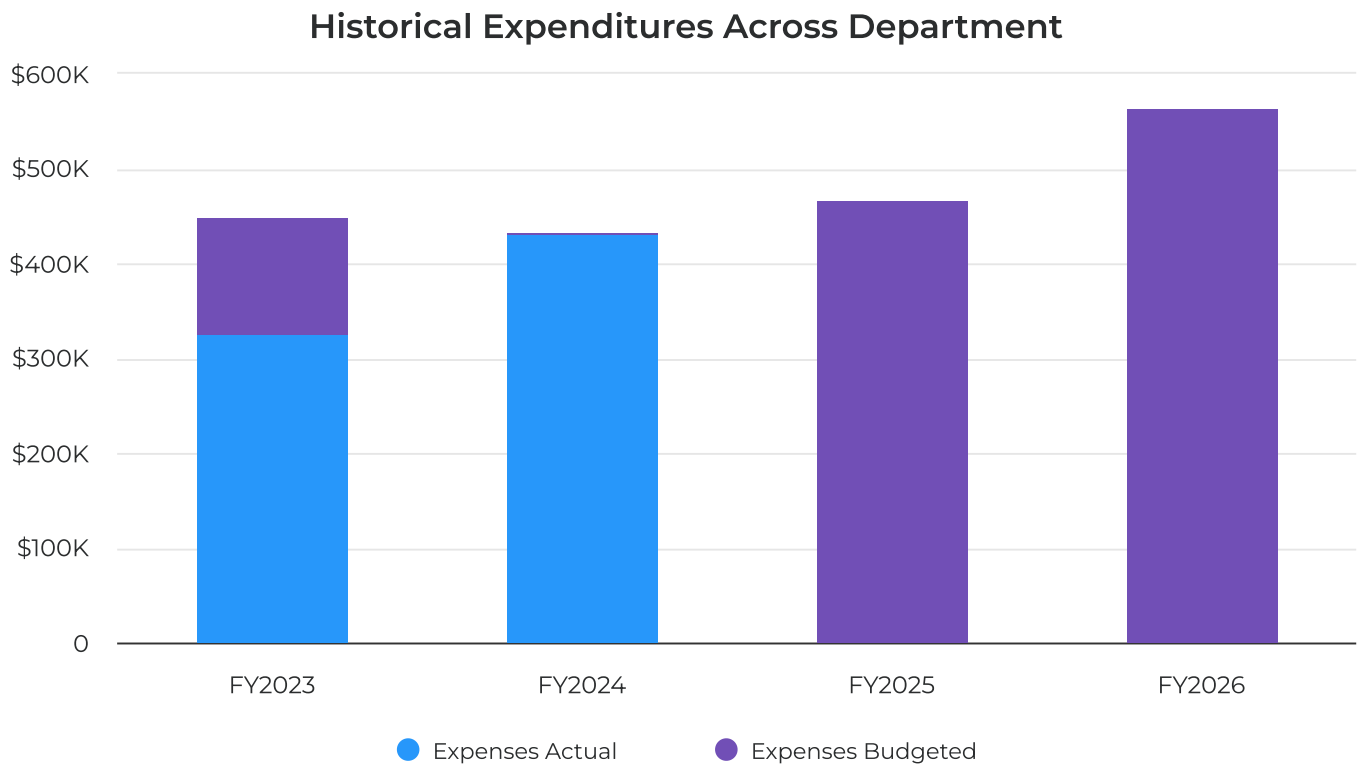
- Opened 360 Code Enforcement cases and successfully abated and closed 298 cases.
- Achieved voluntary compliance to resolve code violations in 82.8% of cases.
- Conducted outreach and education during Public Safety Expo events to engage residents and promote code compliance.
- Developed and shared targeted social media campaigns to increase public awareness and help reduce code violations.
- Continued the Graffiti Abatement Program that provided discounted paint to residents and businesses to support property maintenance.
- Hosted free bulky item pick-up events in collaboration with the City's waste hauler, CR&R, to promote responsible disposal and maintain neighborhood cleanliness.
- Effectively ran a business license renewal compliance campaign, resulting in almost a 90% reduction in outstanding licenses.
- Hired a new Code Enforcement Supervisor to enhance oversight and operational efficiency within the division.
- Updated various sections of the municipal code to reflect current standards and improve enforceability.
- Revised the Vacant Property Registration process to streamline compliance and monitoring and ensure vacant properties are held to a high standard of care and maintenance.
- Enforced a prohibition on short-term rentals to align with community and zoning standards.
- Strengthened regulations related to the sale and operation of safe and sane fireworks stands.
- Enhanced procedures for nuisance abatement to ensure timely and effective resolution of code violations.
- Updated the city's regulations regarding when waste carts can be left on public streets to remove nuisances from public view.
- Ran public awareness campaign using courtesy postcards regarding the updated trashcan curfew before enforcing the new code.
- Implemented Standard Operating Procedures (SOPs) and conducted comprehensive training for the Code Enforcement team to ensure consistency and professionalism in field operations.

Summary of Goals

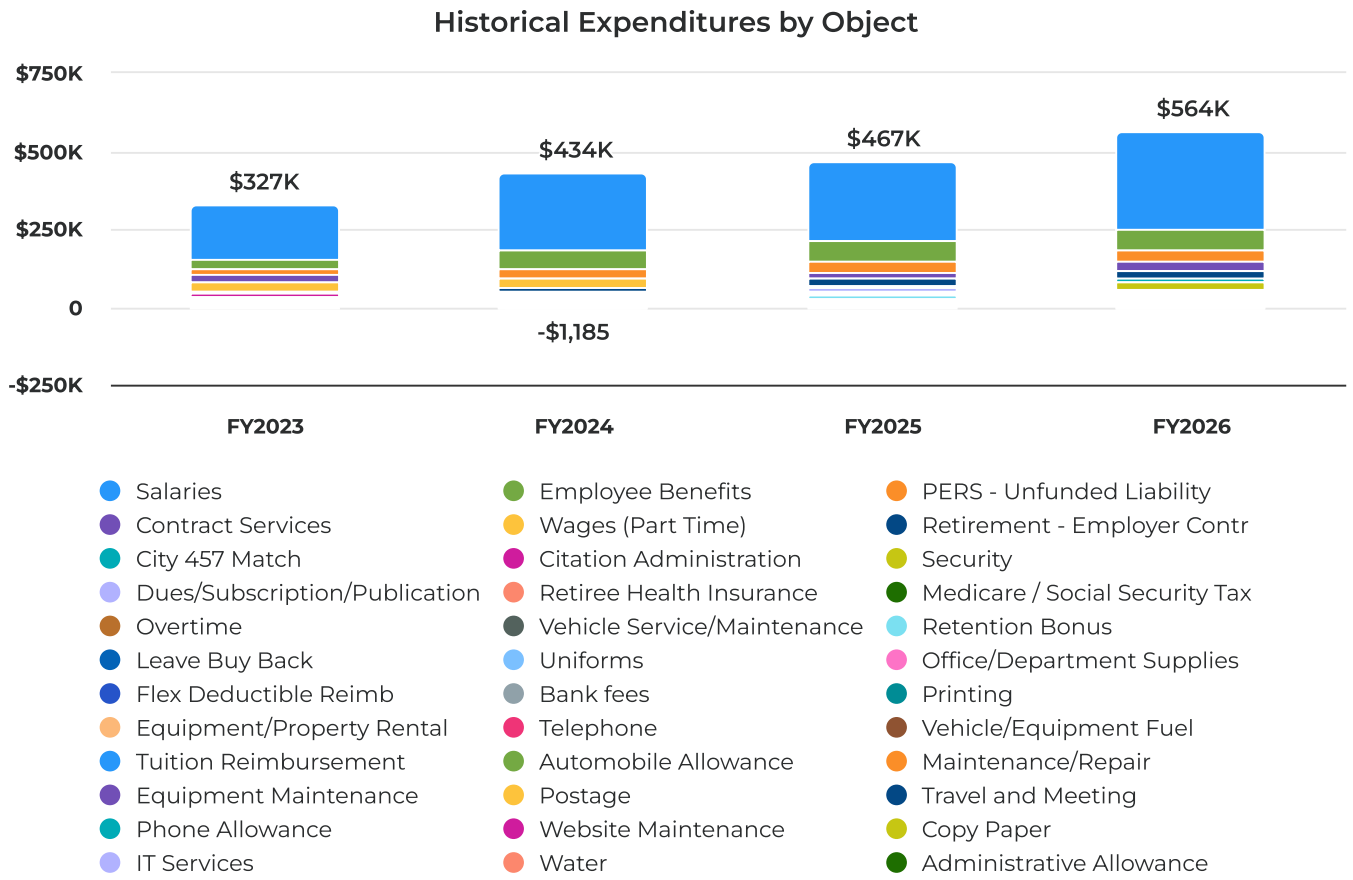
FY 2025-26 OBJECTIVES:

- Continue to increase voluntary compliance to reduce the number of code cases through education and community outreach.
- Proactively raise awareness about common violations such as improper trash bin placement, illegal dumping, and graffiti to encourage prevention.
- Enhance the City's social media presence by launching campaigns that educate the public about common code violations and changes in the AMC to promote community responsibility.
- Host quarterly bulky item pick-up events in collaboration with CR&R to promote proper disposal and maintain community cleanliness.
- Upgrade citywide electronic permitting solution to facilitate online payments and interdepartmental workflow.
- Establish partnerships with local non-profits and faith-based organizations to provide volunteer opportunities that support elderly and disabled residents.
- Build and strengthen interdepartmental and external agency partnerships to support long-term collaboration and joint initiatives.
- Utilize historical violation data to forecast trends and proactively address recurring code issues.
- Continue investing in professional development and training opportunities for the Code Enforcement team to maintain high standards and improve service delivery.

Expenditure Summary



Expenditures by Object

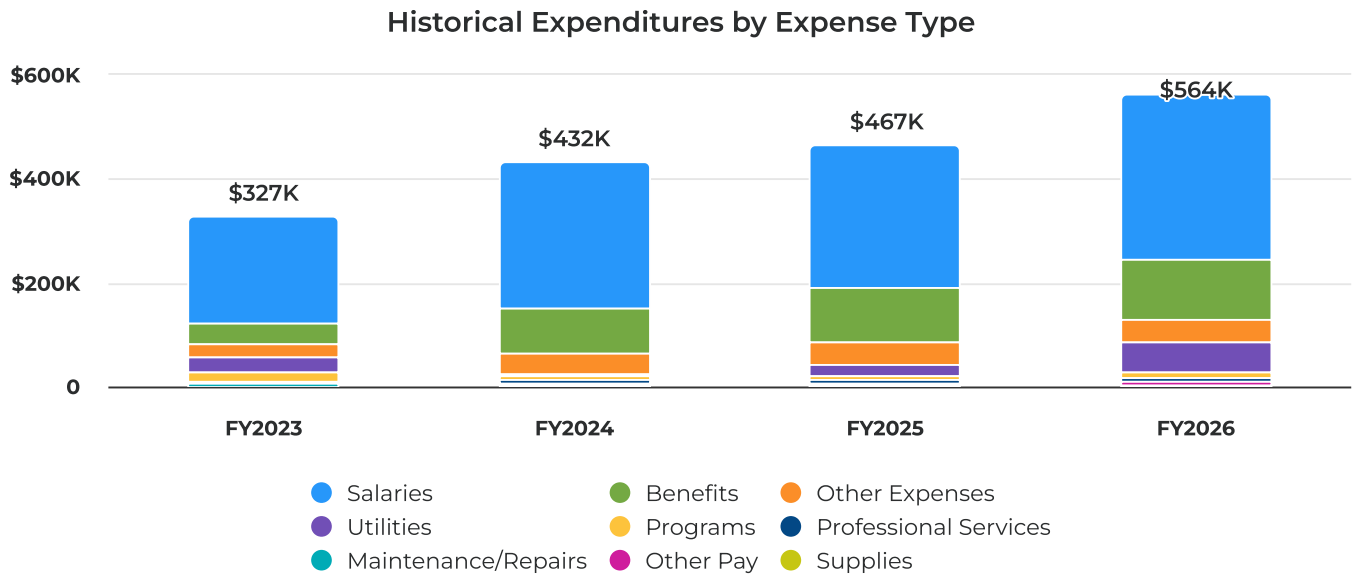


Expenditures by Object

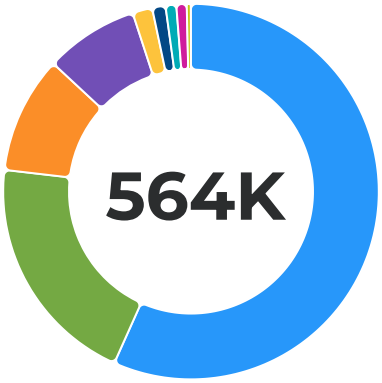
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$253,256.00	$314,800.00	24.30%
Retention Bonus	$12,600.00	-	-100.00%
Wages (Part Time)	$5,063.00	-	-100.00%
Overtime	$4,000.00	$5,000.00	25.00%
Leave Buy Back	$2,000.00	$5,000.00	150.00%
Retirement - Employer Contr	$20,908.00	$26,700.00	27.70%
PERS - Unfunded Liability	$30,500.00	$33,996.00	11.46%
Medicare / Social Security Tax	$3,672.00	$4,565.00	24.32%
Employee Benefits	$68,740.00	$65,617.00	-4.54%
City 457 Match	$5,761.00	$10,044.00	74.34%
Flex Deductible Reimb	$4,258.00	$4,542.00	6.67%
Automobile Allowance	$1,230.00	$1,740.00	41.46%
Phone Allowance	$120.00	$420.00	250.00%
Tuition Reimbursement	$2,000.00	-	-100.00%
Uniforms	$4,200.00	$3,500.00	-16.67%
Retiree Health Insurance	$5,853.00	$7,853.18	34.17%
Citation Administration	$3,000.00	$3,150.00	5.00%
Contract Services	$18,169.00	$30,000.00	65.12%
Dues/Subscription/Publication	$8,000.00	$6,500.00	-18.75%
Copy Paper	$200.00	$200.00	0.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Office/Department Supplies	$3,000.00	$3,000.00	0.00%
Postage	$1,000.00	$1,000.00	0.00%
Printing	$2,000.00	$4,000.00	100.00%
Travel and Meeting	-	$1,500.00	-
Telephone	-	$3,000.00	-
Water	$15.00	-	-100.00%
Security	-	$20,000.00	-
Maintenance/Repair	$1,000.00	$1,000.00	0.00%
Equipment Maintenance	$650.00	$650.00	0.00%
Vehicle Service/Maintenance	$1,000.00	$2,000.00	100.00%
Vehicle/Equipment Fuel	$246.00	-	-100.00%
Bank fees	$2,000.00	$2,000.00	0.00%
Equipment/Property Rental	$2,200.00	$2,230.00	1.36%
Total Expenditures	**$466,641.00**	**$564,007.18**	**20.87%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Salaries	$319,800	56.70%
Benefits	$113,628	20.15%
Utilities	$56,880	10.08%
Other Expenses	$45,349	8.04%
Programs	$9,650	1.71%
Professional Services	$6,500	1.15%
Supplies	$5,200	0.92%
Other Pay	$5,000	0.89%
Maintenance/Repairs	$2,000	0.35%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$274,919.00	$319,800.00	16.33%
Other Pay	$2,000.00	$5,000.00	150.00%
Benefits	$104,689.00	$113,628.00	8.54%
Other Expenses	$42,799.00	$45,349.18	5.96%
Programs	$8,000.00	$9,650.00	20.63%
Professional Services	$8,000.00	$6,500.00	-18.75%
Utilities	$22,034.00	$56,880.00	158.15%
Supplies	$3,200.00	$5,200.00	62.50%
Maintenance/Repairs	$1,000.00	$2,000.00	100.00%
Total Expenditures	**$466,641.00**	**$564,007.18**	**20.87%**

Personnel Summary

FTE Summary: 3.3

City Manager - .05

Community Development Director - .25

Code Compliance Supervisor - 1

Code Compliance Officer - 2

Parking Enforcement

MANAGING DEPARTMENT HEAD: Community Development Director

PRIMARY ACTIVITIES:

The Parking Enforcement Division is part of the Community Development Department and is responsible for ensuring that parking in the City complies with City Code and California Traffic Code. Parking Enforcement staff also oversee enforcement of residential permit parking areas, the downtown paid parking program and assisting with special events such as processions. The Parking Enforcement Department's goal is safe and orderly parking access for all residents and visitors.

FY 2024-25 ACCOMPLISHMENTS:

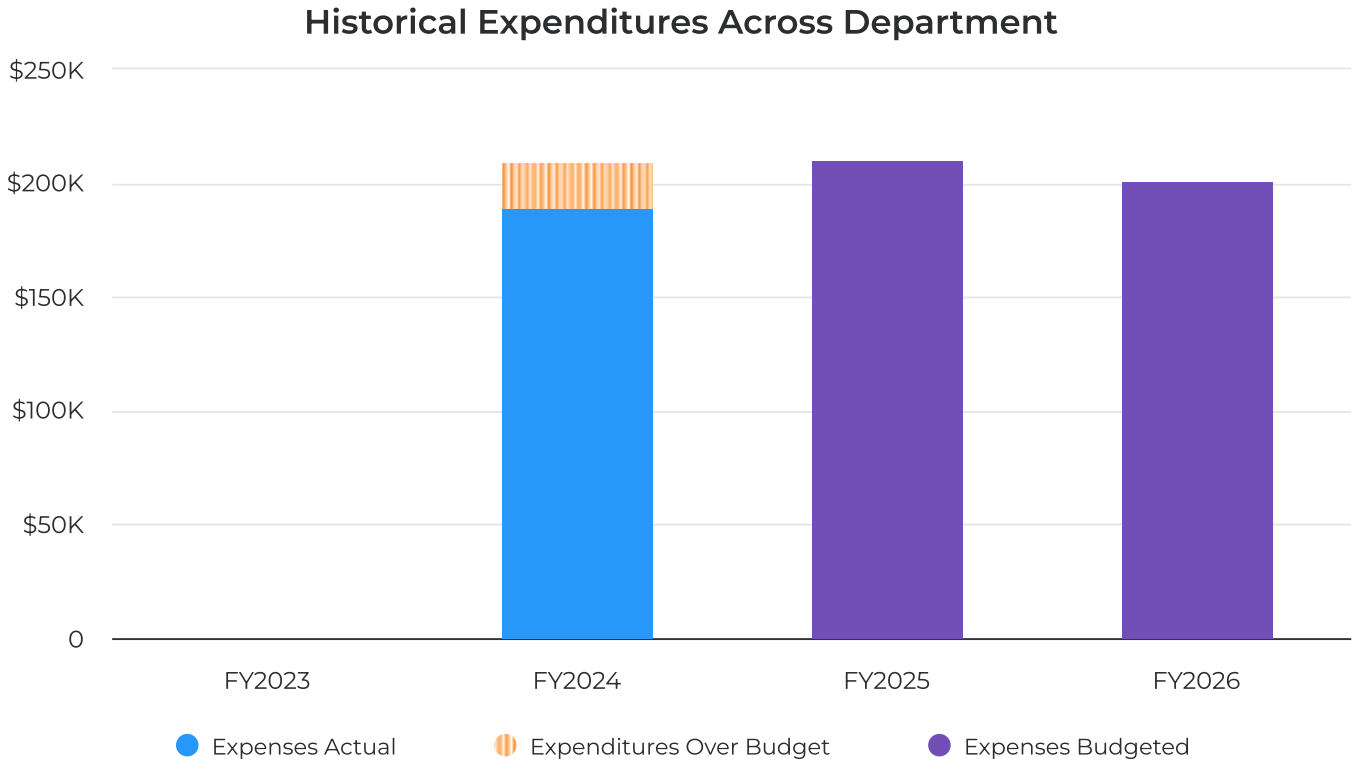
- The Parking Enforcement Division issued 3,442 citations this year to uphold community standards by ensuring compliance with state and local vehicle codes.
- Improved the City's capacity to manage and enforce parking regulations effectively.
- Assisted with the education and outreach regarding the new "Daylighting Law" which prevents vehicles from parking within 20 feet of a corner, even when no markings are present.

Summary of Goals

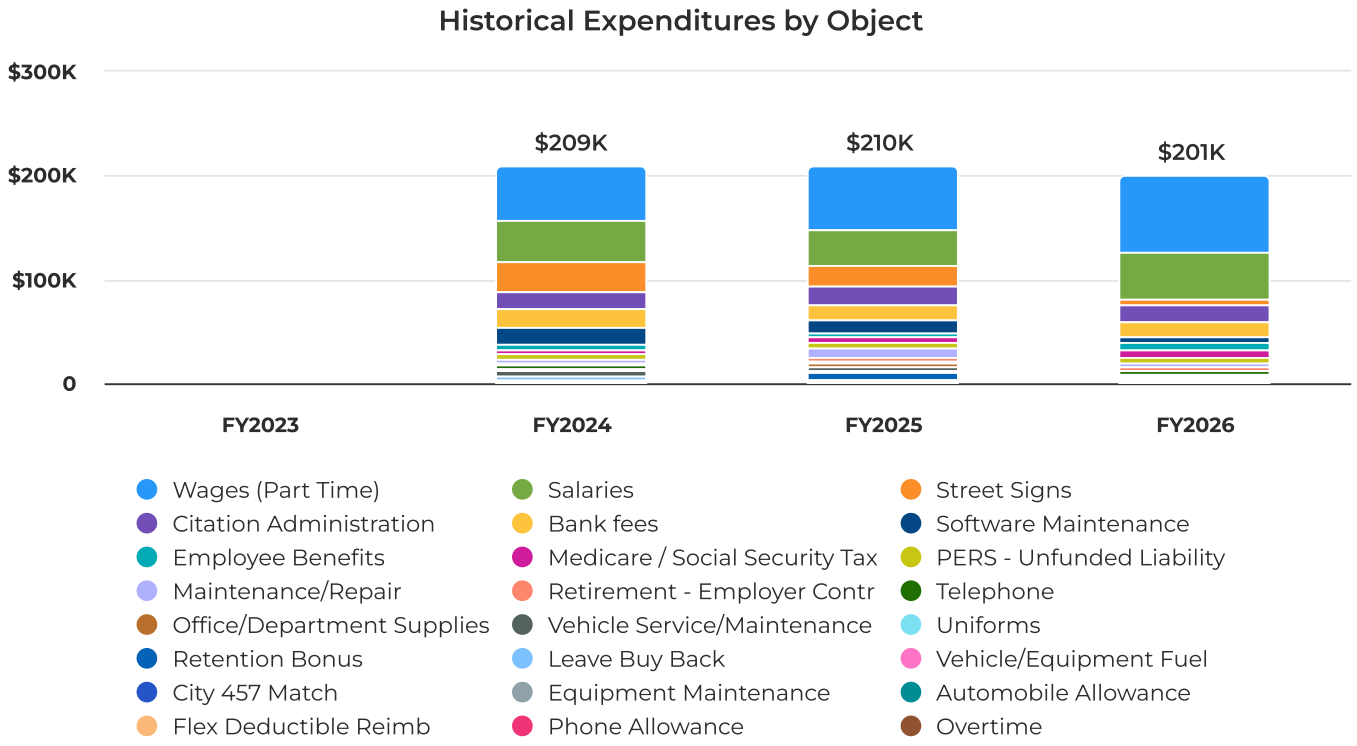
FY 2025-26 OBJECTIVES:

- Implement a comprehensive customer service training program focused on conflict resolution for all Parking Enforcement staff to improve the quality of public interactions and overall customer satisfaction.
- Conduct regular reviews of parking compliance across various areas of the City to ensure consistent enforcement and identify trends or areas in need of improvement.
- Utilize existing communication channels like the City's website, social media, and public notices to increase awareness about parking regulations and the importance of compliance to reduce violations.
- Upgrade the City's paid parking program to enhance user convenience, reliability and operational efficiency.
- Evaluate opportunities to improve retention and expand career pathways for parking enforcement personnel.

Expenditure Summary



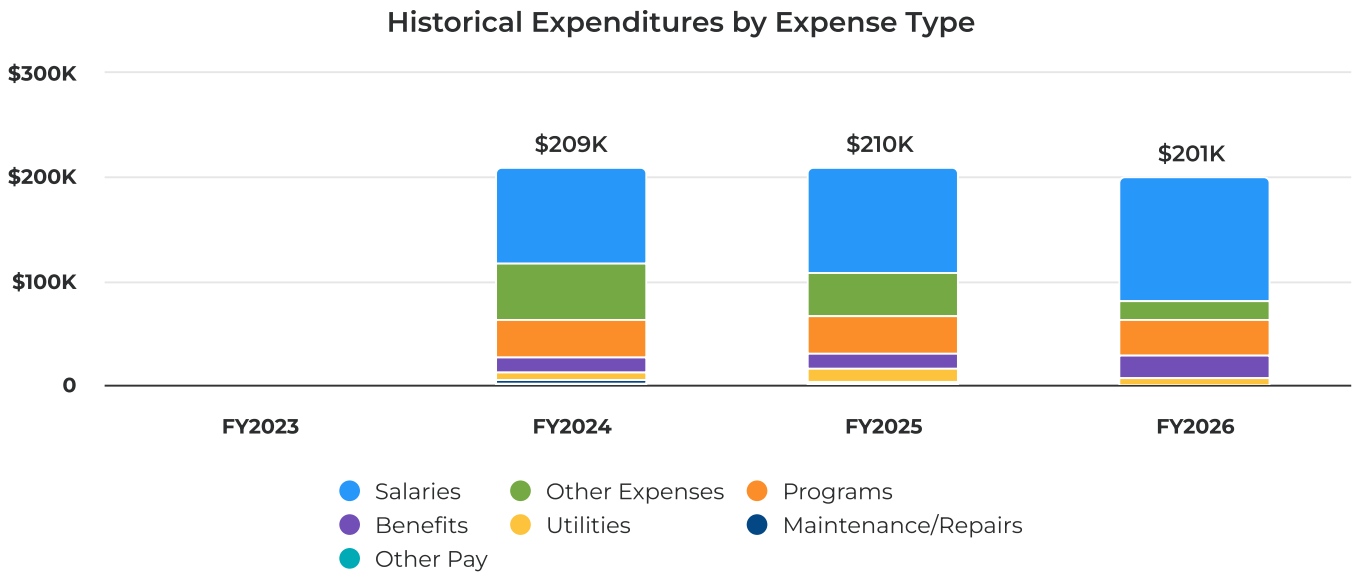
Expenditures by Object

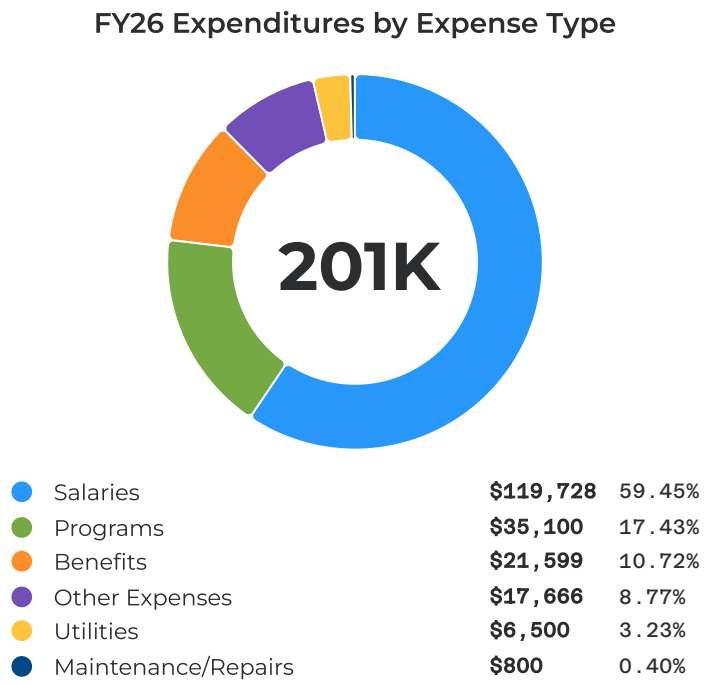


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$33,760.00	$45,628.00	35.15%
Retention Bonus	$5,925.00	-	-100.00%
Wages (Part Time)	$62,241.00	$74,100.00	19.05%
Overtime	$100.00	-	-100.00%
Leave Buy Back	$1,000.00	-	-100.00%
Retirement - Employer Contr	$3,392.00	$4,910.00	44.75%
PERS - Unfunded Liability	$5,532.00	$4,941.00	-10.68%
Medicare / Social Security Tax	$5,251.00	$6,330.00	20.55%
Employee Benefits	$4,981.00	$7,480.00	50.17%
City 457 Match	$776.00	$1,369.00	76.42%
Flex Deductible Reimb	$562.00	$310.00	-44.84%
Automobile Allowance	$300.00	$900.00	200.00%
Phone Allowance	-	$300.00	-
Uniforms	$2,500.00	$2,725.00	9.00%
Citation Administration	$17,200.00	$17,200.00	0.00%
Office/Department Supplies	$3,500.00	$2,900.00	-17.14%
Software Maintenance	$12,000.00	$5,000.00	-58.33%
Telephone	$3,000.00	$2,500.00	-16.67%
Maintenance/Repair	$8,000.00	$4,000.00	-50.00%
Equipment Maintenance	$1,000.00	-	-100.00%
Vehicle Service/Maintenance	$3,100.00	$800.00	-74.19%
Vehicle/Equipment Fuel	$509.00	-	-100.00%
Street Signs	$20,850.00	$5,000.00	-76.02%
Bank fees	$15,000.00	$15,000.00	0.00%
Total Expenditures	**$210,479.00**	**$201,393.00**	**-4.32%**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$102,026.00	$119,728.00	17.35%
Other Pay	$1,000.00	-	-100.00%
Benefits	$15,262.00	$21,599.00	41.52%
Other Expenses	$41,391.00	$17,666.00	-57.32%
Programs	$35,700.00	$35,100.00	-1.68%
Utilities	$12,000.00	$6,500.00	-45.83%
Maintenance/Repairs	$3,100.00	$800.00	-74.19%
Total Expenditures	**$210,479.00**	**$201,393.00**	**-4.32%**

Personnel Summary

FTE Summary: 3.25

Community Development Director - .25

Parking Enforcement Officer - 3

Parks and Recreation

MANAGING DEPARTMENT HEAD: Parks and Recreation Manager

PRIMARY ACTIVITIES:

The Parks & Recreation Department provides opportunities for residents of all ages to enjoy recreational and community service programs. These include youth and adult sports programs, a variety of recreational classes and activities for families, and social events and social service programs for older adults. The Department strengthens the community by providing programming for at-risk youth and teens; and by promoting cultural unity and diversity through the variety of special events held throughout the year. The Department oversees two community centers with park facilities at Artesia Park and AJ Padelford Park, a neighborhood park (Baber Park), the Historic District which includes the City's museums and the Walking Trail, along with the future Artesia Botanical Garden.

FY 2024-25 ACCOMPLISHMENTS:

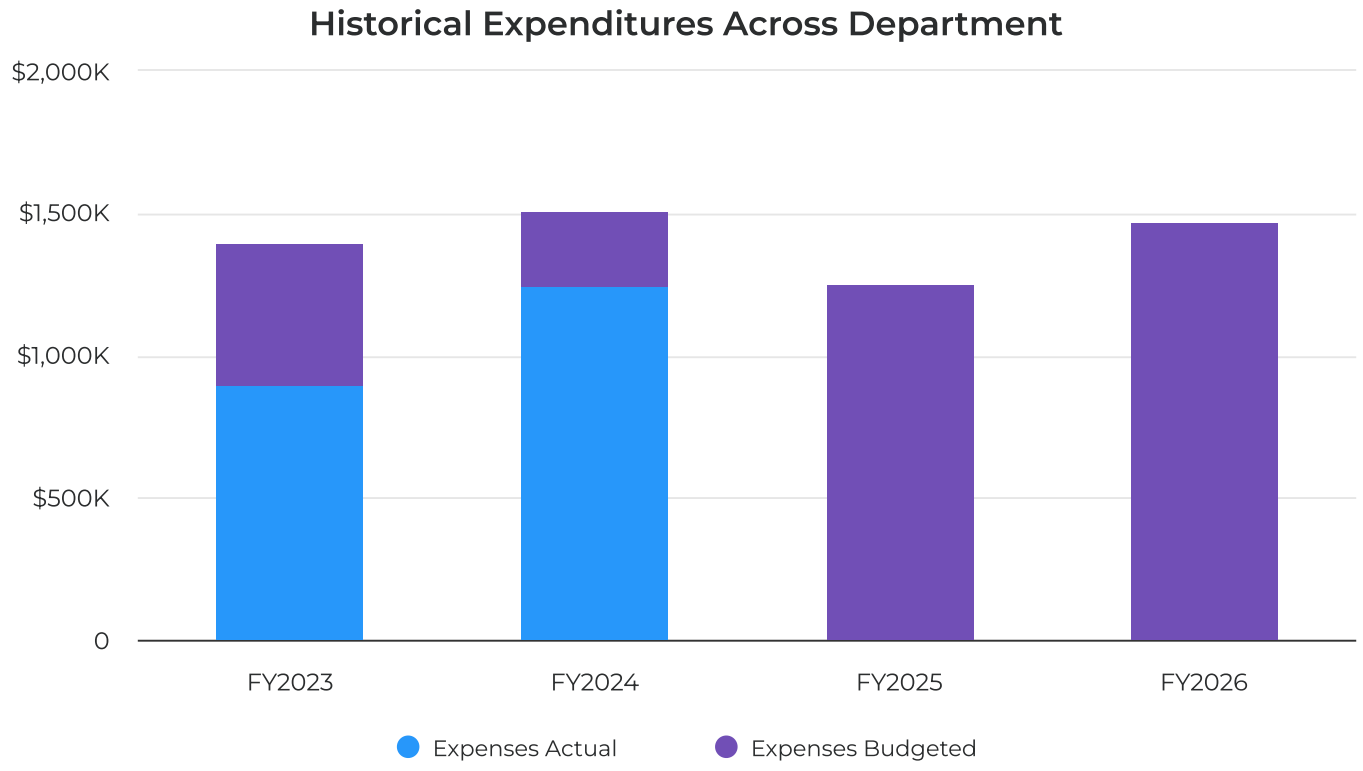
- Implemented the refurbishment of the Albert O. Little Community Center through the replacement of the roof, installation of new flooring, and re-painting of the Albert O. Little Community Center exterior.
- Increased volunteer opportunities for the Artesia Leaders Teen Mentorship Program.
- Expanded the amount of free programming available for seniors including Chess and Mahjong classes.
- Increased the number of excursions available to youth and seniors to 24 trips. New excursions included Theme Parks, Hiking trips, Beach trips, Movies, and Museums.
- Provided support to 148 disadvantaged families during the holidays through the Project Joy Program.
- Continued the Summer Food Service Program at AJ Padelford Park and provided 879 meals to youth 18 and under.
- Expanded the youth baseball and softball programs by 18%.
- Implemented a new flag football league to provide additional programming for youth.
- Expanded the youth basketball league to provide year-round opportunities for youth sporting activities.
- Continued the Youth-At-Work program administered through SELACO Workforce Development Board and hired 19 youth workers to provide valuable job training.
- Continued the Youth Workability Program administered through ABC Unified School District and provided work opportunities for four students.
- Installed security cameras with monitoring service at both Artesia and AJ Padelford Parks to increase safety and security of the City's valuable resources.
- Installed new outdoor exercise equipment and refurbished the basketball court at AJ Padelford Park to provide more positive places for the community.

Summary of Goals

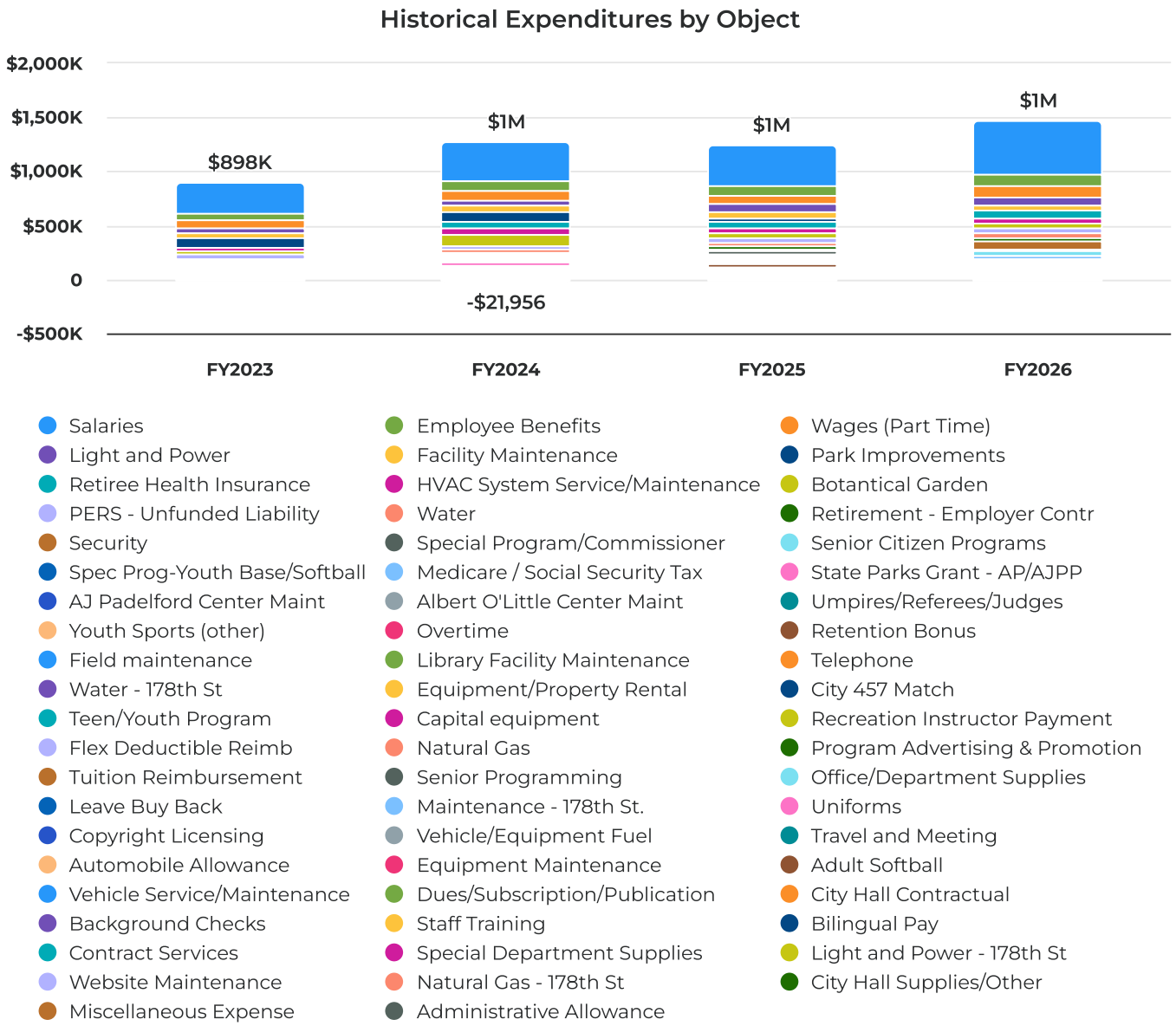
FY 2025-26 OBJECTIVES:

- Continue to create community by providing safe spaces for families and individuals to gather and interact with neighbors by offering recreational programming, holding special events, and ensuring well-kept facilities.
- Expand free programming for the entire community.
- Continue to expand services through the Project Joy Holiday Assistance Program to disadvantaged families.
- Continue to increase activities and excursions for youth and seniors.
- Continue to expand youth sports leagues.
- Expand the Youth-At-Work Program with SELACO and continue to provide work opportunities for more youth in the community.
- Expand the Workability Program with ABC Unified School district to provide more work opportunities for students.
- Implement a Youth Athletic Leage afterschool program at Artesia Park in conjunction with the City's law enforcement personnel.
- Continue to seek grant funding to enhance park programming and facilities.
- Improve park facilities by replacing the Artesia Park Playground restroom to provide an accessible and usable space in the most active part of the park.
- Improve park spaces by expanding impact surfacing at the playgrounds and refurbishing the tennis court to include multi-functional use for tennis and pickleball.
- Renovate the North Artesia Community Center including new roofing, replacement of the security shutters, and room remodels to create dedicated spaces for teen and youth programming.

Expenditure Summary



Expenditures by Object



Expenditures by Object

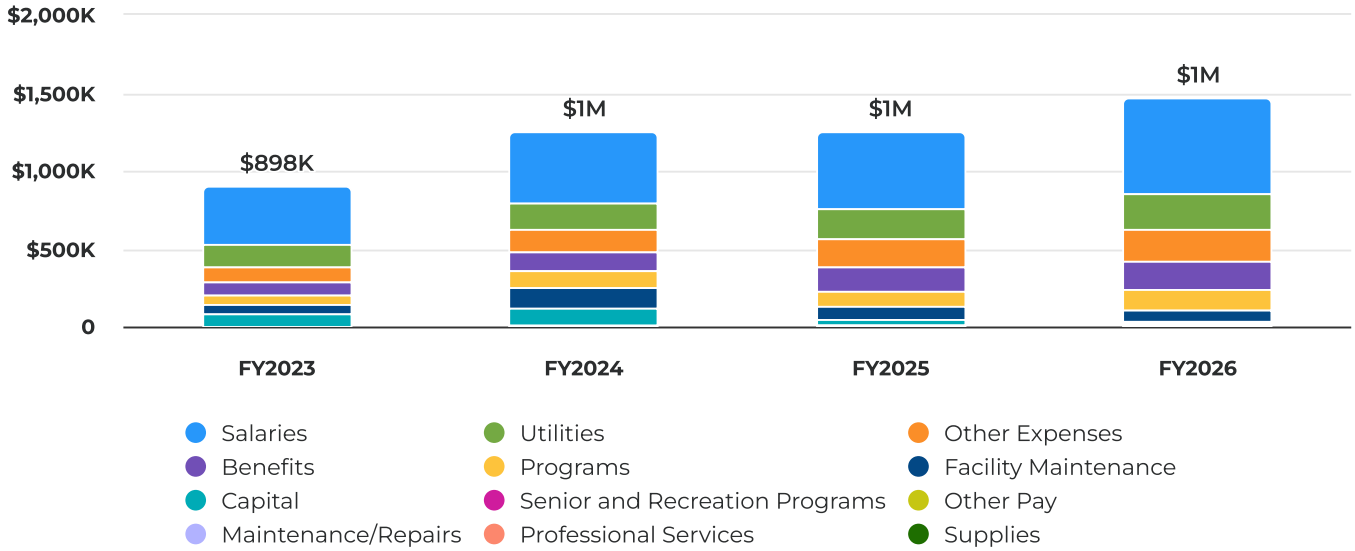
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$375,470.00	$494,258.00	31.64%
Retention Bonus	$29,675.00	-	-100.00%
Wages (Part Time)	$83,226.00	$107,692.00	29.40%
Overtime	$8,000.00	$10,000.00	25.00%
Leave Buy Back	$5,000.00	$5,100.00	2.00%
Retirement - Employer Contr	$32,762.00	$43,306.00	32.18%
PERS - Unfunded Liability	$42,498.00	$53,350.00	25.54%
Medicare / Social Security Tax	$11,811.00	$15,405.00	30.43%
Employee Benefits	$96,029.00	$105,868.00	10.25%
City 457 Match	$6,660.00	$9,235.00	38.66%
Flex Deductible Reimb	$5,669.00	$7,186.00	26.76%
Automobile Allowance	$1,890.00	$1,800.00	-4.76%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Bilingual Pay	$1,500.00	$1,500.00	0.00%
Tuition Reimbursement	$7,000.00	$7,000.00	0.00%
Background Checks	$1,000.00	$1,500.00	50.00%
Uniforms	$3,060.00	$3,500.00	14.38%
Retiree Health Insurance	$63,812.00	$73,602.71	15.34%
Contract Services	$1,000.00	-	-100.00%
Copyright Licensing	$3,000.00	$3,000.00	0.00%
Umpires/Referees/Judges	$15,000.00	$15,000.00	0.00%
Dues/Subscription/Publication	$1,600.00	$2,000.00	25.00%
Office/Department Supplies	$4,000.00	$4,000.00	0.00%
Special Department Supplies	$750.00	$750.00	0.00%
Staff Training	$1,000.00	$2,000.00	100.00%
Travel and Meeting	$2,200.00	$3,000.00	36.36%
Light and Power	$65,000.00	$65,000.00	0.00%
Light and Power - 178th St	$500.00	$500.00	0.00%
Natural Gas	$4,500.00	$4,500.00	0.00%
Natural Gas - 178th St	$400.00	$400.00	0.00%
Telephone	$6,500.00	$6,500.00	0.00%
Water	$30,000.00	$32,500.00	8.33%
Water - 178th St	$6,000.00	$5,500.00	-8.33%
Security	$22,500.00	$62,000.00	175.56%
Albert O'Little Center Maint	$10,000.00	$12,000.00	20.00%
HVAC System Service/Maintenance	$49,000.00	$49,000.00	0.00%
Library Facility Maintenance	$7,000.00	$7,000.00	0.00%
AJ Padelford Center Maint	$10,000.00	$10,000.00	0.00%
Equipment Maintenance	$2,000.00	$2,000.00	0.00%
Vehicle Service/Maintenance	$4,700.00	-	-100.00%
Vehicle/Equipment Fuel	$2,000.00	$3,000.00	50.00%
Field maintenance	$15,000.00	$5,000.00	-66.67%
Facility Maintenance	$58,000.00	$55,000.00	-5.17%
Adult Softball	$2,000.00	$2,000.00	0.00%
Special Program/Commissioner	$23,100.00	$25,000.00	8.23%
Equipment/Property Rental	$6,000.00	$6,000.00	0.00%
Senior Citizen Programs	$21,000.00	$35,000.00	66.67%
Spec Prog-Youth Base/Softball	$14,500.00	$14,500.00	0.00%
Youth Sports (other)	$7,500.00	$10,000.00	33.33%
Botantical Garden	$37,600.00	$37,600.00	0.00%
Senior Programming	$3,000.00	$5,000.00	66.67%
State Parks Grant - AP/AJPP	-	$13,030.76	-
Program Advertising & Promotion	$3,500.00	$5,000.00	42.86%
Capital equipment	$5,705.00	$6,000.00	5.17%
Park Improvements	$32,250.00	-	-100.00%
Recreation Instructor Payment	-	$15,000.00	-
Teen/Youth Program	-	$5,000.00	-

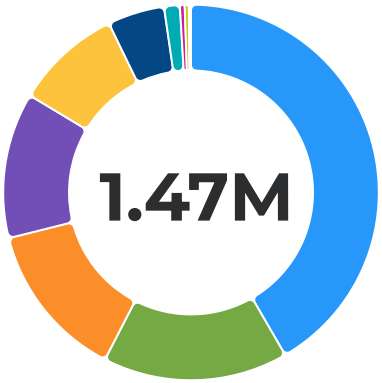
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Total Expenditures	**$1,252,867.00**	**$1,469,083.47**	**17.26%**

Expenditures by Expense Type

Historical Expenditures by Expense Type



FY26 Expenditures by Expense Type



Salaries	**$611,950**	41.66%
Utilities	**$233,900**	15.92%
Other Expenses	**$198,453**	13.51%
Benefits	**$184,300**	12.55%
Programs	**$135,031**	9.19%
Facility Maintenance	**$71,600**	4.87%
Senior and Recreation Programs	**$20,000**	1.36%
Capital	**$6,000**	0.41%
Other Pay	**$5,100**	0.35%
Professional Services	**$2,000**	0.14%
Supplies	**$750**	0.05%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$496,371.00	$611,950.00	23.28%
Other Pay	$5,000.00	$5,100.00	2.00%
Benefits	$156,321.00	$184,300.00	17.90%
Other Expenses	$179,370.00	$198,452.71	10.64%
Programs	$97,800.00	$135,030.76	38.07%
Professional Services	$1,600.00	$2,000.00	25.00%
Utilities	$193,400.00	$233,900.00	20.94%
Supplies	$750.00	$750.00	0.00%
Maintenance/Repairs	$4,700.00	-	-100.00%
Facility Maintenance	$79,600.00	$71,600.00	-10.05%
Capital	$37,955.00	$6,000.00	-84.19%
Senior and Recreation Programs	-	$20,000.00	-
Total Expenditures	**$1,252,867.00**	**$1,469,083.47**	**17.26%**

Personnel Summary

FTE Summary: 11

Parks and Recreation Manager - 1

Parks and Recreation Supervisor - 1

Recreation Program Coordinator - 2

Parks and Recreation Specialist - 1

Parks and Recreation Leader II - 1

Parks and Recreation Leader I - 5

Community Promotions

MANAGING DEPARTMENT HEAD: Parks and Recreation Manager

PRIMARY ACTIVITIES:

The Community Promotions budget funds events and programs managed by the Parks & Recreation Department to encourage community engagement. These include organizing community events, publishing *The Artesian* newsletter quarterly, running assistance programs like Project Joy, and supporting community groups through the Community Benefits Grants program.

FY 2024-25 ACCOMPLISHMENTS:

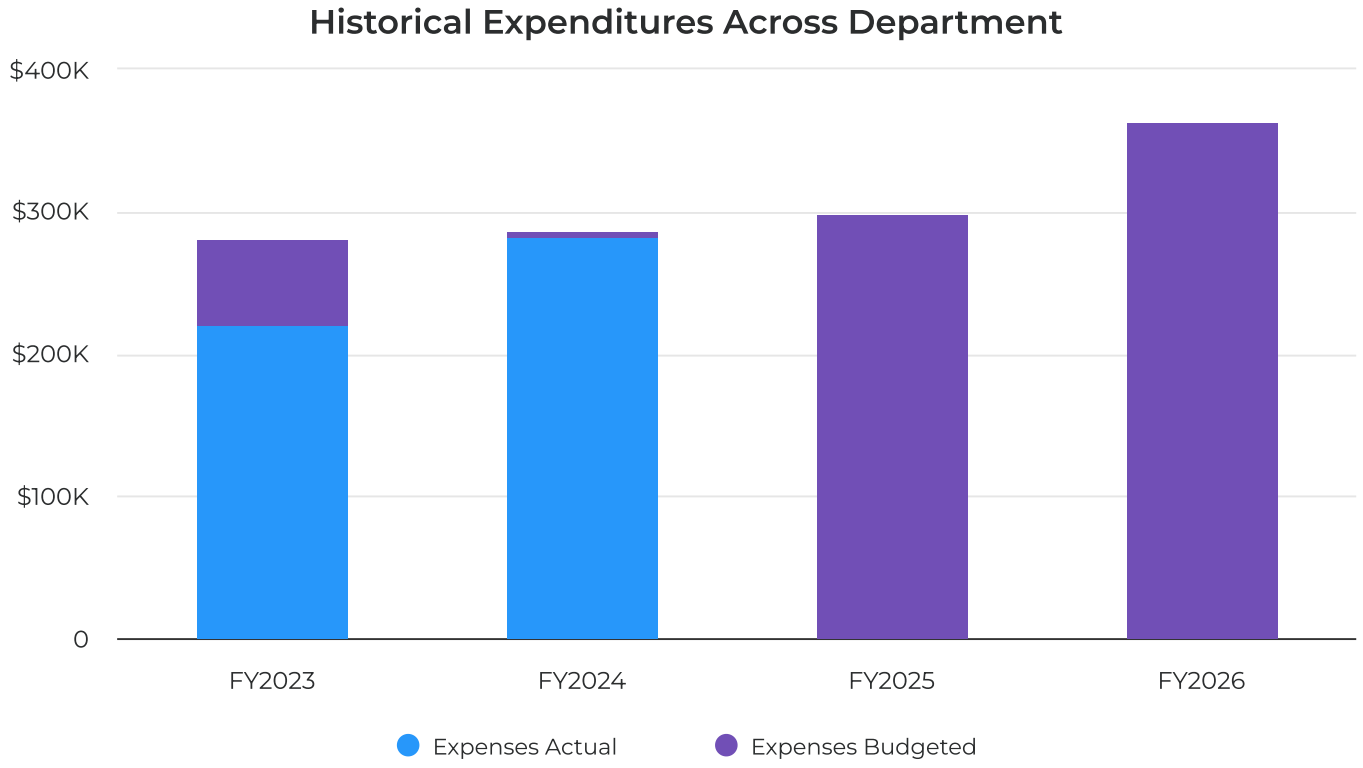
- Held 50 community events for the public, aiding in creating community for the benefit of residents.
- Increased the number of participants in all community programs by 15%.
- Maintained the publication of the Artesian on a quarterly basis.
- Procured $36,650 in sponsorship funding for the International Street Fair & Diversity Festival.
- Increased Restaurant Week participants by 10.5% over the previous year to promote dine-local programs for City businesses. Expanded the program through community engagement to determine awards for participating restaurants.
- Secured five discretionary grants through LA County Supervisor Hahn's office totaling $24,800 to support community programs.
- Held annual National Night Out Program and Public Safety Expo and supported the formation of two new neighborhood watch groups with the City's Law Enforcement personnel.
- Hosted City of Artesia Golf Tournament and raised over $19,000 for youth recreational programming.
- Hosted a 65th Anniversary 5K to celebrate the City's incorporation and offer a wellness event for the enjoyment of our community.

Summary of Goals

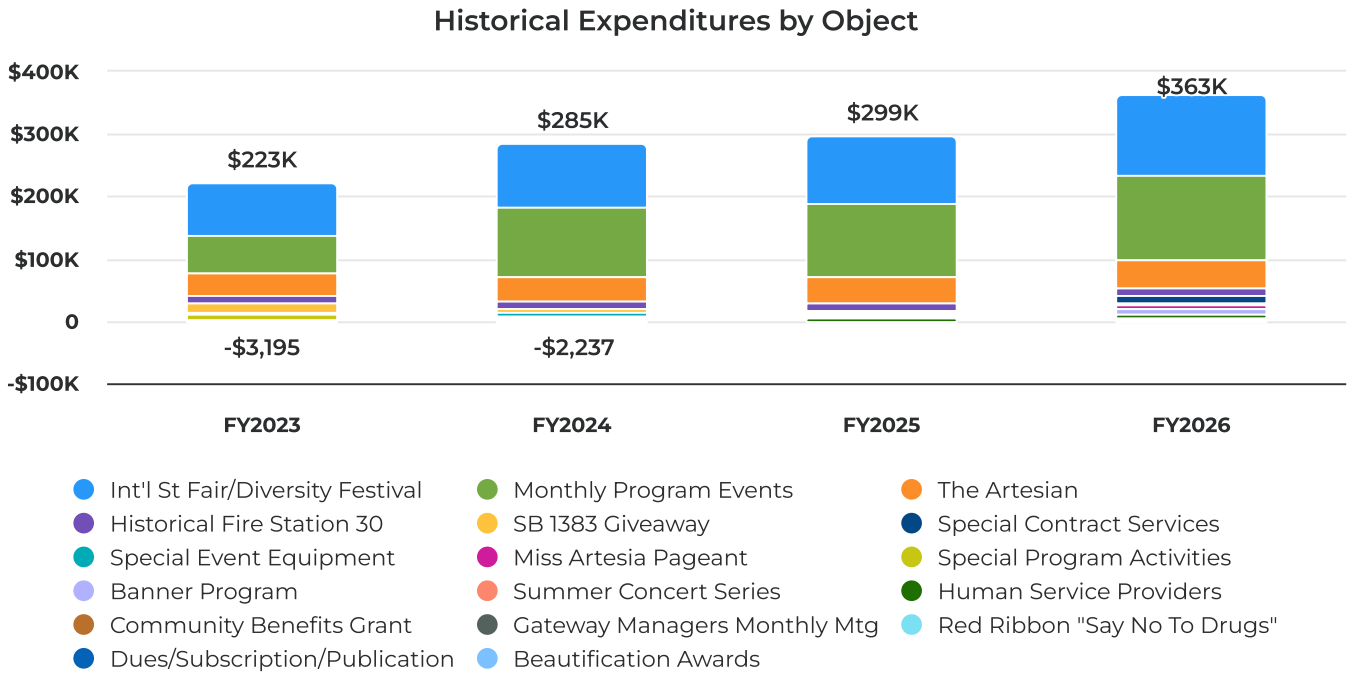
FY 2025-26 OBJECTIVES:

- Continue to improve the implementation and delivery of City events.
- Continue to increase sponsorship funding for the International Street Fair & Diversity Festival and other community programs and events.
- Host the annual Golf Tournament to raise funds for youth recreational programming.
- Host annual 5K to offer a wellness event and increase vendor and community participation to encourage healthy living for the community.
- Enhance social media efforts to increase participation in community events.
- Enhance community participation in the Graduate Banner Program and Veteran Banner Program.

Expenditure Summary



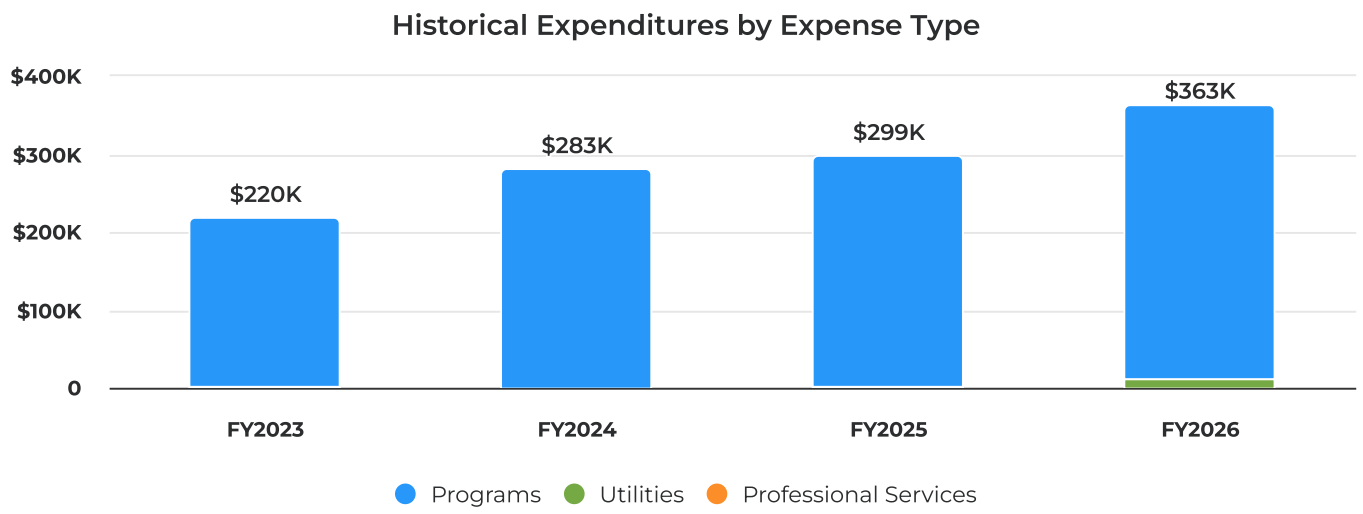
Expenditures by Object



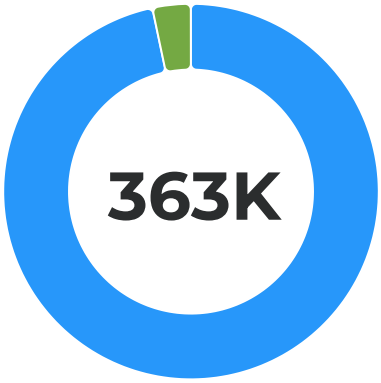
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Special Contract Services	$2,000.00	$12,000.00	500.00%
The Artesian	$42,000.00	$45,000.00	7.14%
Historical Fire Station 30	$14,000.00	$12,000.00	-14.29%
Gateway Managers Monthly Mtg	-	$2,000.00	-
Human Service Providers	$5,000.00	$5,000.00	0.00%
Int'l St Fair/Diversity Festival	$108,533.00	$130,000.00	19.78%
Miss Artesia Pageant	$3,000.00	$6,000.00	100.00%
Monthly Program Events	$117,425.00	$133,450.00	13.65%
Red Ribbon "Say No To Drugs"	-	$500.00	-
Special Event Equipment	$5,000.00	$5,000.00	0.00%
Community Benefits Grant	-	$2,500.00	-
Summer Concert Series	$2,000.00	-	-100.00%
Banner Program	-	$10,000.00	-
Total Expenditures	**$298,958.00**	**$363,450.00**	**21.57%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



Programs	**$351,450**	96.70%
Utilities	**$12,000**	3.30%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Programs	$296,958.00	$351,450.00	18.35%
Utilities	$2,000.00	$12,000.00	500.00%
Total Expenditures	**$298,958.00**	**$363,450.00**	**21.57%**

Public Works

MANAGING DEPARTMENT HEAD: Public Works Manager

PRIMARY ACTIVITIES:

The Public Works Department is responsible for the planning, construction, maintenance and operation of public infrastructure in the City of Artesia. The Department operates approximately 41 centerline miles of roadway and manages improvements from minor maintenance such as filling pot holes to complete street reconstructions. Additionally, the Department operates and maintains all sidewalks, medians, and traffic signals in the City and is responsible for the general maintenance of all municipal buildings and City parks and graffiti removal in the public right-of-way. The Department supervises contracts for regular street tree maintenance, storm water and sewer management, street sweeping, solid waste management and street light maintenance. The Department also oversees City public works projects and the City's contract engineers.

FY 2024-25 ACCOMPLISHMENTS:

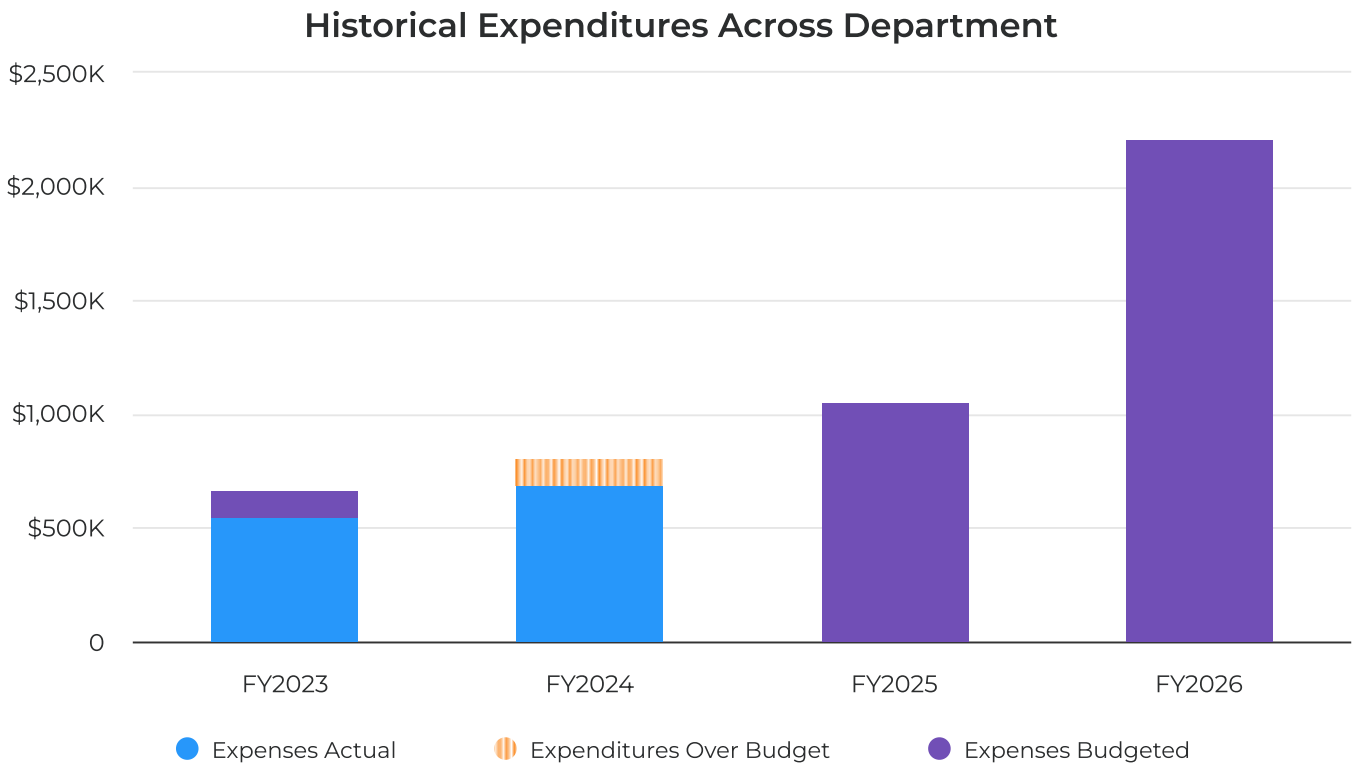
- Completed an update of the Pavement Management System, which included a condition and budget assessment for all roadways in the City.
- Completed the replacement of all bus shelters in the City, including new benches and trash receptacles.
- Pruned a total of 1,048 community trees and removed 37 hazardous or dead community trees located at City facilities, medians, and residential parkways in District 3 and 4.
- Completed sidewalk trip hazard remediation by removing and reconstructing broken or uplifted panels at seven different locations in the City.
- Completed pavement improvements to Dena Street between 186th Street and dead-end, and to 168th Street between Pioneer Boulevard and Clarkdale Avenue.
- Completed installation of wrought-iron fencing along the Historical District Recreation Trail adjacent to the 185th Street Cul-de-sac.
- Completed installation of trash capture systems in 95 catch basins City-wide.
- Oversaw the replacement of the roof at Albert O. Little Community Center.
- Oversaw the demolition of six structures at the Artesia Botanical Garden and designated 10 onsite heritage trees.

Summary of Goals

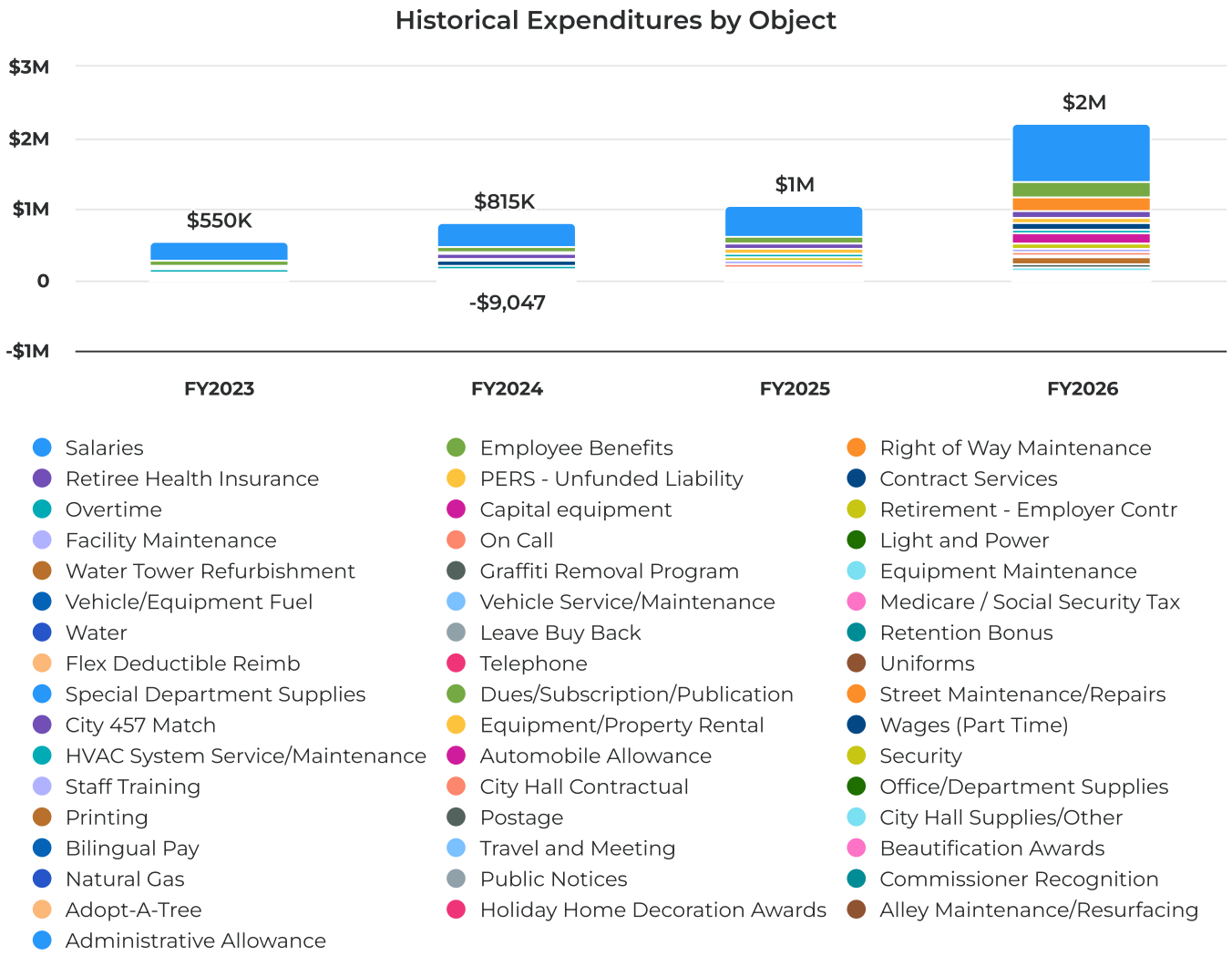
FY 2025-26 OBJECTIVES:

- Complete landscape installation along the Historical District Recreational Trail.
- Continue maintaining the City's urban forest by trimming and maintaining trees in residential parkways in Districts 5 and in City Parks.
- Complete sidewalk removal and replacement project to ensure ADA compliant paths of travel on City sidewalks.
- Complete electric vehicle charging facility expansion project at Artesia Park.
- Establish a new maintenance program for trash capture devices.
- Complete City portion of Gateway Cities Fiber Optic Network.
- Expend Local Highway Safety Improvement Program grant funds to make pavement improvements and install traffic calming measures in District 5.
- Expend Congressional Directed Spending Program grant funds to make pavement improvements in District 2 and 3.
- Complete Pioneer Boulevard Traffic Signalization Project in coordination with Los Angeles County Public Works.
- Complete necessary demolitions of City-owned properties at AJ Padelford Park for park expansion.

Expenditure Summary



Expenditures by Object

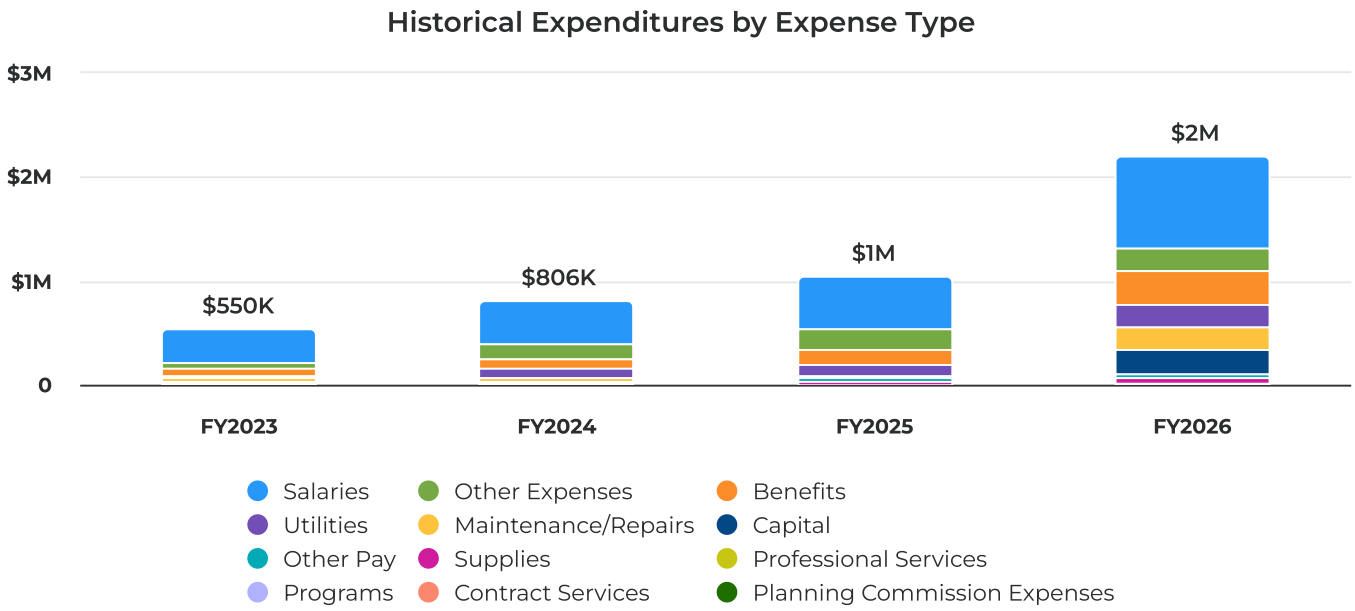


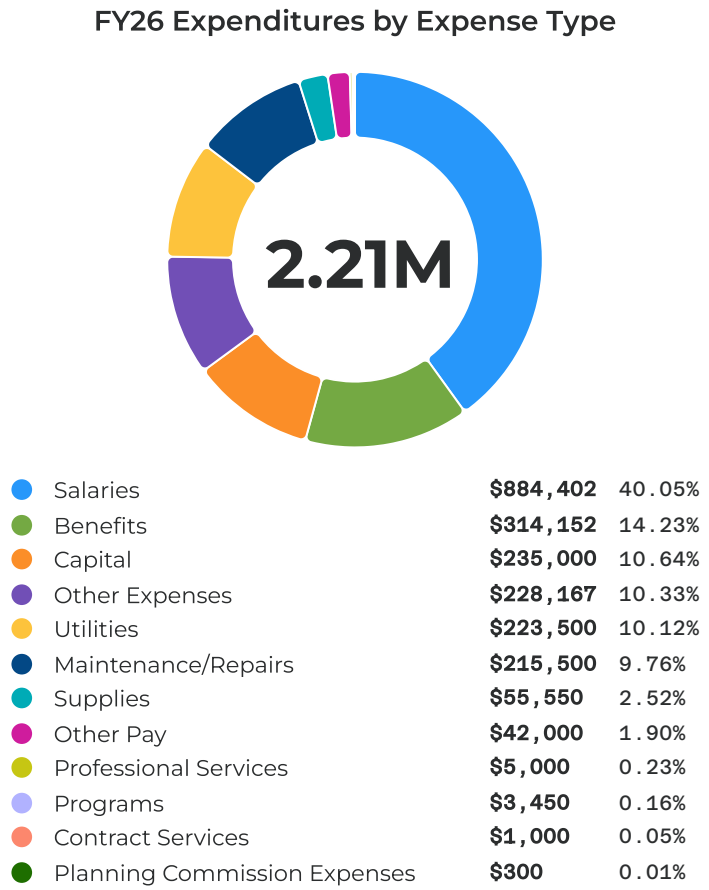
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$445,686.00	$834,402.00	87.22%
Retention Bonus	$21,000.00	-	-100.00%
Overtime	$46,000.00	$50,000.00	8.70%
On Call	$35,000.00	$32,000.00	-8.57%
Leave Buy Back	$5,000.00	$10,000.00	100.00%
Retirement - Employer Contr	$40,239.00	$76,316.00	89.66%
PERS - Unfunded Liability	$50,347.00	$75,861.00	50.68%
Medicare / Social Security Tax	$6,461.58	$12,099.00	87.25%
Employee Benefits	$96,642.00	$201,412.00	108.41%
City 457 Match	$1,715.00	$8,604.00	401.69%
Flex Deductible Reimb	$6,607.80	$12,481.00	88.88%
Automobile Allowance	$1,080.00	$1,890.00	75.00%
Bilingual Pay	$1,350.00	$1,350.00	0.00%
Uniforms	$3,800.00	$4,000.00	5.26%
Retiree Health Insurance	$70,718.00	$77,619.03	9.76%
Contract Services	$20,000.00	$100,000.00	400.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Dues/Subscription/Publication	$4,400.00	$5,000.00	13.64%
Office/Department Supplies	$1,000.00	$1,000.00	0.00%
Postage	$1,000.00	$1,000.00	0.00%
Printing	$1,000.00	$1,000.00	0.00%
Special Department Supplies	$4,600.00	$3,450.00	-25.00%
Public Notices	-	$1,000.00	-
Staff Training	$1,600.00	$1,000.00	-37.50%
Travel and Meeting	$800.00	$500.00	-37.50%
Light and Power	$40,000.00	$40,000.00	0.00%
Natural Gas	-	$1,500.00	-
Telephone	$5,500.00	$5,500.00	0.00%
Water	$12,808.00	$13,000.00	1.50%
Security	$1,200.00	$1,000.00	-16.67%
HVAC System Service/Maintenance	$10,000.00	-	-100.00%
Equipment Maintenance	$9,700.00	$58,500.00	503.09%
Vehicle Service/Maintenance	$11,500.00	$11,500.00	0.00%
Vehicle/Equipment Fuel	$15,800.00	$14,487.00	-8.31%
Facility Maintenance	$52,000.00	$52,000.00	0.00%
Street Maintenance/Repairs	$4,200.00	$4,200.00	0.00%
Alley Maintenance/Resurfacing	$100.00	$100.00	0.00%
Right of Way Maintenance	$8,000.00	$204,000.00	2,450.00%
Commissioner Recognition	$300.00	$300.00	0.00%
Graffiti Removal Program	$15,000.00	$50,000.00	233.33%
Equipment/Property Rental	$4,000.00	$4,000.00	0.00%
Beautification Awards	$650.00	$650.00	0.00%
Holiday Home Decoration Awards	-	$300.00	-
Capital equipment	-	$150,000.00	-
Water Tower Refurbishment	-	$85,000.00	-
Total Expenditures	**$1,056,804.38**	**$2,208,021.03**	**108.93%**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$512,686.00	$884,402.00	72.50%
Other Pay	$40,000.00	$42,000.00	5.00%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Benefits	$154,095.38	$314,152.00	103.87%
Other Expenses	$196,865.00	$228,167.03	15.90%
Programs	$4,050.00	$3,450.00	-14.81%
Planning Commission Expenses	$300.00	$300.00	0.00%
Professional Services	$4,400.00	$5,000.00	13.64%
Contract Services	-	$1,000.00	-
Utilities	$103,208.00	$223,500.00	116.55%
Supplies	$21,700.00	$55,550.00	155.99%
Maintenance/Repairs	$19,500.00	$215,500.00	1,005.13%
Capital	-	$235,000.00	-
Total Expenditures	**$1,056,804.38**	**$2,208,021.03**	**108.93%**

Personnel Summary

FTE Summary: 8.8

Public Works Manager - .9

Special Projects Manager - .9

Administrative Analyst - 1

Lead Maintenance Specialist - 1

Maitenance Specialist - 2

Maintenance Worker II - 3

Public Safety

MANAGING DEPARTMENT HEAD: Deputy City Manager

PRIMARY ACTIVITIES:

The City of Artesia contracts with the Los Angeles County Sheriff's Department for law enforcement services. The law enforcement contract provides for a team of deputies to provide law enforcement services including crime prevention and traffic enforcement, neighborhood watch and community relations, homeless outreach activities, and the general enforcement of the laws of Artesia. Public Safety also administers community safety programs such as neighborhood security, automated license plate reader cameras, at-risk youth programming, grants, and rebate programs.

FY 2024-25 ACCOMPLISHMENTS:

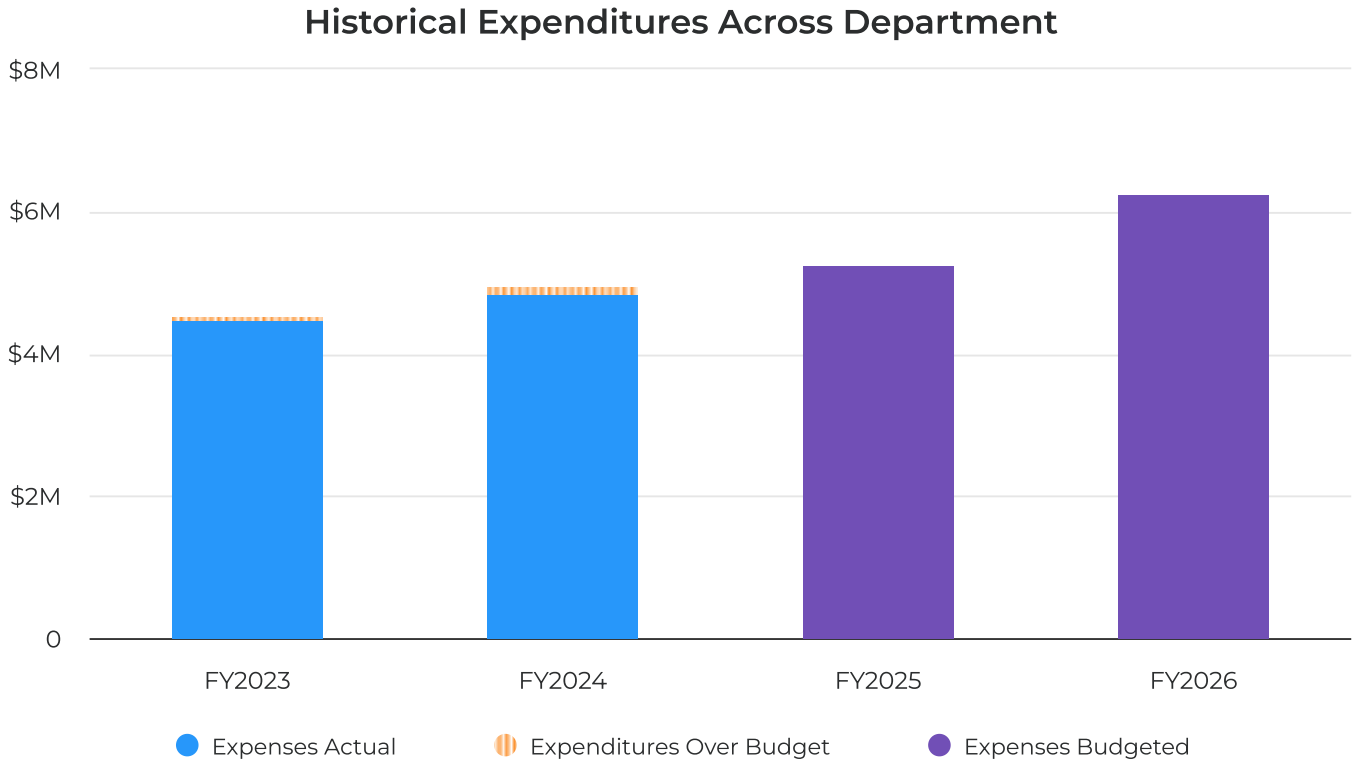
- Achieved a reduction of 42% part-one crime rate over the previous year.
- Held monthly city-wide meetings with Neighborhood Watch captains to discuss and address public safety concerns of residents, along with six additional localized Neighborhood Watch meetings.
- Participated in eight emergency preparedness school safety drills.
- Continued Downtown Foot Patrol Program with two deputies on Fridays, Saturdays and local community holidays.
- Increased public relations by holding 2 Coffee with the Captain events, a Dessert with a Deputy event, a Community Baseball BBQ, 2 Business Meet and Greets with city merchants, and participated in several city events during the holiday season related to Christmas which included collecting 20 Christmas trees and delivering them to families in need.
- Conducted homeless outreach twice a month with City Staff to offer and provide services with community partners.
- Made 14 arrests for illegal possession of firearms and recovered 16 firearms.
- Continued monitoring probationary individuals by conducting 5 parole probation compliance checks to ensure compliance with release terms.
- Conducted 5 search warrants contributing to ongoing enforcement efforts.
- Continuously monitored illegal street vending within the City.
- Secured a $300,000 grant from the Juvenile Justice Crime Prevention Act Program to start a Youth Activities League to provide a safe and structured environment for at-risk youth through activities that promote positive behavior and personal development.
- Installed 11 license plate reader cameras throughout the City to enhance public safety and support efforts in crime prevention and investigation.

Summary of Goals

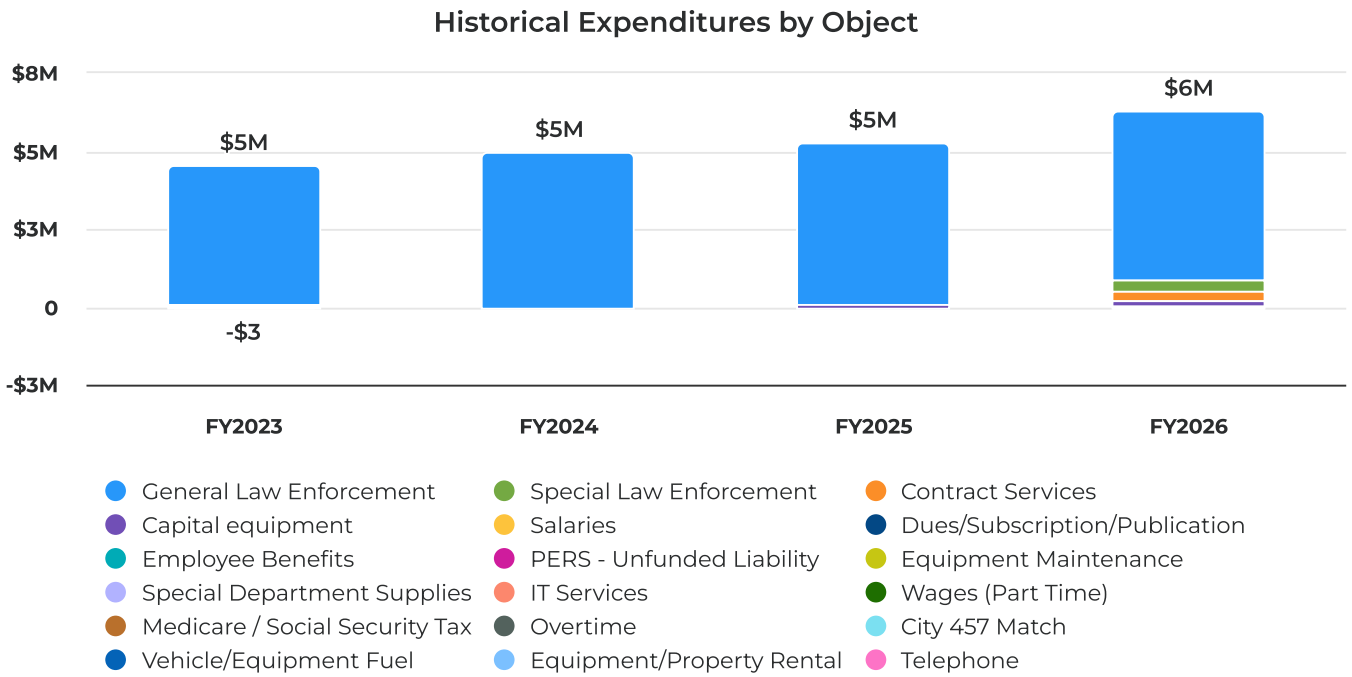
FY 2025-26 OBJECTIVES:

- Through targeted enforcement and patrol, continue to reduce part one crime occurrence in the City.
- Increase community participation in Neighborhood Watch program to have more residents looking out for and reporting public safety matters to law enforcement to create a safer community.
- Hold two Catalytic Converter Etching Events to further deter theft.
- Host one Gun Buy Back event to improve public safety in the community.
- Initiate the Youth Activities League in coordination with the Parks and Recreation Department.
- Continue the bimonthly school safety meetings with principals from local schools ensuring open communications with law enforcement, the City and schools.
- Initiate a contract with private security to support the Los Angeles County Sheriff's Department and enhance public safety through increased presence and visibility with neighborhood patrols.
- Increase the amount of license plate readers throughout the City.
- Purchase a new vehicle for the Artesia Sergeants' patrol, ensuring the best tools are available to serve the community.
- Expand the residential home alarm rebate program to enhance community safety by encouraging crime prevention efforts.
- Initiate summer camp scholarship program for at-risk youth in partnership with the Los Cerritos YMCA to provide positive opportunities for youth.

Expenditure Summary



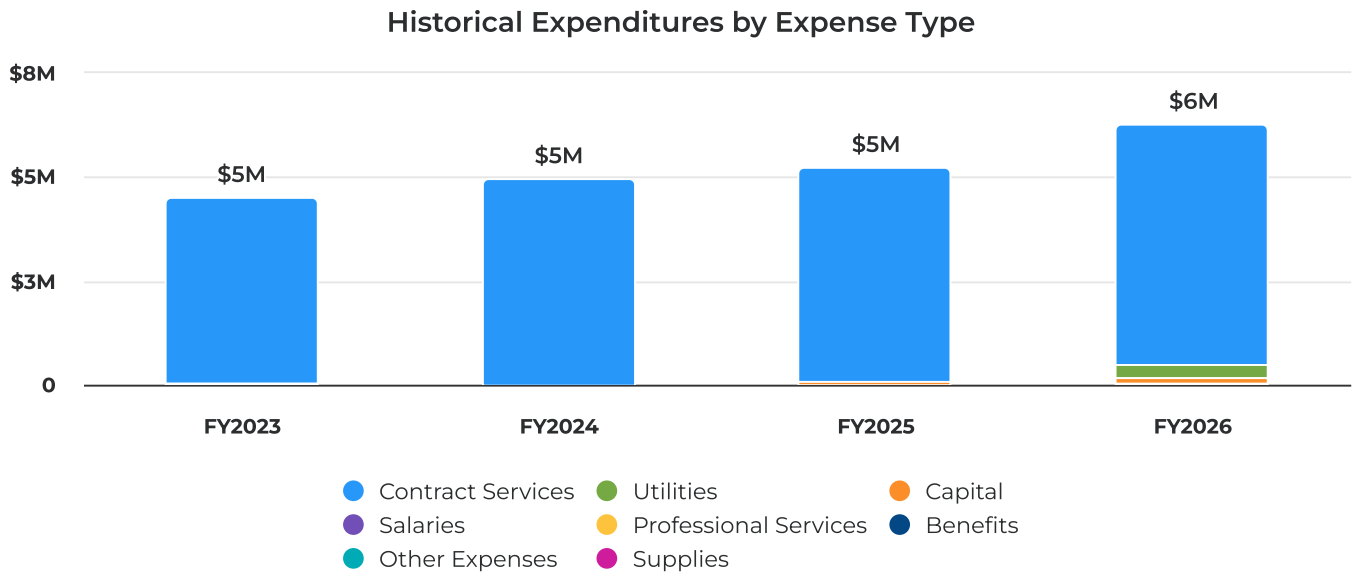
Expenditures by Object

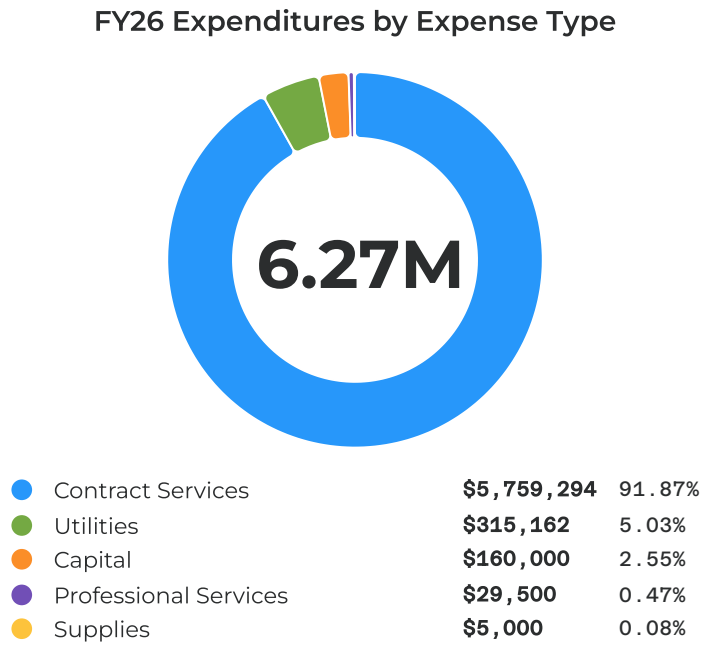


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$2,800.00	$301,500.00	10,667.86%
General Law Enforcement	$5,135,133.00	$5,391,294.00	4.99%
IT Services	-	$4,884.00	-
Special Law Enforcement	-	$368,000.00	-
Dues/Subscription/Publication	-	$29,500.00	-
Special Department Supplies	-	$5,000.00	-
Equipment Maintenance	-	$8,778.00	-
Capital equipment	$110,091.00	$160,000.00	45.33%
Total Expenditures	**$5,248,024.00**	**$6,268,956.00**	**19.45%**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Professional Services	-	$29,500.00	-
Contract Services	$5,135,133.00	$5,759,294.00	12.15%
Utilities	$2,800.00	$315,162.00	11,155.79%
Supplies	-	$5,000.00	-
Capital	$110,091.00	$160,000.00	45.33%
Total Expenditures	**$5,248,024.00**	**$6,268,956.00**	**19.45%**

FUNDS SUMMARY OVERVIEW

AJ Padelford Park Expansion Project: The AJ Padelford Park Expansion Project is a grant-funded project through California State Parks Office of Grants and Local Services to expand the size of AJ Padelford Park through the acquisition of residential properties.

Artesia Housing Authority Fund: The Artesia Housing Authority facilitates the development of affordable housing projects by supporting planning efforts, partnerships, and initiatives that increase access to housing for low- and moderate-income households.

Bicycle and Pedestrian TDA Fund: Transportation Development Act, Article 3 funds are local return funds from Los Angeles County Metropoliant Transportation Authority (LACMTA). The funds are used by Artesia for the planning and construction of bicycle and pedestrian facilities.

Billboard: This fund is revenue collected by the City through agreements related to billboards at various locations.

Bond Project Historic District Trails: Fund records expenditure related to the improvement of the Historic District Recreational Trails Area.

Bond Project Pioneer Blvd.: Fund records expenditure related to the improvement of Pioneer Blvd.

CAL Fire Urban Grant: The CAL Fire Urban Grant program is a Grant from the State of California to expand the City's Urban Forest and reduce greenhouse gases and urban heat island impacts through tree planting. FY 26 funds the maintenance of the trees planted in previous fiscal years.

California Natural Resources Agency (CNRA) Fund: This fund is comprised of two separate grants from the State of California to develop and improve parks and recreation facilities. The Artesia Botanical Garden received $2 Million in funding for the development of the new park space. The Fund also includes a $1.2 million grant for the Artesia Parks Facility Improvements Project which includes projects at both Artesia Park and AJ Padelford Park.

CDBG Fund: The City participates in the Los Angeles County Community Development Block Grant (CDBG) program, which provides federal funds to the City through the Los Angeles Urban County. These funds support a wide range of eligible activities aimed at creating viable urban communities by improving public infrastructure, expanding economic opportunities, and enhancing community facilities and services.

Citizens' Option for Public Safety (COPS) Fund: Citizens' Option for Public Safety (COPS) is a fund to account for grant funds the City receives from the State of California for supplemental law enforcement services funding of front-line law enforcement and juvenile justice programs. The funds are used to provide additional Special Assignment Deputies in the City, and for capital expenses to support the deputies serving the City.

Community Facilities District: Finances public services within the district which are in addition to those which were provided before the district was formed, including police protection, storm drainage system maintenance, flood control, and the upkeep and lighting of parks, streets, and open spaces.

Development Impact Fees: The City’s Development Impact Fees are charged on specific developments for the purpose of defraying all or a portion of the cost of public facilities related to the development project. All money received by the City is used for specific projects under the following five categories: public facilities, traffic facilities, storm drain facilities, parks and recreation facilities, and community center facilities.

Housing and Urban Development (HUD): This Fund accounts for a Federal grant from the Community Project Fund to develop the Artesia Botanical Garden. The HUD grant provides $3 Million in federal appropriations for the Artesia Botanical Garden.

LACMTA Measure M Fund: Measure M is a local return fund from Los Angeles County Metropolitan Transportation Authority (LACMTA). The funds are intended to ease traffic congestion, repave streets, repair potholes, synchronize signals, improve neighborhood streets and intersections, and enhance bike and pedestrian connections.

LACMTA Measure R Fund: Measure R is a local return fund from Los Angeles County Metropolitan Transportation Authority (LACMTA). The funds are intended to account for the engineering, administrative, traffic median, and parking overflow improvements related to transportation services.

LACMTA Proposition A – Transportation Fund: Proposition A is local return funds from Los Angeles County Metropolitan Transportation Authority (LACMTA). Proposition A is utilized for the benefit of public transit such as fixed-route, dial-a-ride, and recreation transportation programs.

LACMTA Proposition C - Expanded Transportation Fund: Proposition C is local return funds from Los Angeles County Metropolitan Transportation Authority (LACMTA). Proposition C supports the maintenance, operation, and improvement of arterial streets and transit-related infrastructure, including traffic signals, medians, and roadway striping, to enhance mobility and safety.

LACMTA TOD Planning Grant: The Transportation Oriented Development (TOD) Planning fund is a grant-funded project from the Los Angeles County Metropolitan Transportation Authority (LACMTA) to develop the TOD Plan for Downtown Artesia and areas surrounding the commuter transit line planned in the LACMTA right of way.

Measure A/Park Improvements Fund: Measure A is a grant allocation from Los Angeles County based on population, that supports the development, improvement, and maintenance of local parks and recreational facilities.

Measure W: Measure W are funds allocated to the City by the State of California to provide local, dedicated funding to reduce pollution and flooding caused by stormwater runoff through projects and programs that capture, treat, and reuse stormwater.

Public, Education and Government (PEG): PEG fees are paid by utility franchises to the City, and revenue can be used by the City to facilitate public access to City Council Meetings to the public via live-stream.

Recycled Oil Fund: This is a grant from the State of California providing funding to promote proper disposal and recycling of used mother oil.

SB1 RMRA Fund: The State SB1 Fund is an annual allocation to the City under the Streets and Highways Code of the State of California. The Fund holds monies for maintenance and construction of roads, engineering and administration.

SB 1383 Local Assistance Grant: This is a grant from the State of California to help local governments implement SB 1383, organic waste recycling, requirements.

South Coast Air Quality Control: The South Coast Air Quality Control is an allocation to the City which accounts for AB 2766 Subvention Program. Funds are used to implement projects that reduce motor vehicle emissions and improve air quality.

State Gas Tax Fund: The State Gas Tax Fund is an annual allocation to the City under the Streets and Highways Code of the State of California. The fund holds monies for maintenance and construction of roads, engineering and administration.

Street Light Maintenance District: The Street Light Maintenance District was formed by the voters to fund the cost of electricity for streetlights in residential areas of the City. The assessment does not cover the cost of the electricity for these areas and the general fund covers the annual shortfall each year.

Successor Agency Administration: The Successor Agency Recognized Obligation Payment Schedule (ROPS) Fund pays the obligations on the State approved ROPS Form.

Successor Agency Bond: The Successor Agency Recognized Obligation Payment Schedule (ROPS) Fund pays the obligations on the State approved ROPS Form.

Successor Agency RORF: The Successor Agency Redevelopment Obligation Retirement (RORF) received Real Property Tax Trust Fund (RPTTF) revenues and transfers them to the ROPS and General Funds.

Summer Lunch Program: The Summer Lunch Program is a State Grant funded by the California Department of Education to provide lunches to youth ages 18 and under during the Summer when schools are not in session.

Transportation Planning Grant: This fund includes two grants received from the State of California to update the City's Local Hazard Mitigation Plan and to develop the City's first Climate Adaptation Plan inclusive of an evacuation plan for the City in case of a natural disaster.

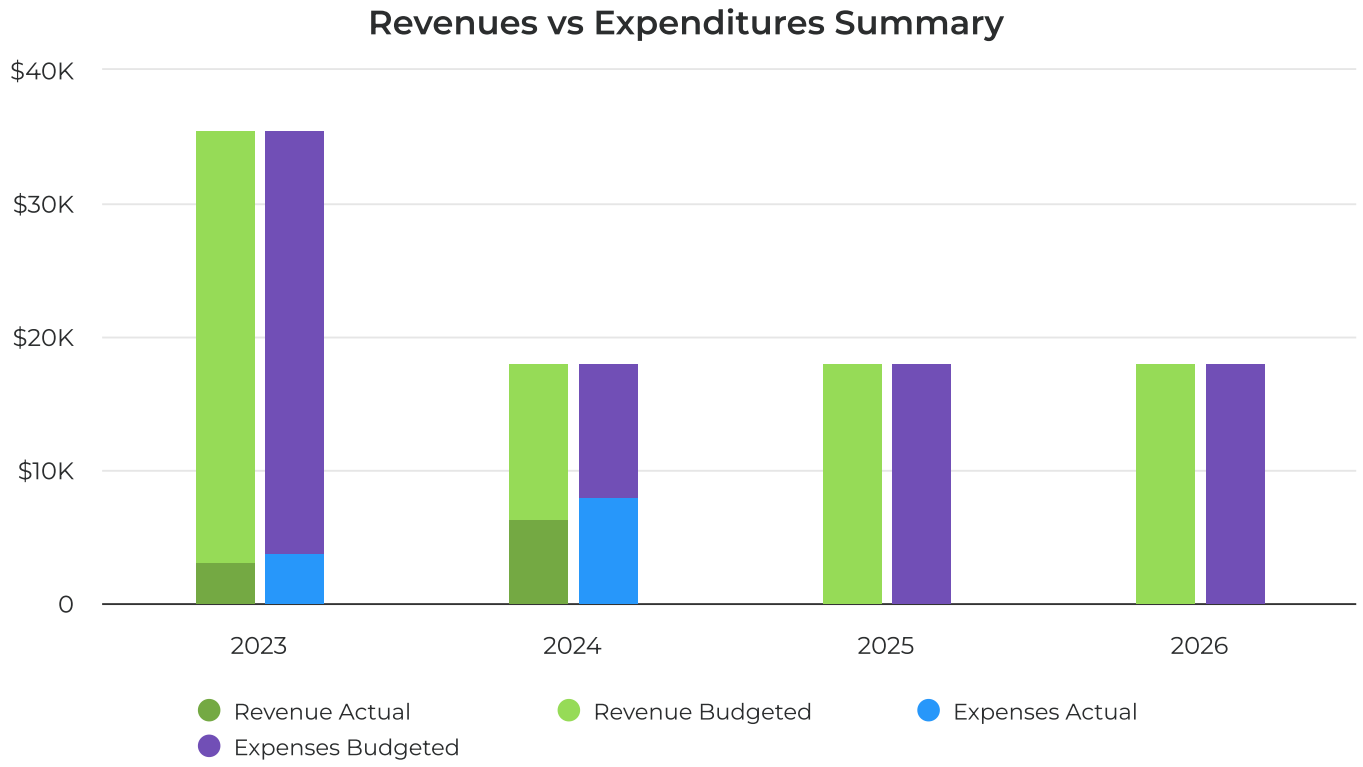
Youth Activities League (YAL) Grant: The YAL Fund is a grant provided by the Los Angeles County Department of Probation to fund an after-school program in conjunction with City Staff and Los Angeles County Sheriff's Deputies to provide positive activities to youth.

SUMMER LUNCH PROGRAM

The Summer Lunch Program is a State Grant funded by the California Department of Education to provide lunches to youth ages 18 and under during the Summer when schools are not in session.

Summary

The Summer Lunch Program provided 879 meals to youth at AJ Padelford Park during the summer months in Fiscal Year 2024-25.



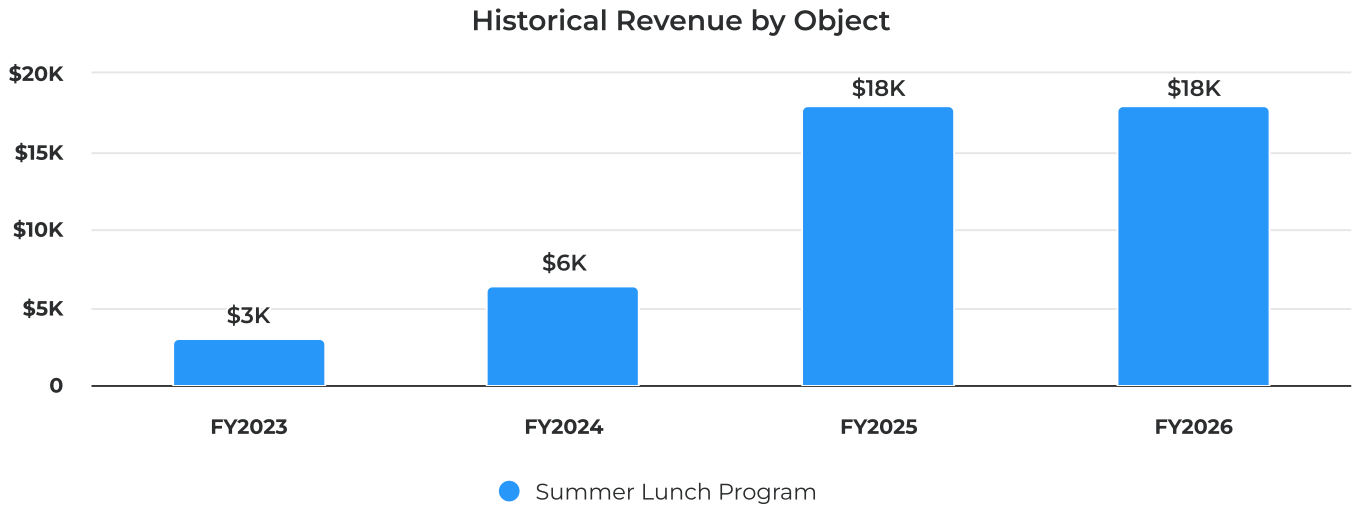
Comprehensive Fund Summary

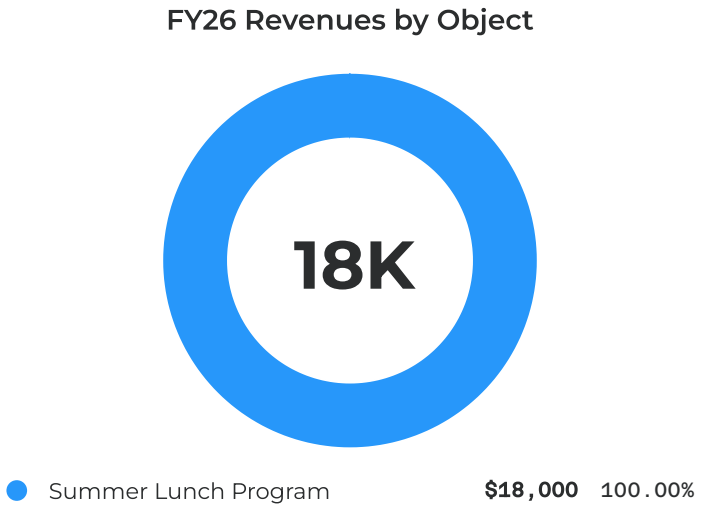
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$7,205.00**	**-**
Revenues		
Special Revenue	$18,000.00	$18,000.00
Total Revenues	**$18,000.00**	**$18,000.00**
Expenditures		
Other Expenses	$3,500.00	$3,500.00
Programs	$14,500.00	$14,500.00
Total Expenditures	**$18,000.00**	**$18,000.00**
Total Revenues Less Expenditures	**-**	**-**

Category	FY 2025 Amended	FY 2026 Budgeted
Ending Fund Balance	$7,205.00	-

Revenues by Object

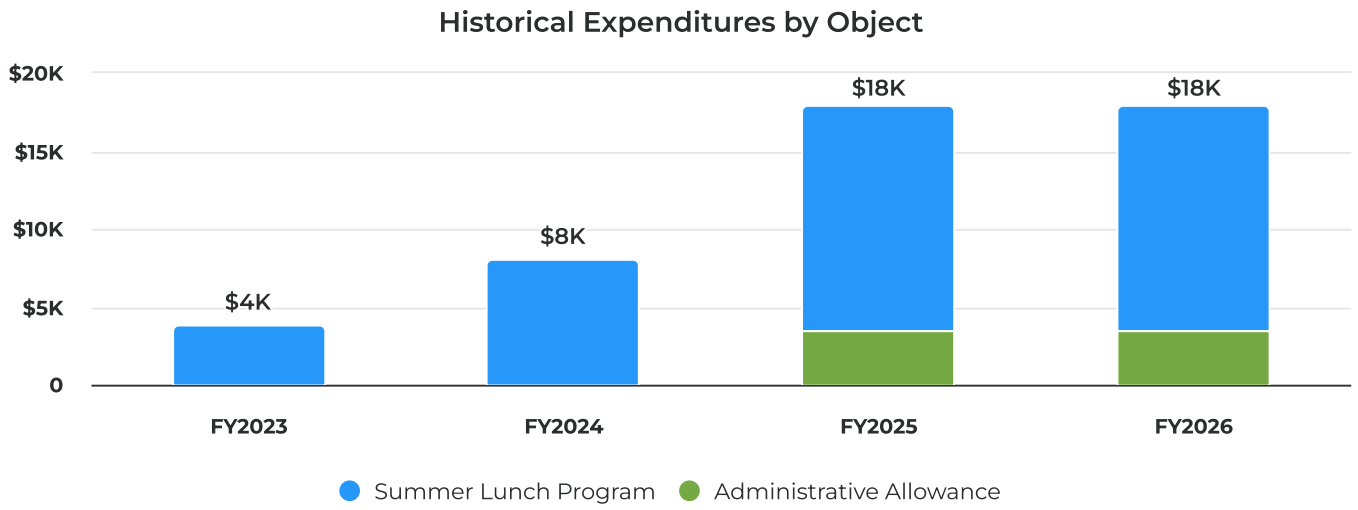


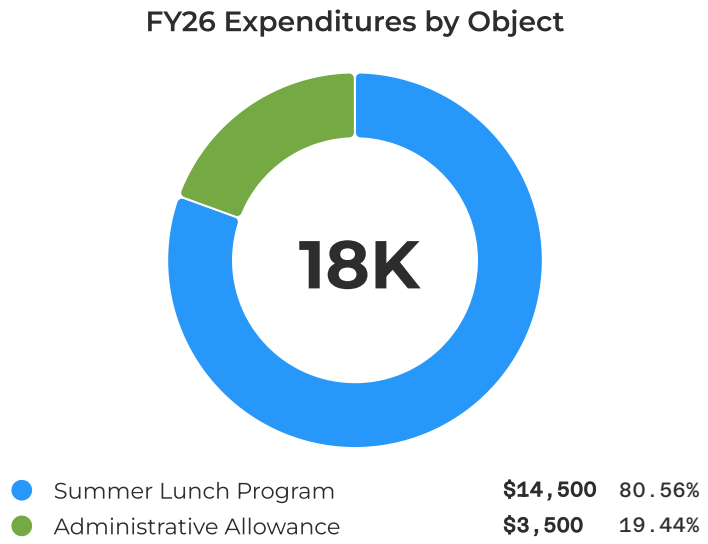


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Summer Lunch Program	$18,000.00	$18,000.00	0.00%
Total Revenues	**$18,000.00**	**$18,000.00**	**0.00%**

Expenditures by Object

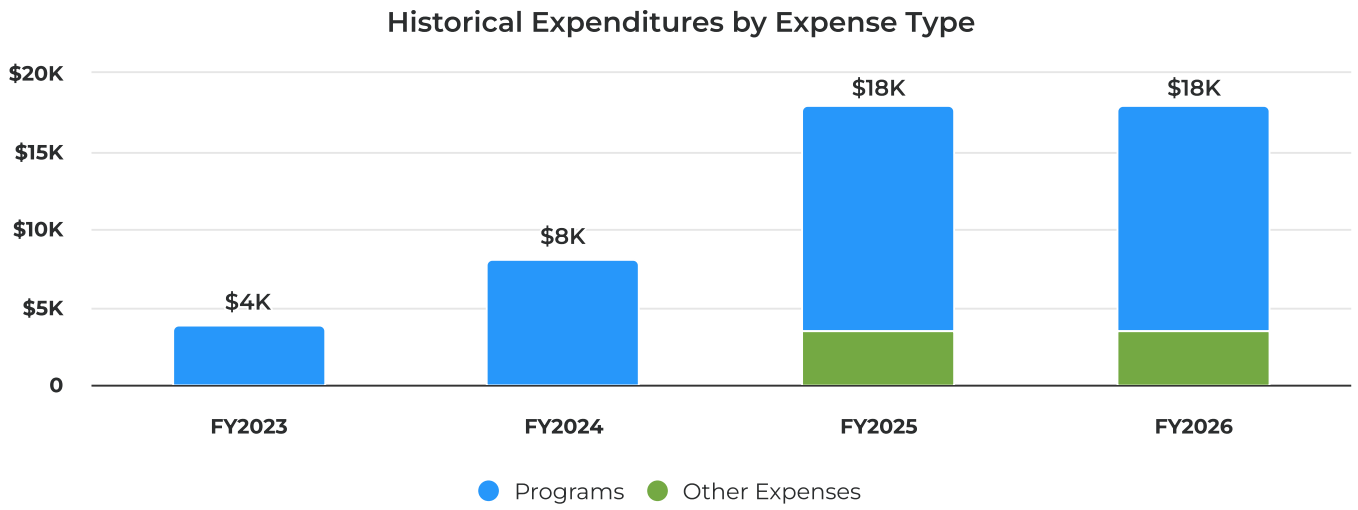


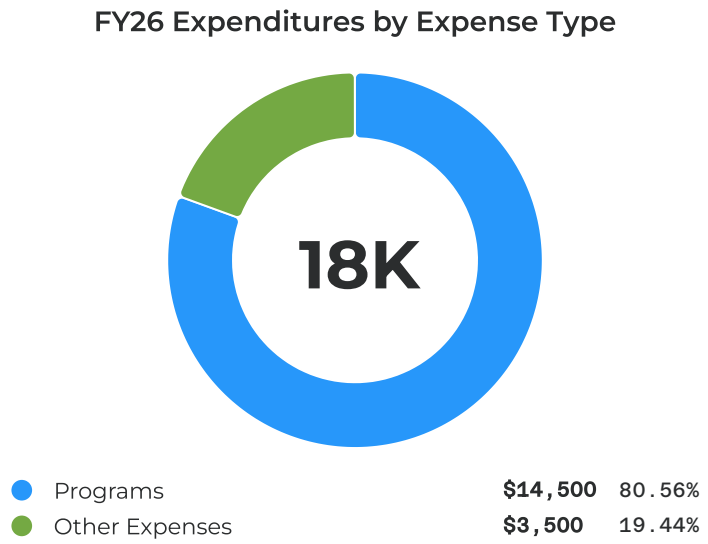


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$3,500.00	$3,500.00	0.00%
Summer Lunch Program	$14,500.00	$14,500.00	0.00%
Total Expenditures	**$18,000.00**	**$18,000.00**	**0.00%**

Expenditures by Expense Type

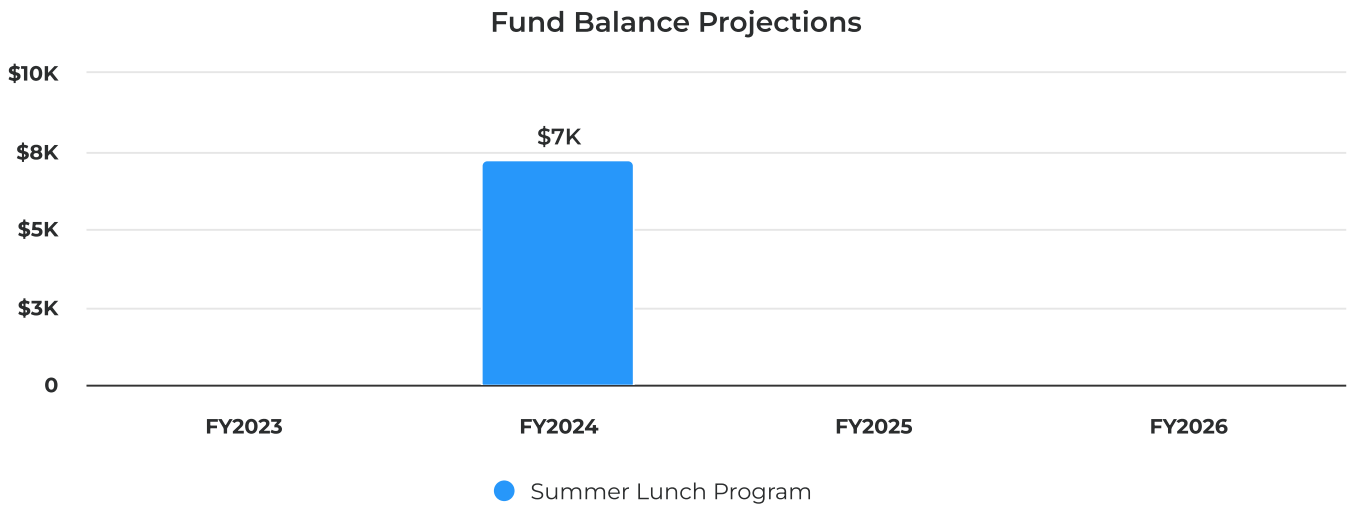




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$3,500.00	$3,500.00	0.00%
Programs	$14,500.00	$14,500.00	0.00%
Total Expenditures	**$18,000.00**	**$18,000.00**	**0.00%**

Fund Balance

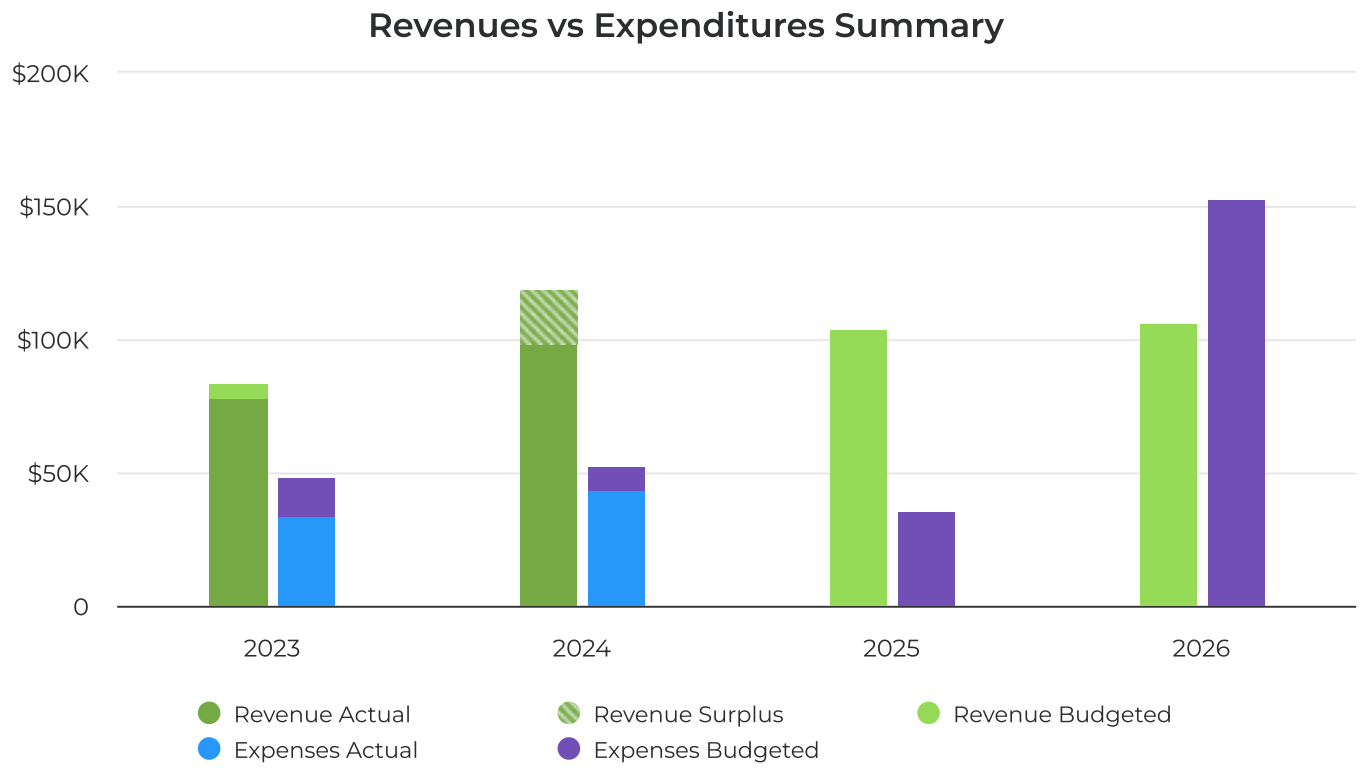


ARTESIA HOUSING AUTHORITY

The Artesia Housing Authority facilitates the development of affordable housing projects by supporting planning efforts, partnerships, and initiatives that increase access to housing for low- and moderate-income households.

Summary

The Artesia Housing Authority Fund submitted a revised 6th Cycle Housing Element for public review and to the California Department of Housing and Urban Development, bringing the city one step closer to having an approved housing element.



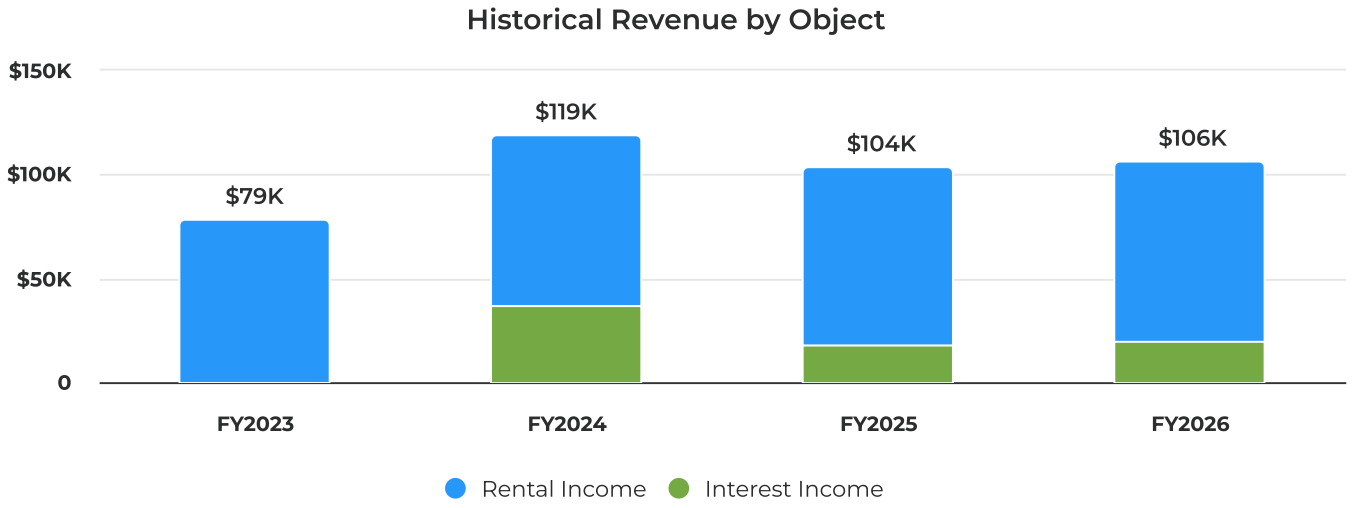
Comprehensive Fund Summary

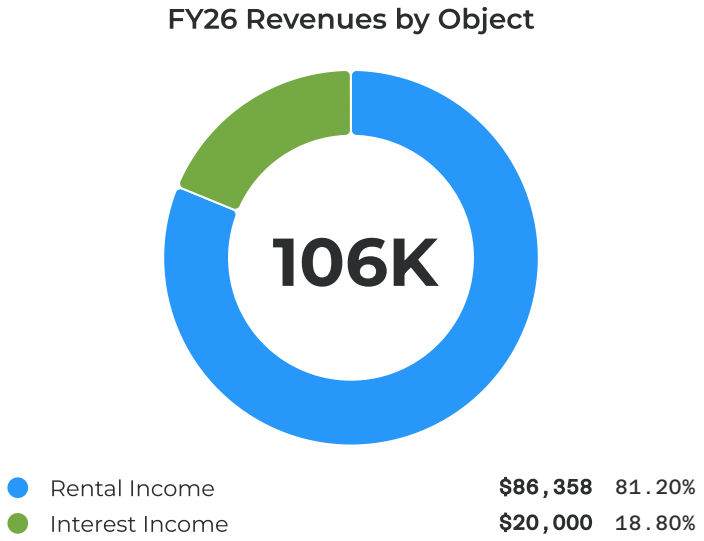
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$845,479.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$104,357.76	$106,358.00
Total Revenues	**$104,357.76**	**$106,358.00**
Expenditures		
Salaries	$18,572.00	$19,373.00
Other Pay	$1,000.00	-
Benefits	$4,622.00	$6,585.00

Category	FY 2025 Amended	FY 2026 Budgeted
Other Expenses	$2,355.00	$12,105.00
Professional Services	$7,500.00	-
Utilities	-	$110,000.00
Maintenance/Repairs	$2,000.00	$5,000.00
Total Expenditures	**$36,049.00**	**$153,063.00**
Total Revenues Less Expenditures	**$68,308.76**	**-$46,705.00**
Ending Fund Balance	**$913,787.76**	**-$46,705.00**

Revenues by Object

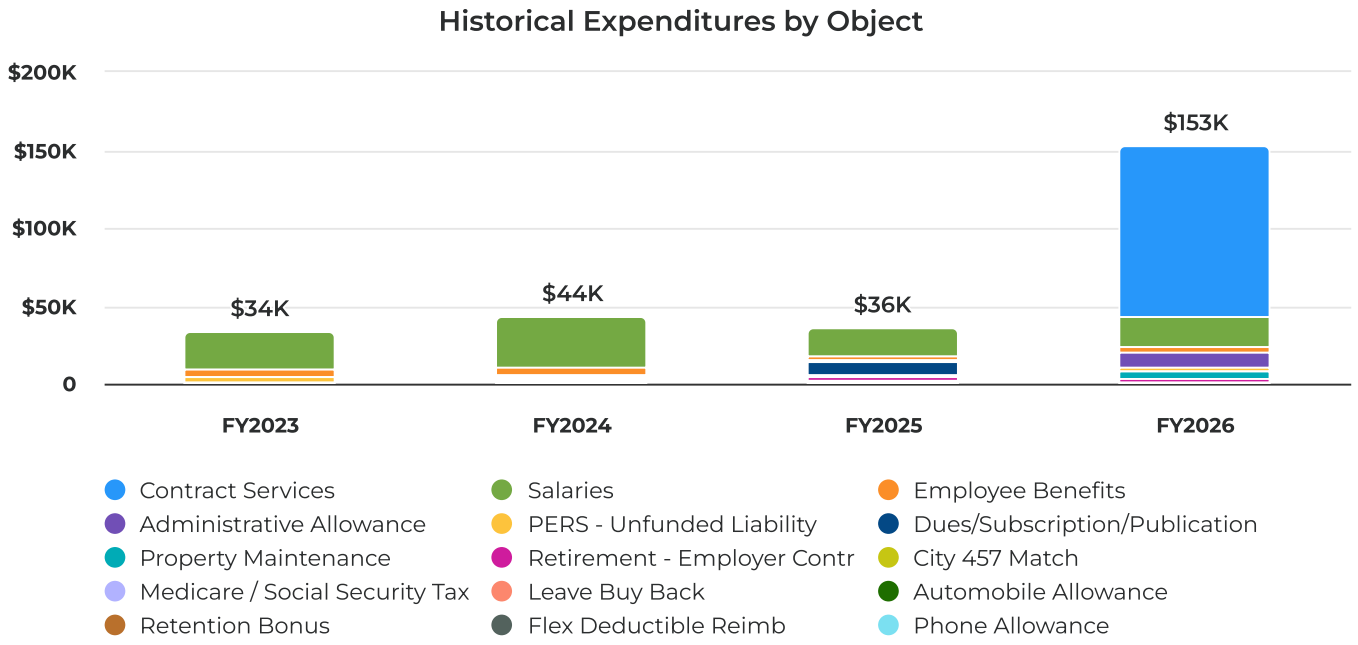




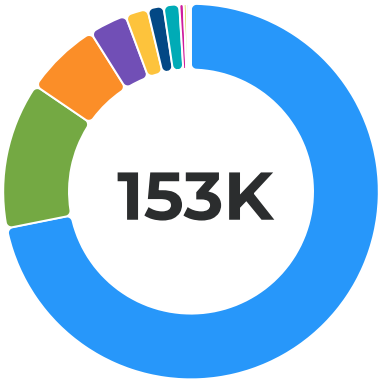
Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Interest Income	$18,000.00	$20,000.00	11.11%
Rental Income	$86,357.76	$86,358.00	0.00%
Total Revenues	**$104,357.76**	**$106,358.00**	**1.92%**

Expenditures by Object



FY26 Expenditures by Object

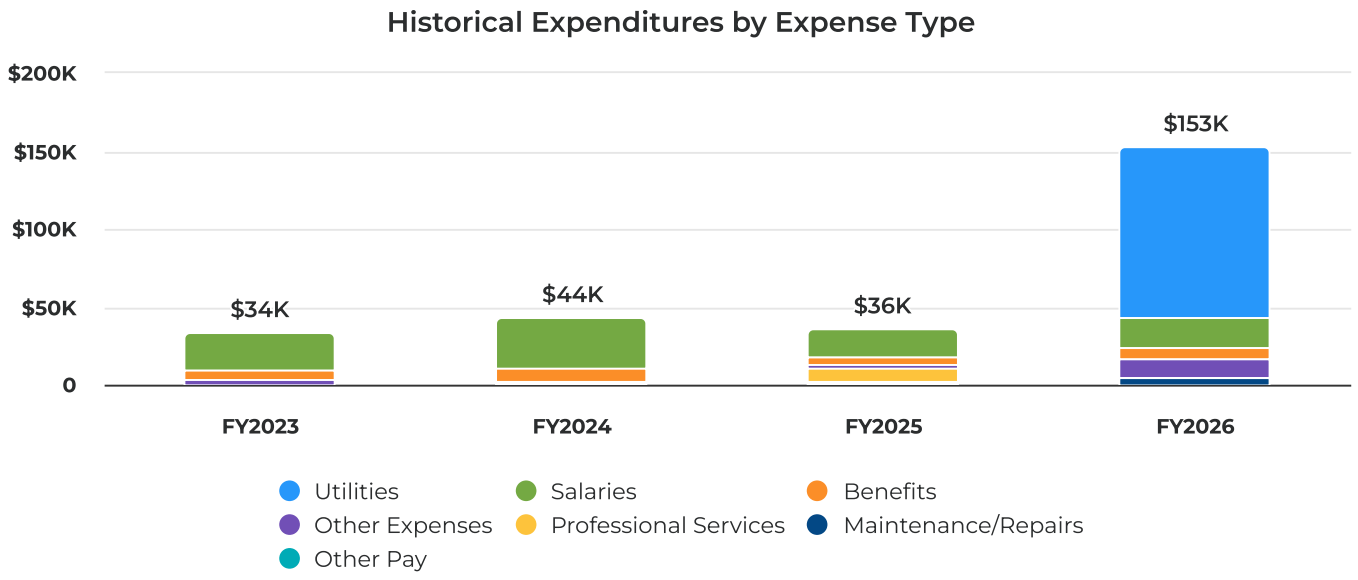


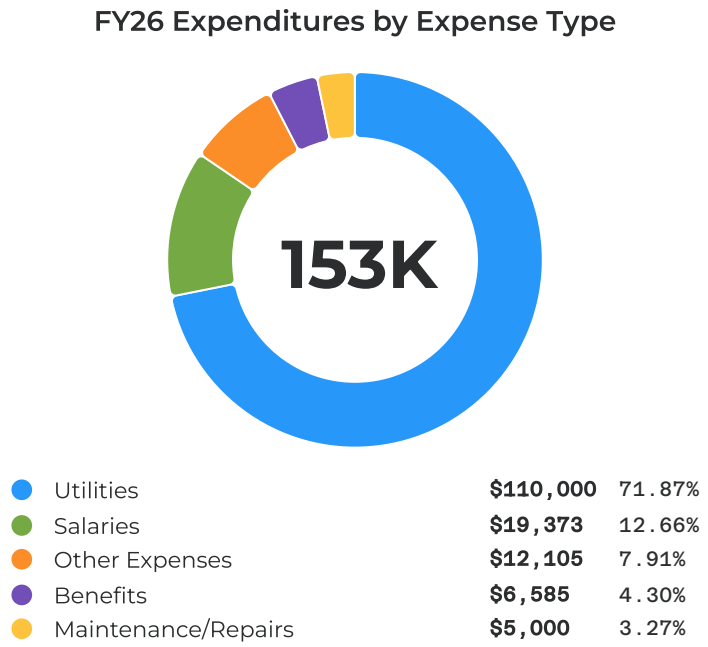
Contract Services	$110,000	71.87%
Salaries	$19,373	12.66%
Administrative Allowance	$10,000	6.53%
Property Maintenance	$5,000	3.27%
Employee Benefits	$2,992	1.95%
PERS - Unfunded Liability	$2,105	1.38%
Retirement - Employer Contr	$2,085	1.36%
City 457 Match	$581	0.38%
Automobile Allowance	$360	0.24%
Medicare / Social Security Tax	$281	0.18%
Flex Deductible Reimb	$166	0.11%
Phone Allowance	$120	0.08%

Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$17,872.00	$19,373.00	8.40%
Retention Bonus	$700.00	-	-100.00%
Leave Buy Back	$1,000.00	-	-100.00%
Retirement - Employer Contr	$1,506.00	$2,085.00	38.45%
PERS - Unfunded Liability	$2,355.00	$2,105.00	-10.62%
Medicare / Social Security Tax	$259.00	$281.00	8.49%
Employee Benefits	$1,934.00	$2,992.00	54.71%
City 457 Match	$536.00	$581.00	8.40%
Flex Deductible Reimb	$237.00	$166.00	-29.96%
Automobile Allowance	$150.00	$360.00	140.00%
Phone Allowance	-	$120.00	-
Administrative Allowance	-	$10,000.00	-
Contract Services	-	$110,000.00	-
Dues/Subscription/Publication	$7,500.00	-	-100.00%
Property Maintenance	$2,000.00	$5,000.00	150.00%
Total Expenditures	**$36,049.00**	**$153,063.00**	**324.60%**

Expenditures by Expense Type

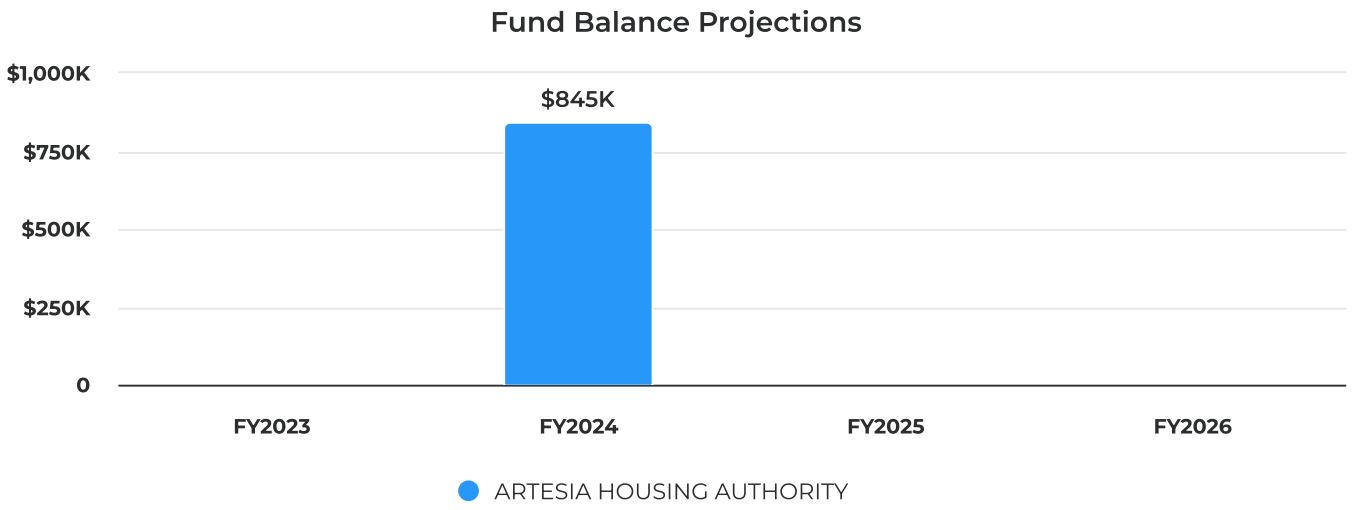




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$18,572.00	$19,373.00	4.31%
Other Pay	$1,000.00	-	-100.00%
Benefits	$4,622.00	$6,585.00	42.47%
Other Expenses	$2,355.00	$12,105.00	414.01%
Professional Services	$7,500.00	-	-100.00%
Utilities	-	$110,000.00	-
Maintenance/Repairs	$2,000.00	$5,000.00	150.00%
Total Expenditures	**$36,049.00**	**$153,063.00**	**324.60%**

Fund Balance

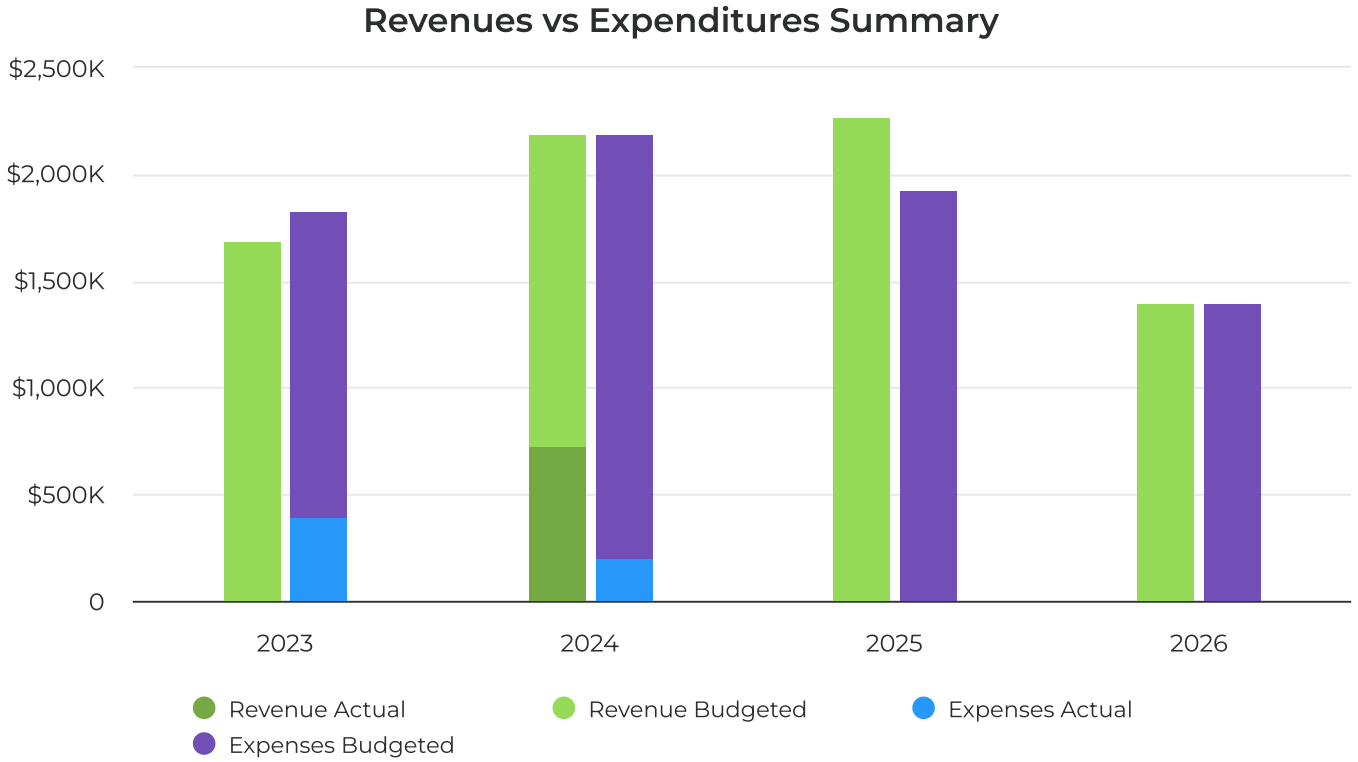


AJ PADELFORD PARK EXPANSION

The AJ Padelford Park Expansion Project is a grant-funded project through California State Parks Office of Grants and Local Services to expand the size of AJ Padelford Park through the acquisition of residential properties.

Summary

Funds were used to acquire two properties in Fiscal Year 2024-25, to increase green space at AJ Padelford Park and support future park expansion. In Fiscal Year 2025-26, funds will be used to increase open space at AJ Padelford Park by acquiring an additional property and demolishing and redeveloping up to four adjacent properties.



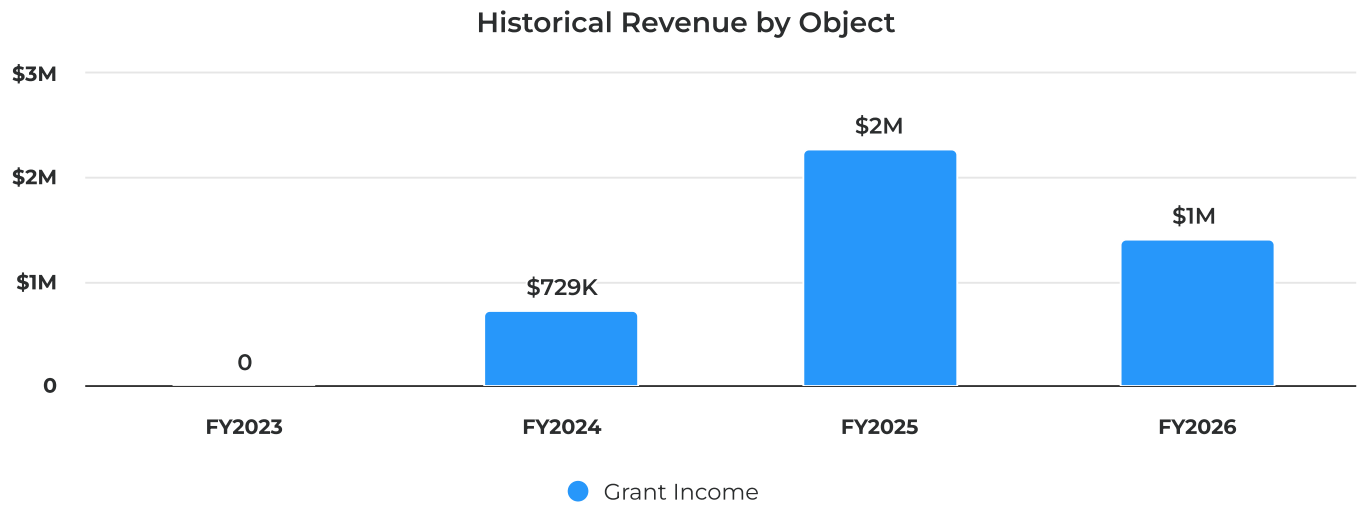
Comprehensive Fund Summary

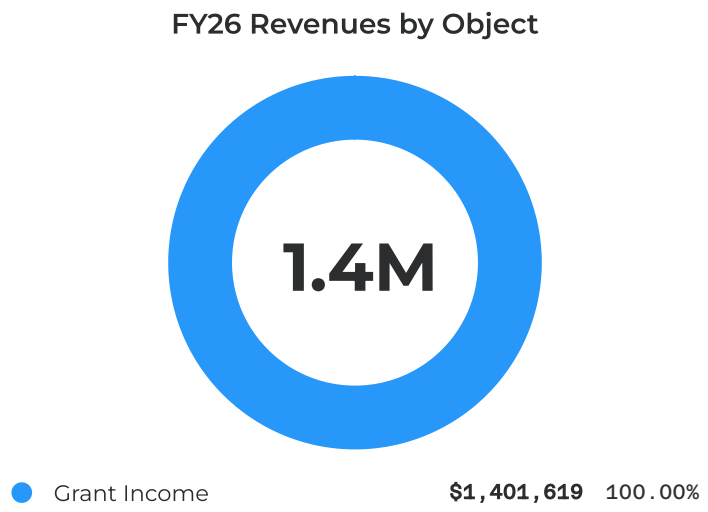
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$109,301.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$2,269,922.00	$1,401,619.00
Total Revenues	**$2,269,922.00**	**$1,401,619.00**
Expenditures		
Other Expenses	$14,516.50	$15,000.00
Programs	$450,000.00	$215,000.00
Contract Services	-	$7,500.00

Category	FY 2025 Amended	FY 2026 Budgeted
Utilities	$64,034.00	$23,000.00
Capital	$1,398,023.50	$1,141,119.00
Total Expenditures	**$1,926,574.00**	**$1,401,619.00**
Total Revenues Less Expenditures	**$343,348.00**	**-**
Ending Fund Balance	**$452,649.00**	**-**

Revenues by Object

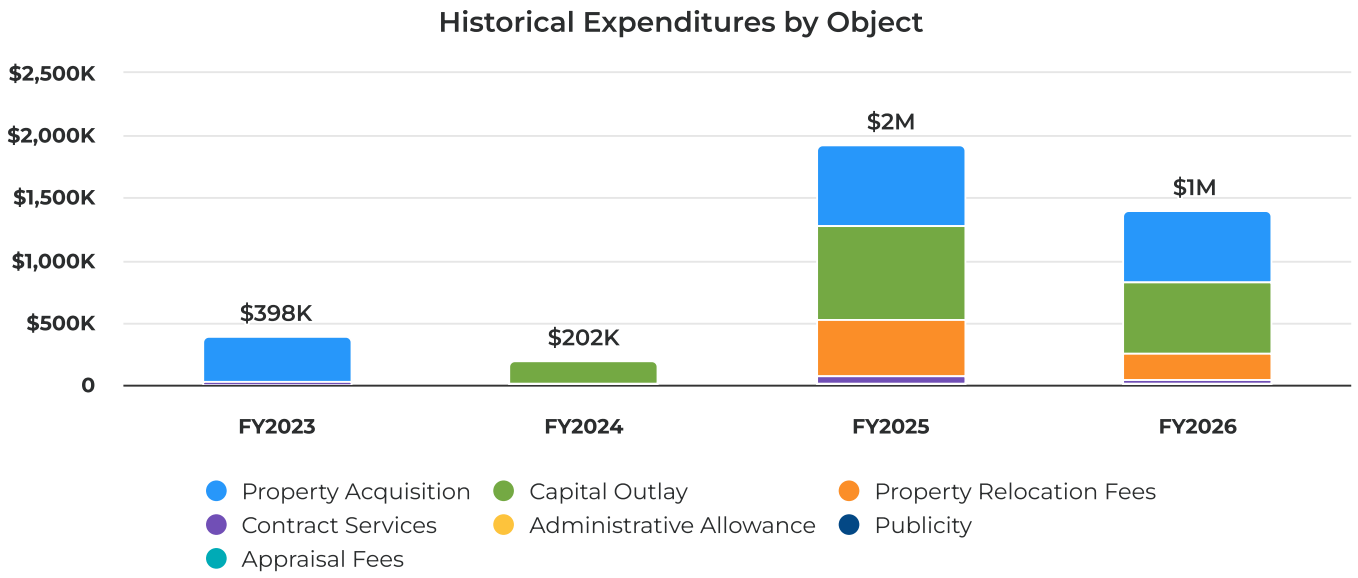


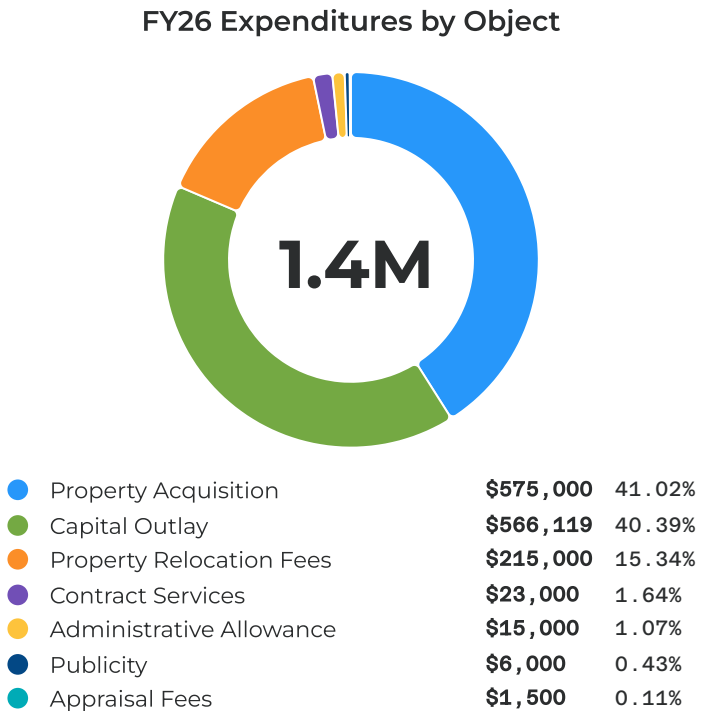


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	$2,269,922.00	$1,401,619.00	-38.25%
Total Revenues	**$2,269,922.00**	**$1,401,619.00**	**-38.25%**

Expenditures by Object



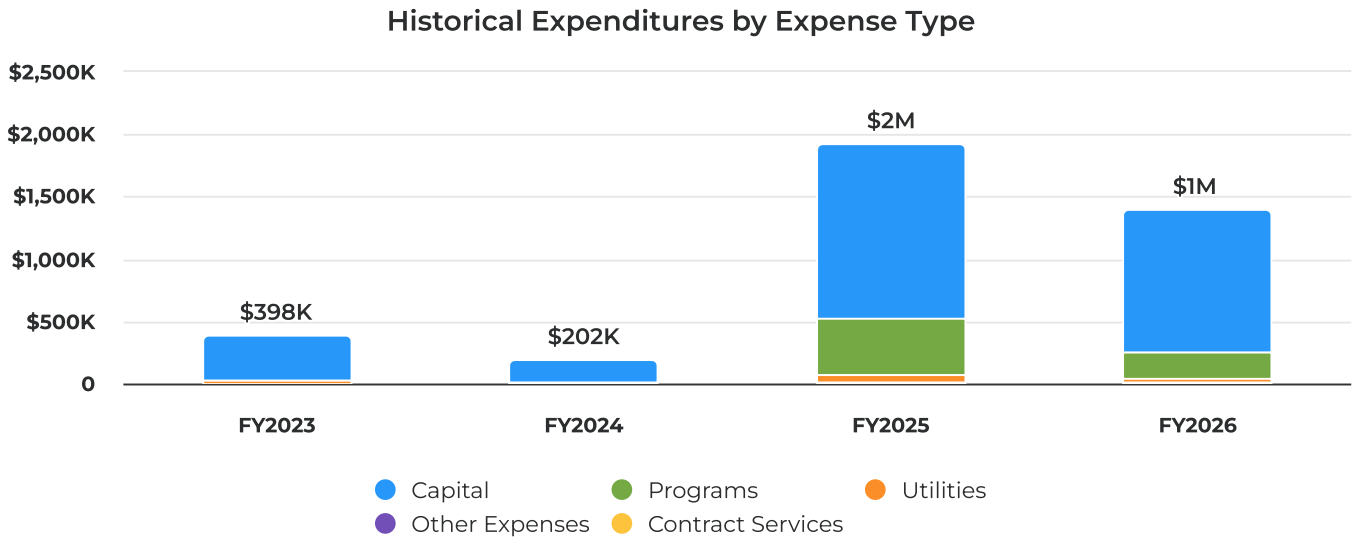


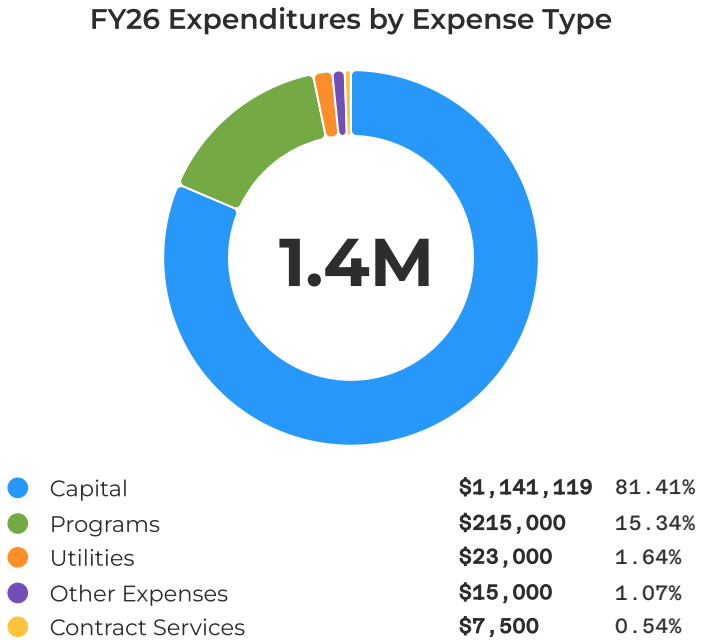
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$14,516.50	$15,000.00	3.33%
Appraisal Fees	-	$1,500.00	-
Contract Services	$64,034.00	$23,000.00	-64.08%
Publicity	-	$6,000.00	-
Property Relocation Fees	$450,000.00	$215,000.00	-52.22%
Capital Outlay	$747,905.50	$566,119.00	-24.31%
Property Acquisition	$650,118.00	$575,000.00	-11.55%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Total Expenditures	**$1,926,574.00**	**$1,401,619.00**	**-27.25%**

Expenditures by Expense Type



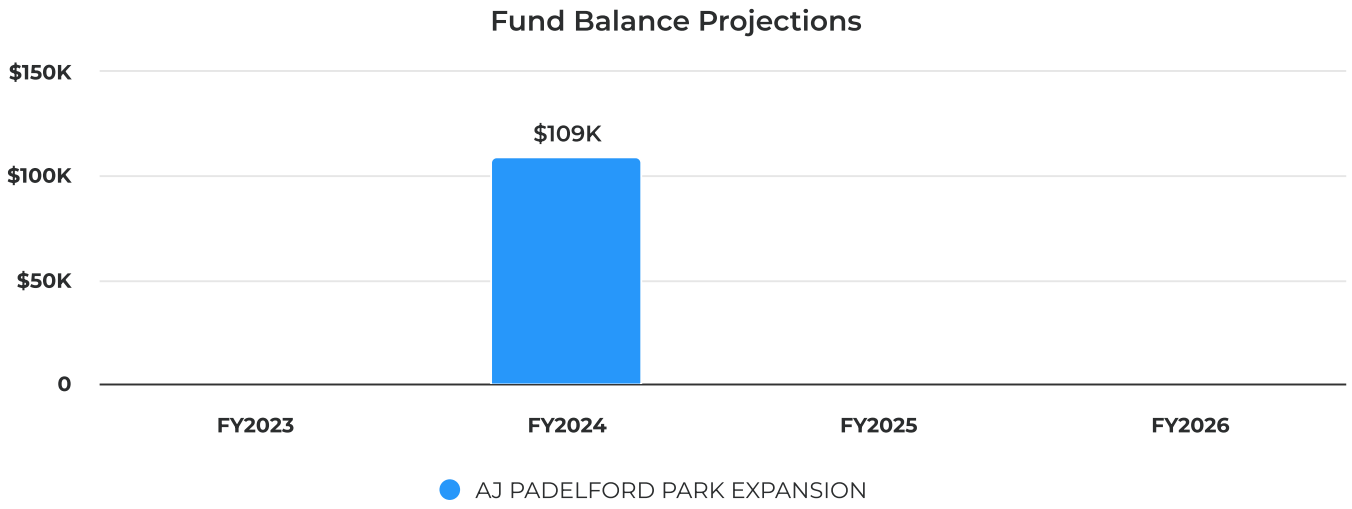


Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$14,516.50	$15,000.00	3.33%
Programs	$450,000.00	$215,000.00	-52.22%
Contract Services	-	$7,500.00	-
Utilities	$64,034.00	$23,000.00	-64.08%
Capital	$1,398,023.50	$1,141,119.00	-18.38%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Total Expenditures	**$1,926,574.00**	**$1,401,619.00**	**-27.25%**

Fund Balance

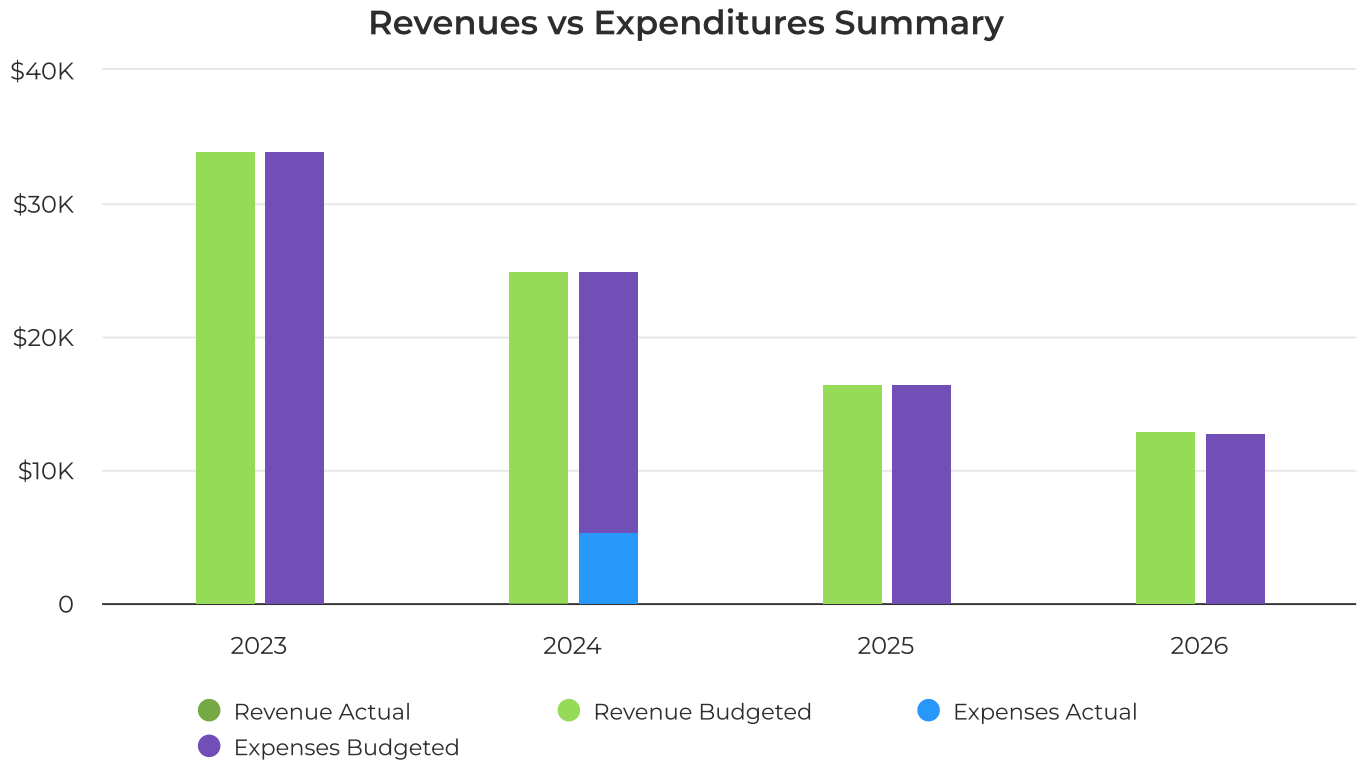


BICYCLE/PEDESTRIAN TDA 3

Transportation Development Act, Article 3 funds are local return funds from Los Angeles County Metropoliant Transportation Authority (LACMTA). The funds are used by Artesia for the planning and construction of bicycle and pedestrian facilities.

Summary

Funds were used to complete maintenance to existing bicycle paths to improve safety and usability in Fiscal Year 2024-25.



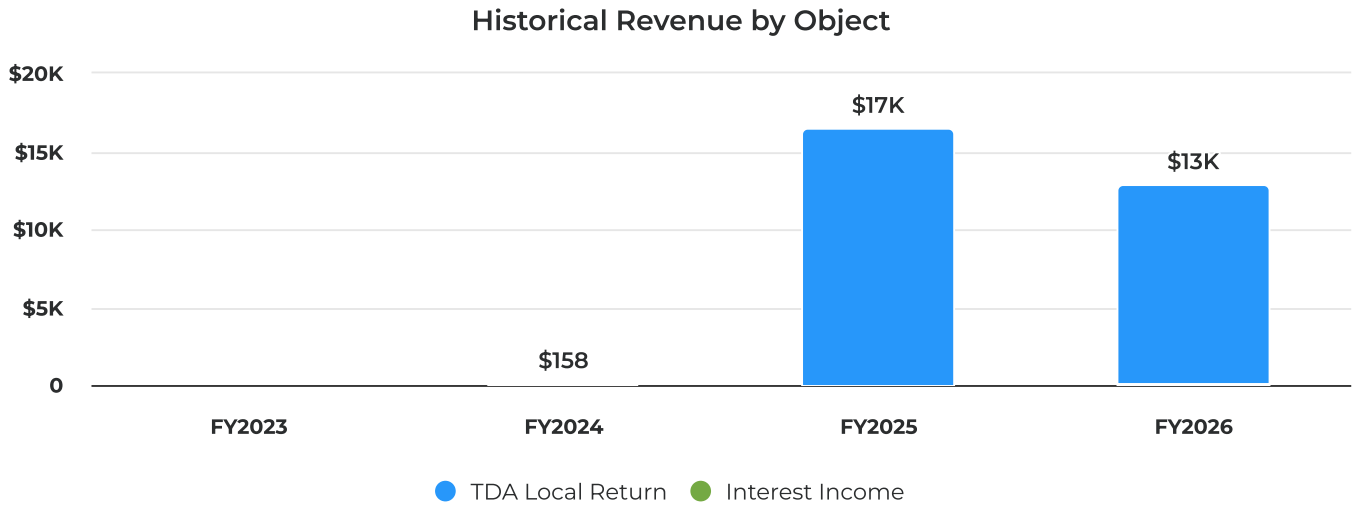
Comprehensive Fund Summary

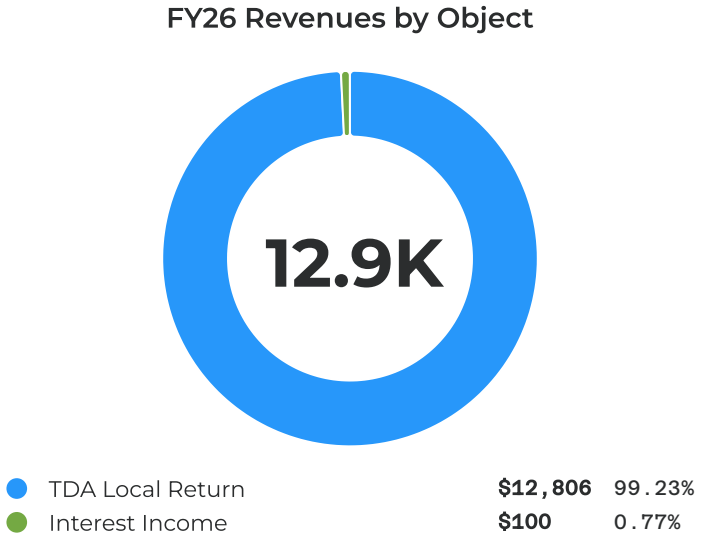
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$1,091.00**	**-**
Revenues		
Special Revenue	$16,533.00	$12,806.00
Miscellaneous (Interest, Rent, etc.)	-	$100.00
Total Revenues	**$16,533.00**	**$12,906.00**
Expenditures		
Capital	$16,533.00	$12,806.00
Total Expenditures	**$16,533.00**	**$12,806.00**
Total Revenues Less Expenditures	**-**	**$100.00**

Category	FY 2025 Amended	FY 2026 Budgeted
Ending Fund Balance	$1,091.00	$100.00

Revenues by Object

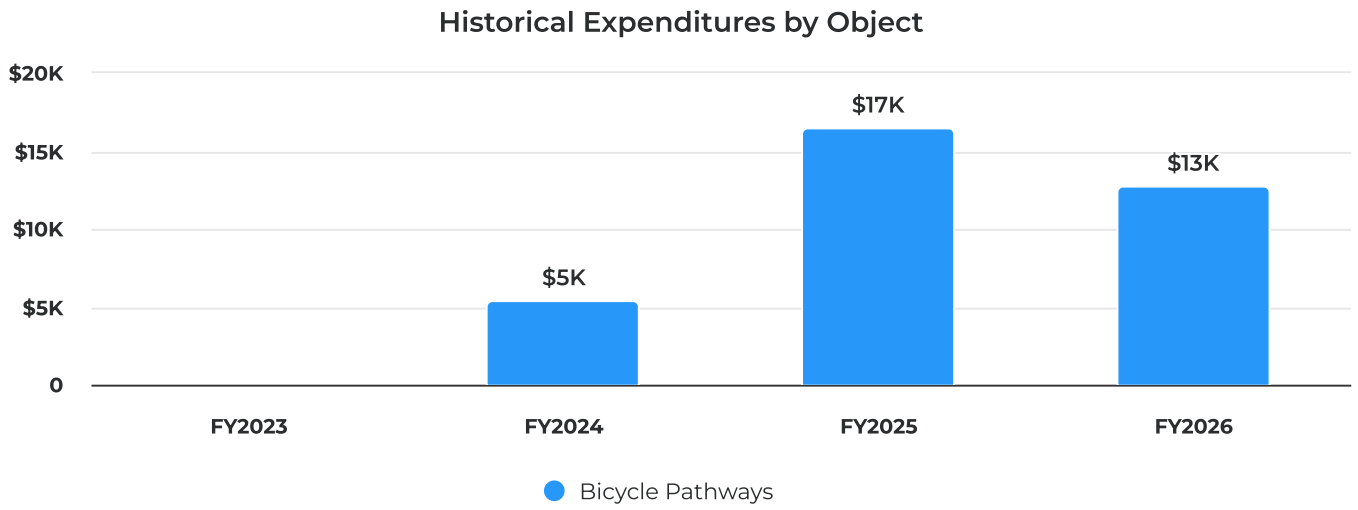


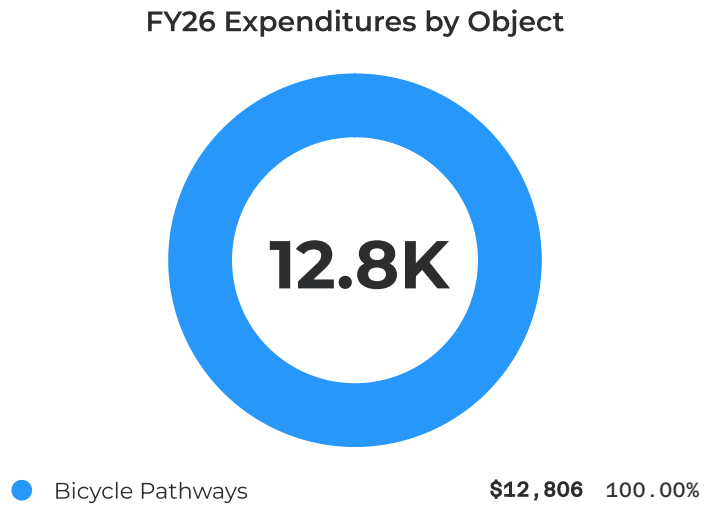


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
TDA Local Return	$16,533.00	$12,806.00	-22.54%
Interest Income	-	$100.00	-
Total Revenues	**$16,533.00**	**$12,906.00**	**-21.94%**

Expenditures by Object

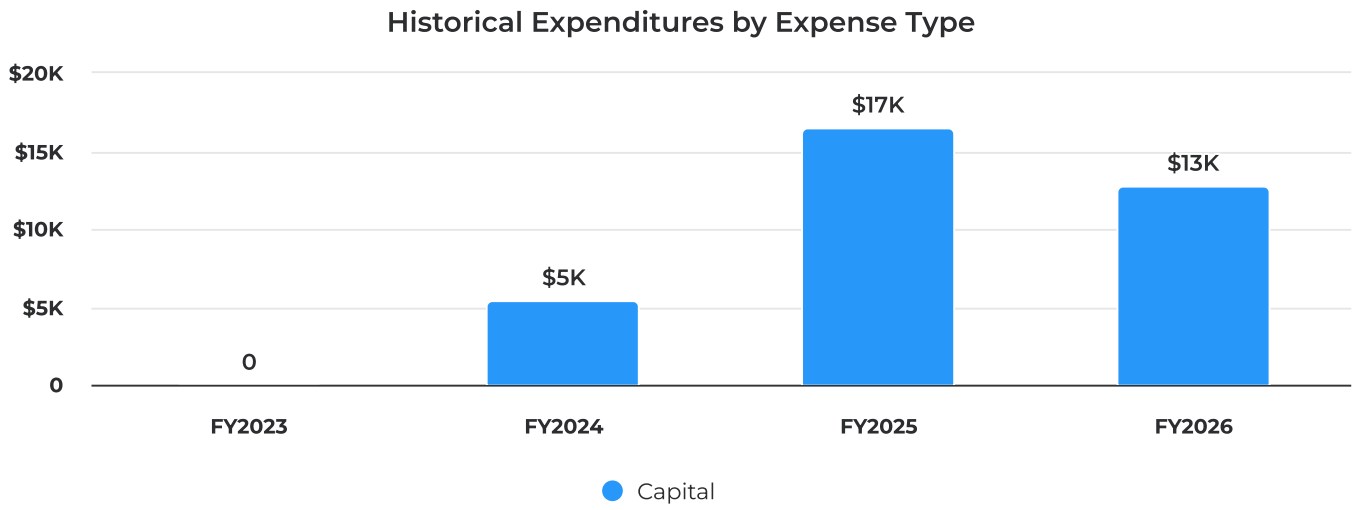


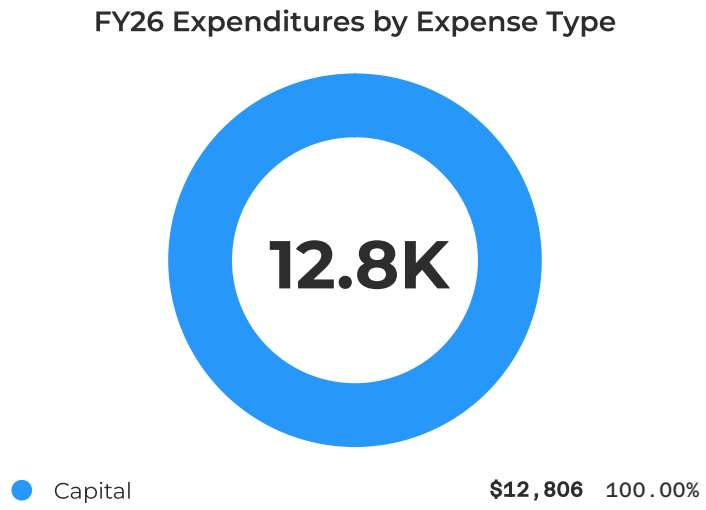


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Bicycle Pathways	$16,533.00	$12,806.00	-22.54%
Total Expenditures	**$16,533.00**	**$12,806.00**	**-22.54%**

Expenditures by Expense Type

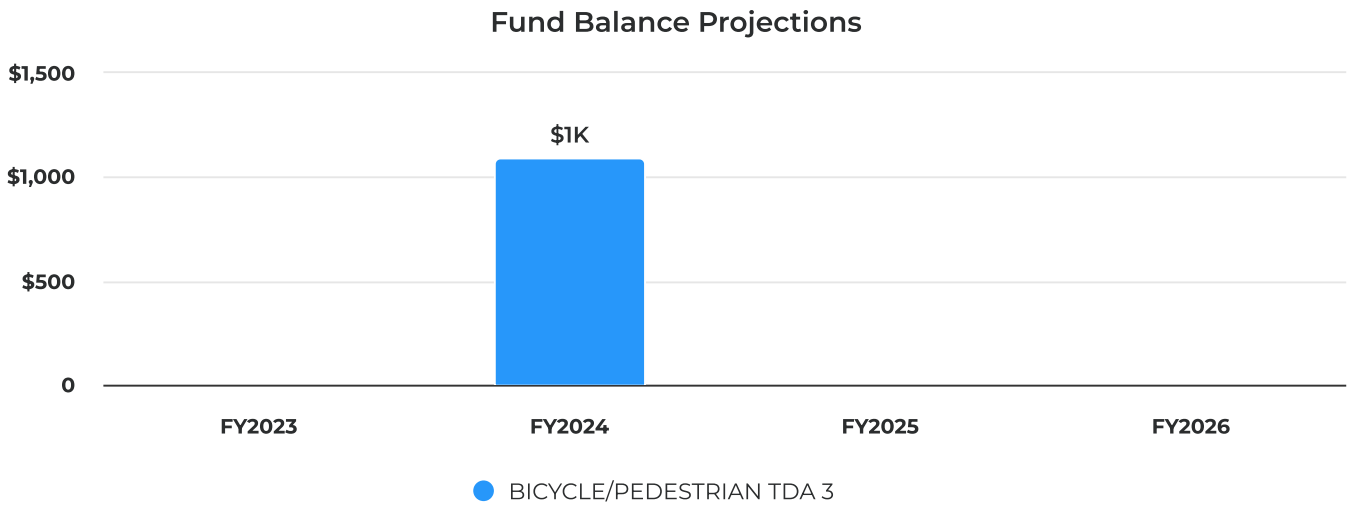




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Capital	$16,533.00	$12,806.00	-22.54%
Total Expenditures	**$16,533.00**	**$12,806.00**	**-22.54%**

Fund Balance

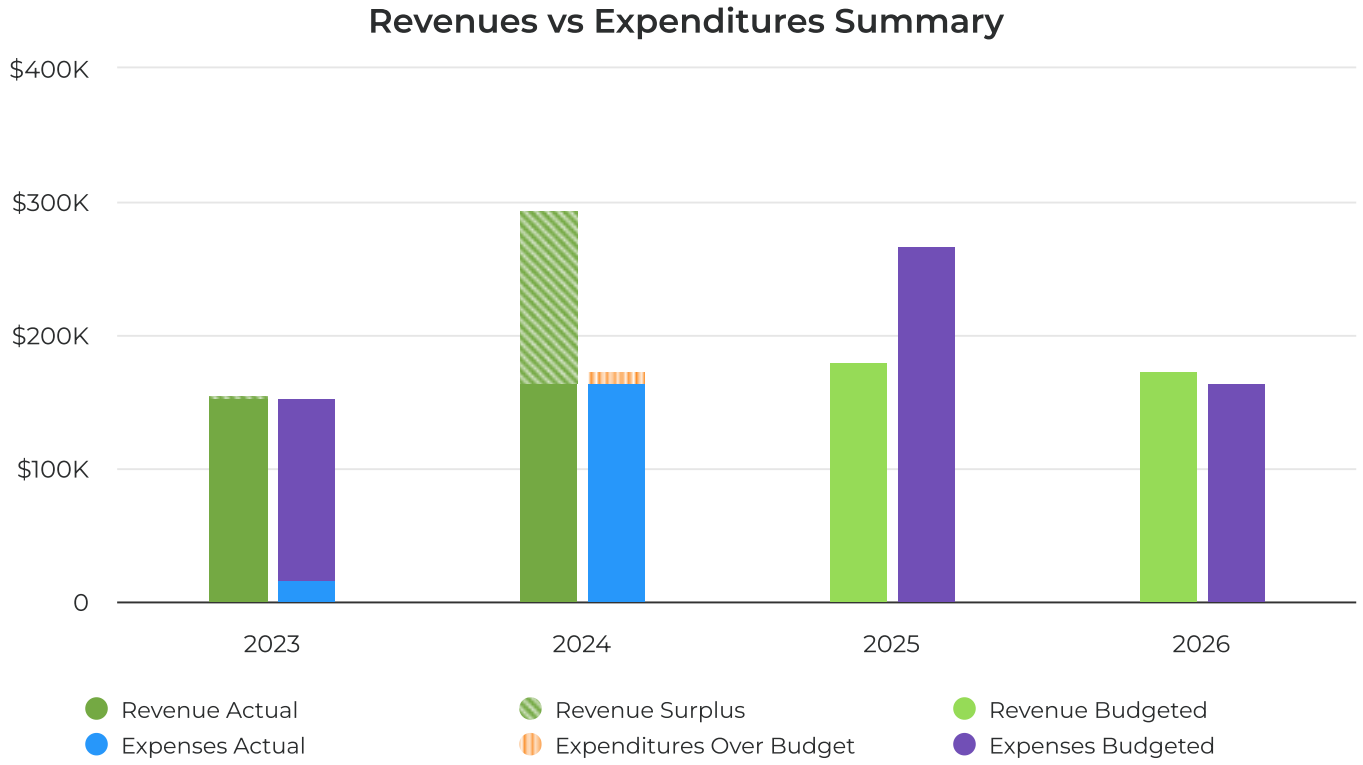


BILLBOARD

This fund is revenue collected by the City through agreements related to billboards at various locations.

Summary

In Fiscal Year 2024-25, funds were used to repair structural damage and repaint two restrooms, the pump house, and the Snack Bar at Artesia Park to enhance the facilities' conditions and better serve the community.



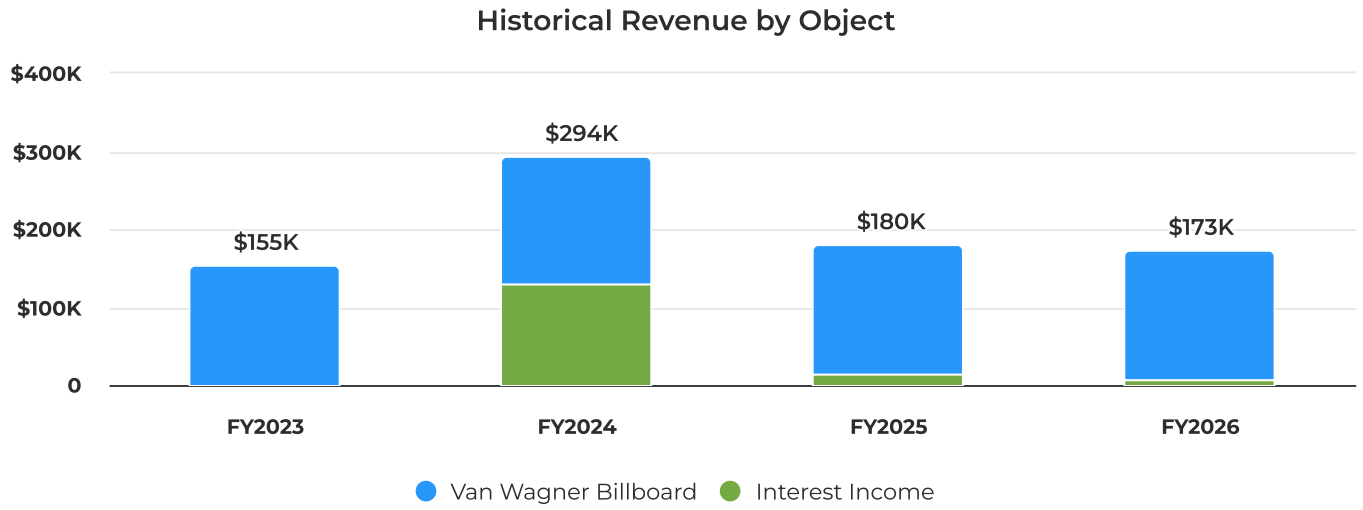
Comprehensive Fund Summary

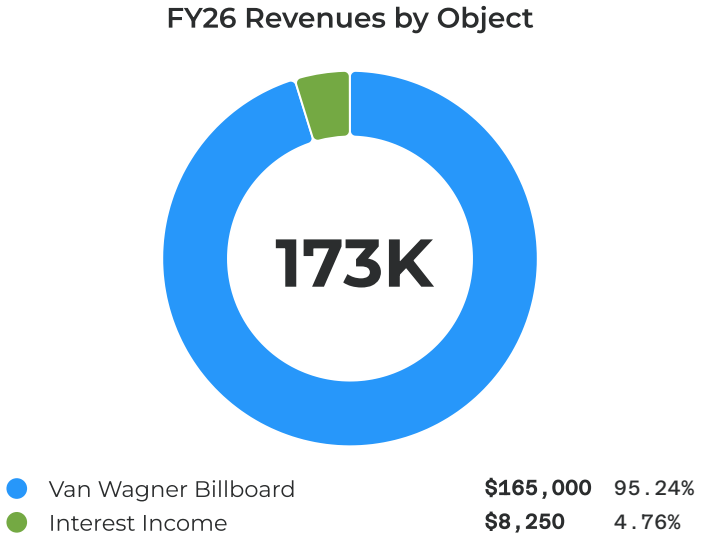
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$688,665.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$180,000.00	$173,250.00
Total Revenues	**$180,000.00**	**$173,250.00**
Expenditures		
Utilities	$18,300.00	-
Transfers	$250,000.00	$165,000.00
Total Expenditures	**$268,300.00**	**$165,000.00**
Total Revenues Less Expenditures	**-$88,300.00**	**$8,250.00**

Category	FY 2025 Amended	FY 2026 Budgeted
Ending Fund Balance	$600,365.00	$8,250.00

Revenues by Object

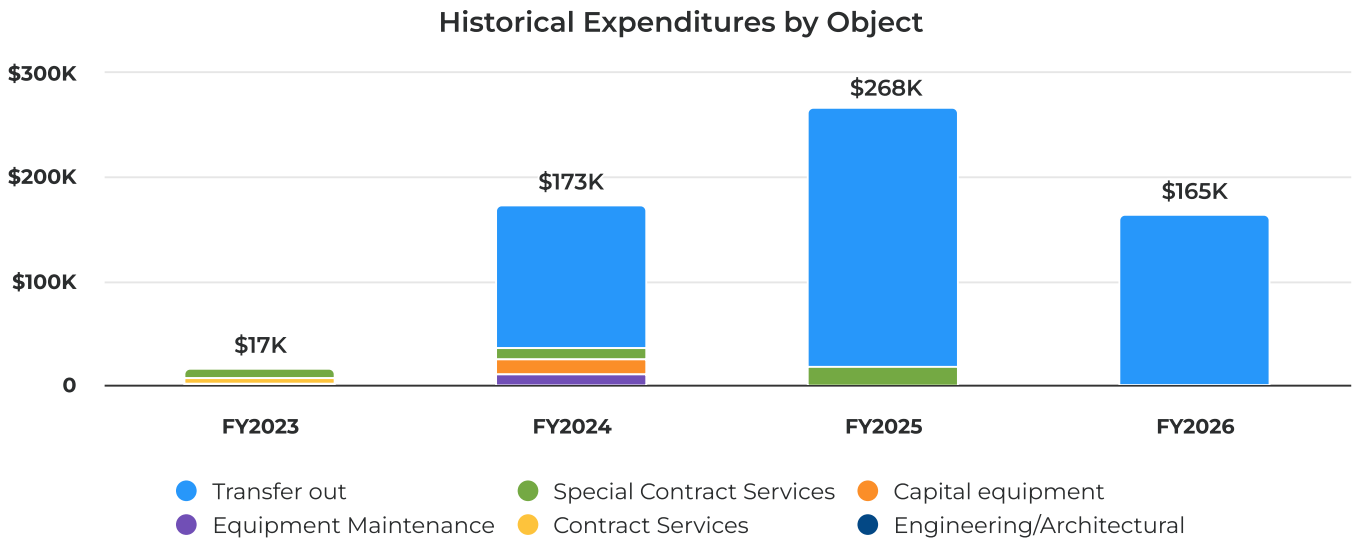


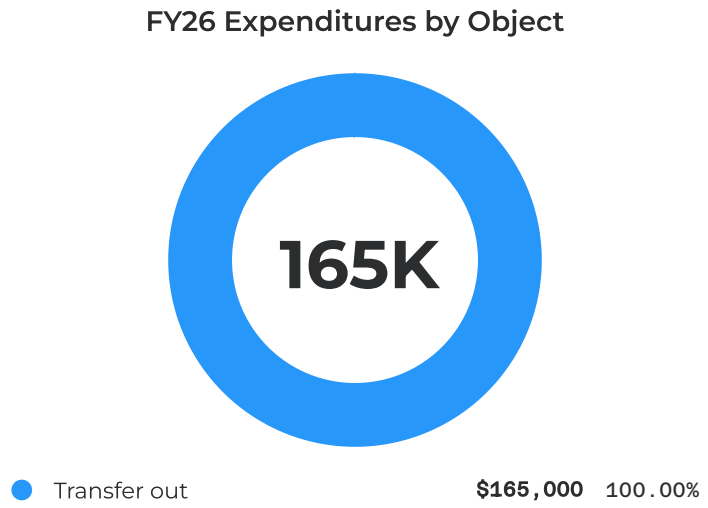


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Van Wagner Billboard	$165,000.00	$165,000.00	0.00%
Interest Income	$15,000.00	$8,250.00	-45.00%
Total Revenues	**$180,000.00**	**$173,250.00**	**-3.75%**

Expenditures by Object

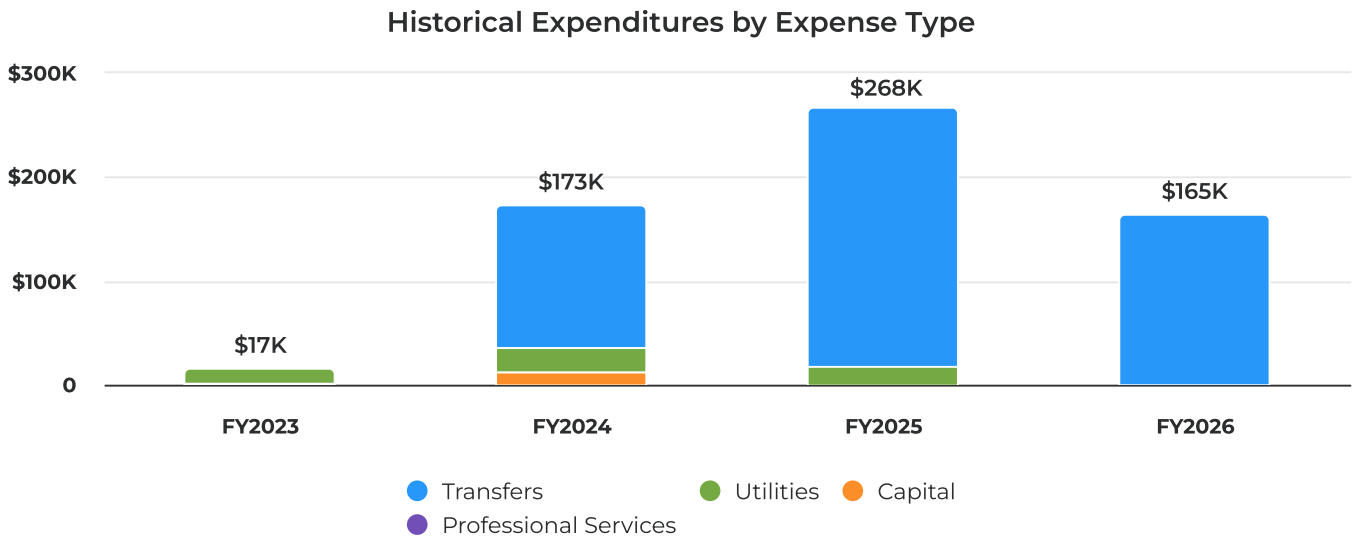


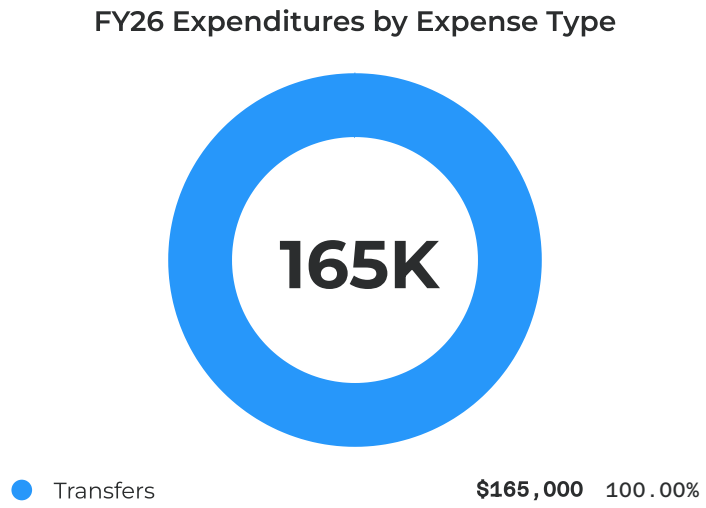


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Special Contract Services	$18,300.00	-	-100.00%
Transfer out	$250,000.00	$165,000.00	-34.00%
Total Expenditures	**$268,300.00**	**$165,000.00**	**-38.50%**

Expenditures by Expense Type

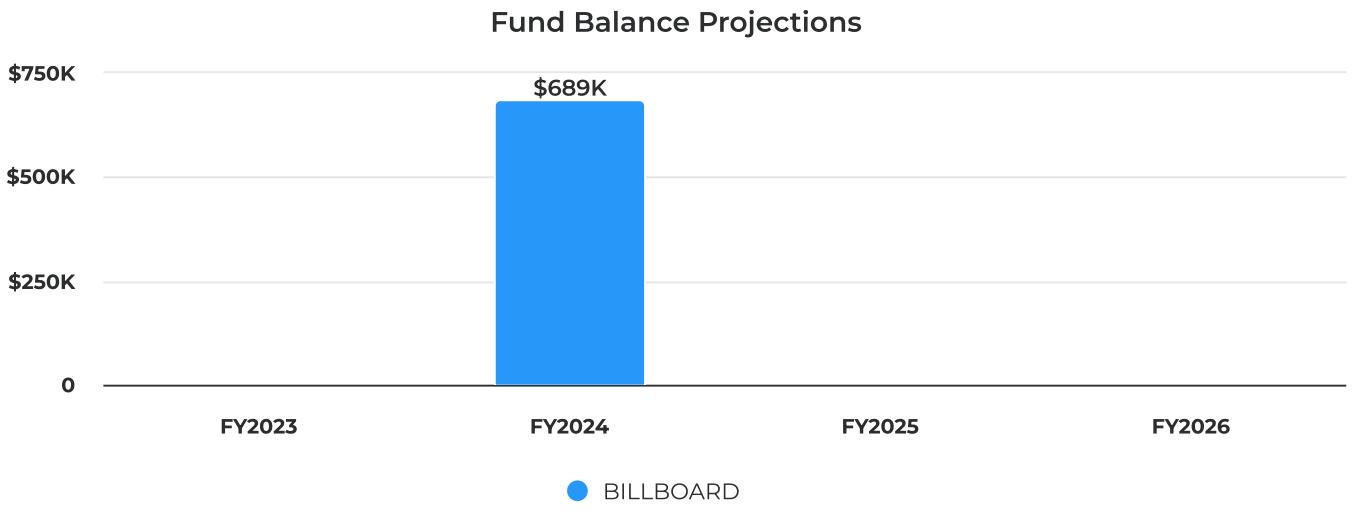




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	$18,300.00	-	-100.00%
Transfers	$250,000.00	$165,000.00	-34.00%
Total Expenditures	**$268,300.00**	**$165,000.00**	**-38.50%**

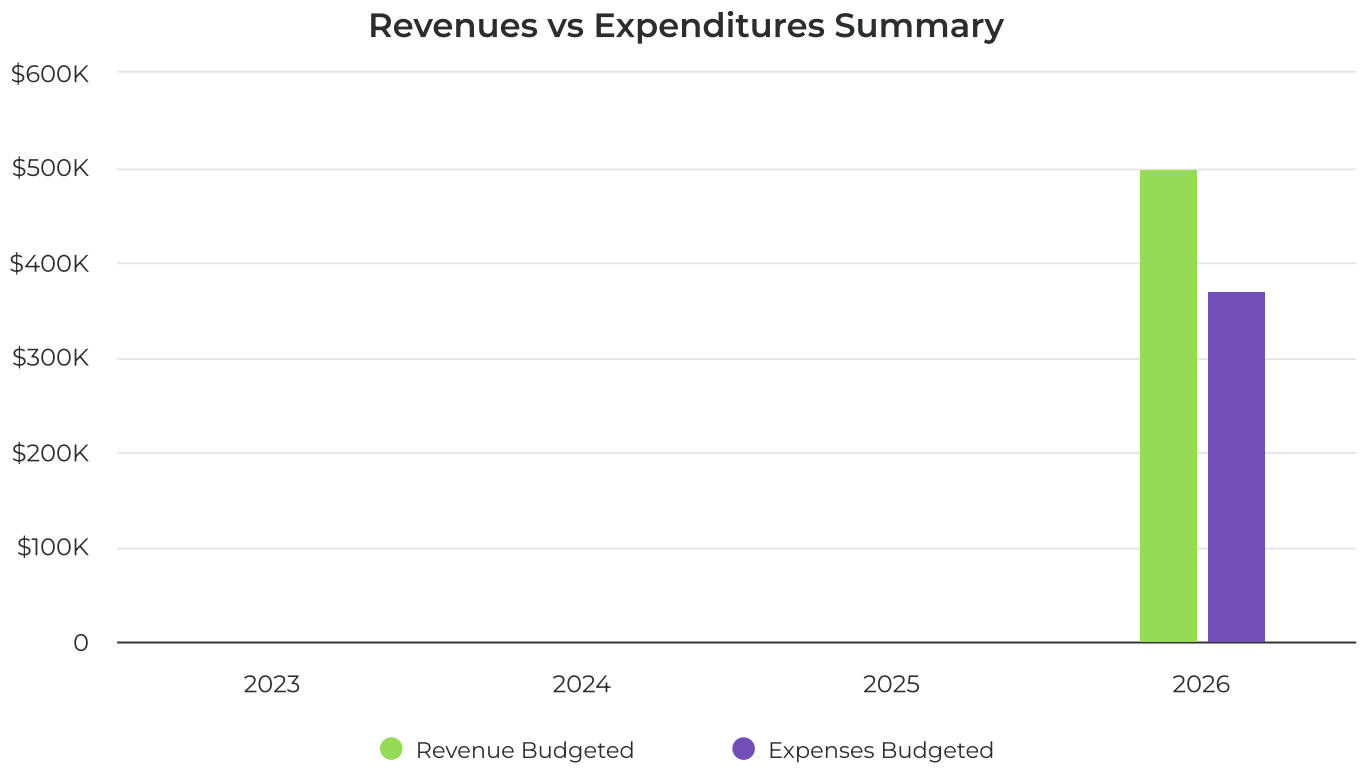
Fund Balance



YOUTH ACTIVITIES LEAGUE (YAL) GRANT

The YAL Fund is a grant provided by the Los Angeles County Department of Probation to fund an after-school program in conjunction with City Staff and Los Angeles County Sheriff's Deputies to provide positive activities to youth.

Summary

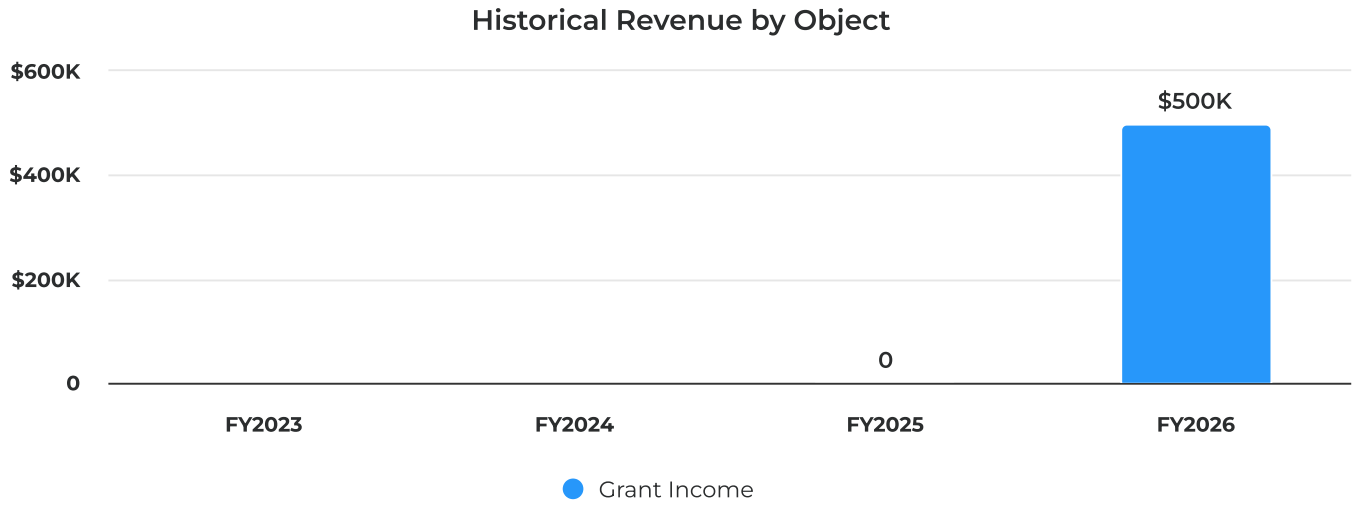


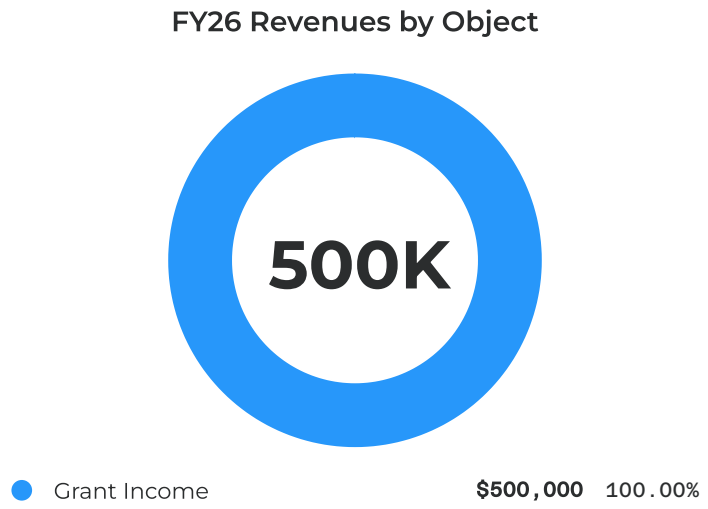
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	-	-
Revenues		
Miscellaneous (Interest, Rent, etc.)	-	$500,000.00
Total Revenues	-	**$500,000.00**
Expenditures		
Salaries	-	$109,285.00
Benefits	-	$40,918.00
Utilities	-	$220,000.00
Total Expenditures	-	**$370,203.00**
Total Revenues Less Expenditures	-	**$129,797.00**
Ending Fund Balance	-	**$129,797.00**

Revenues by Object

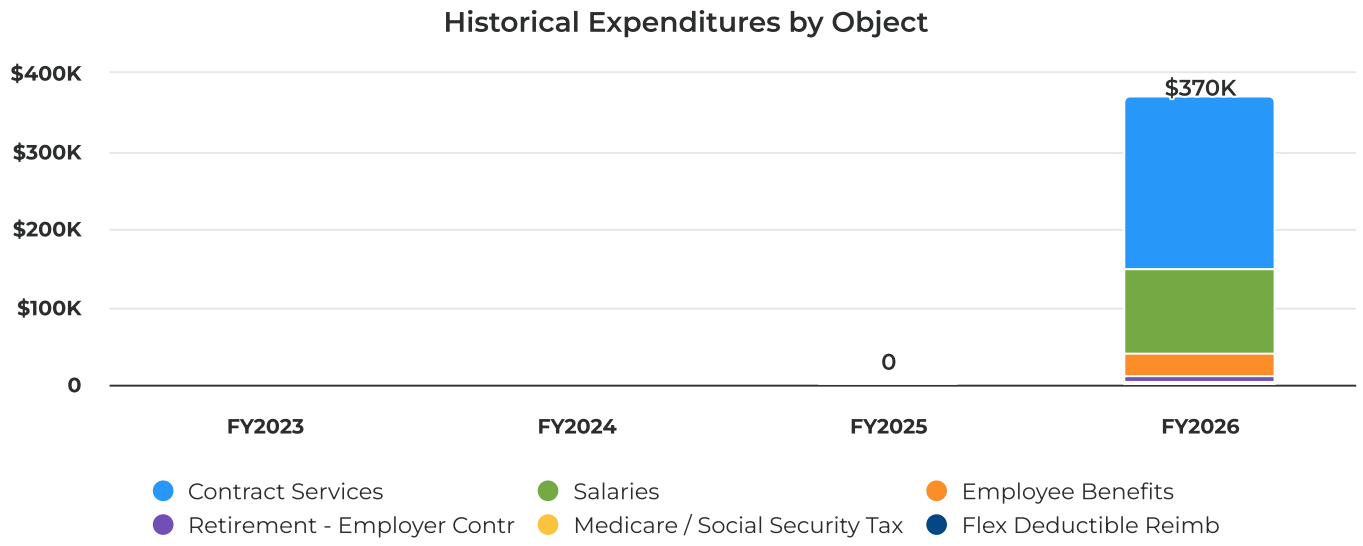


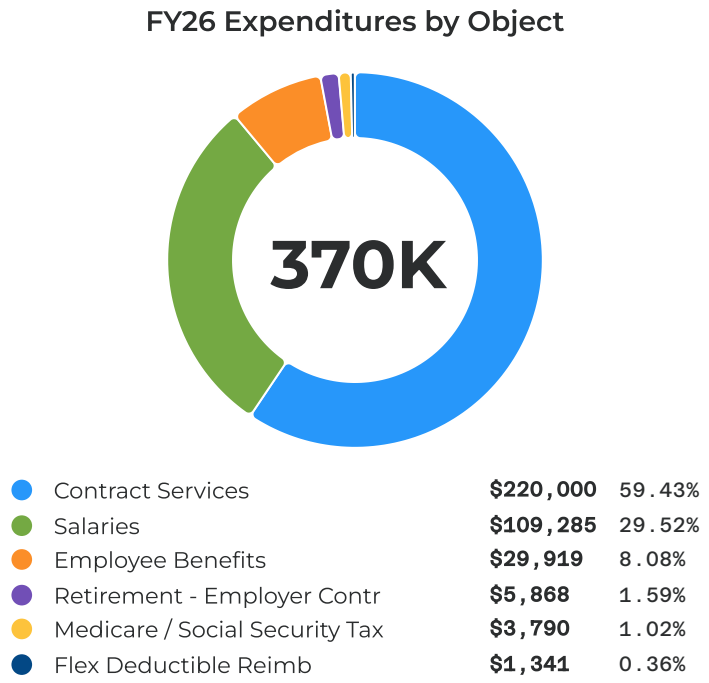


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	-	$500,000.00	-
Total Revenues	**-**	**$500,000.00**	**-**

Expenditures by Object



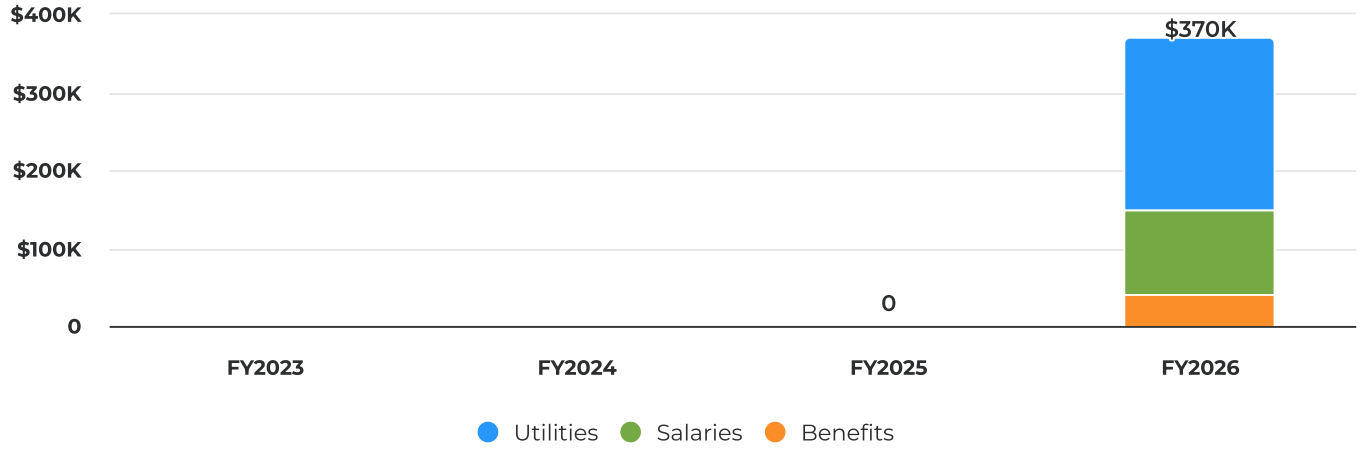


Expenditures by Object

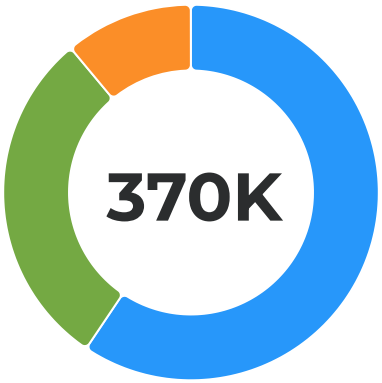
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	-	$109,285.00	-
Retirement - Employer Contr	-	$5,868.00	-
Medicare / Social Security Tax	-	$3,790.00	-
Employee Benefits	-	$29,919.00	-
Flex Deductible Reimb	-	$1,341.00	-
Contract Services	-	$220,000.00	-
Total Expenditures	**-**	**$370,203.00**	**-**

Expenditures by Expense Type

Historical Expenditures by Expense Type



FY26 Expenditures by Expense Type



Utilities	**$220,000**	59.43%
Salaries	**$109,285**	29.52%
Benefits	**$40,918**	11.05%

Expenditures by Expense Type

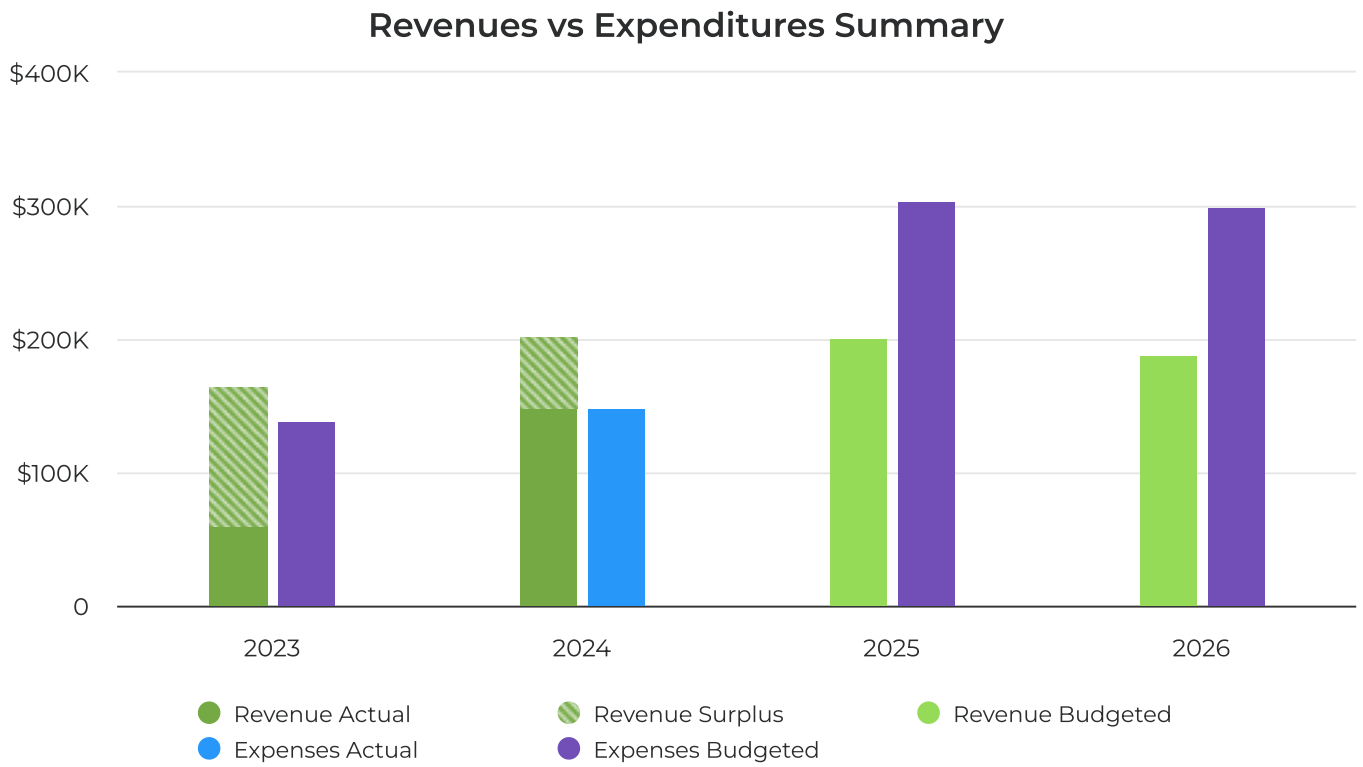
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	-	$109,285.00	-
Benefits	-	$40,918.00	-
Utilities	-	$220,000.00	-
Total Expenditures	**-**	**$370,203.00**	**-**

CITIZENS' OPTION FOR PUBLIC SAFETY (COPS)

Citizens' Option for Public Safety (COPS) is a fund to account for grant funds the City receives from the State of California for supplemental law enforcement services funding of front-line law enforcement and juvenile justice programs. The funds are used to provide additional Special Assignment Deputies in the City, and for capital expenses to support the deputies serving the City.

Summary

In Fiscal Year 2024-25, funds were used to fund additional law enforcement, as well as install 11 automated license plate readers to enhance law enforcement capabilities and public safety. In Fiscal Year 2025-26, funds will be used to strengthen public safety by funding dedicated law enforcement personnel and acquiring a dedicated vehicle to support law enforcement operations.



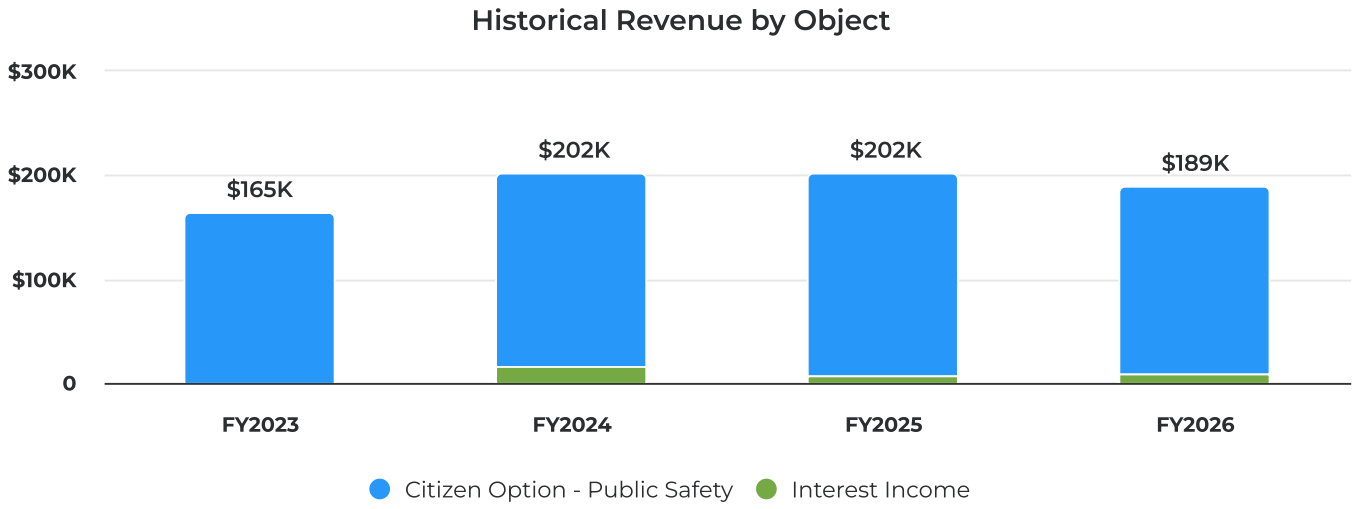
Comprehensive Fund Summary

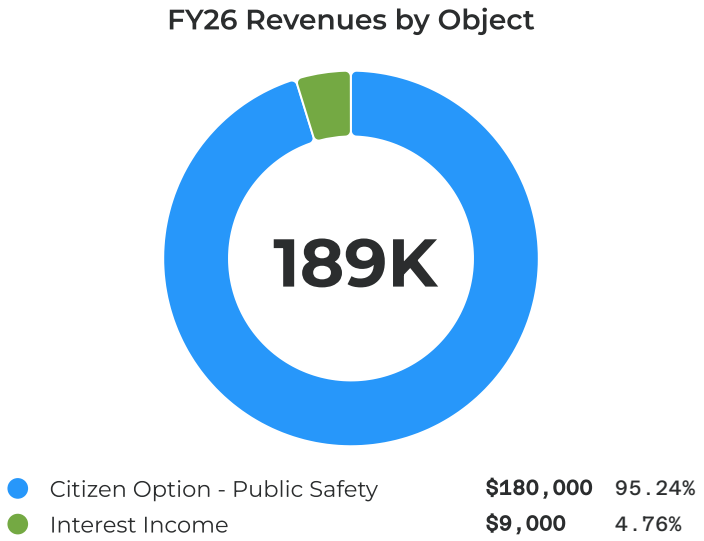
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	$308,867.00	-
Revenues		
Miscellaneous (Interest, Rent, etc.)	$202,000.00	$189,000.00

Category	FY 2025 Amended	FY 2026 Budgeted
Total Revenues	**$202,000.00**	**$189,000.00**
Expenditures		
Transfers	$304,891.00	$300,000.00
Total Expenditures	**$304,891.00**	**$300,000.00**
Total Revenues Less Expenditures	**-$102,891.00**	**-$111,000.00**
Ending Fund Balance	**$205,976.00**	**-$111,000.00**

Revenues by Object



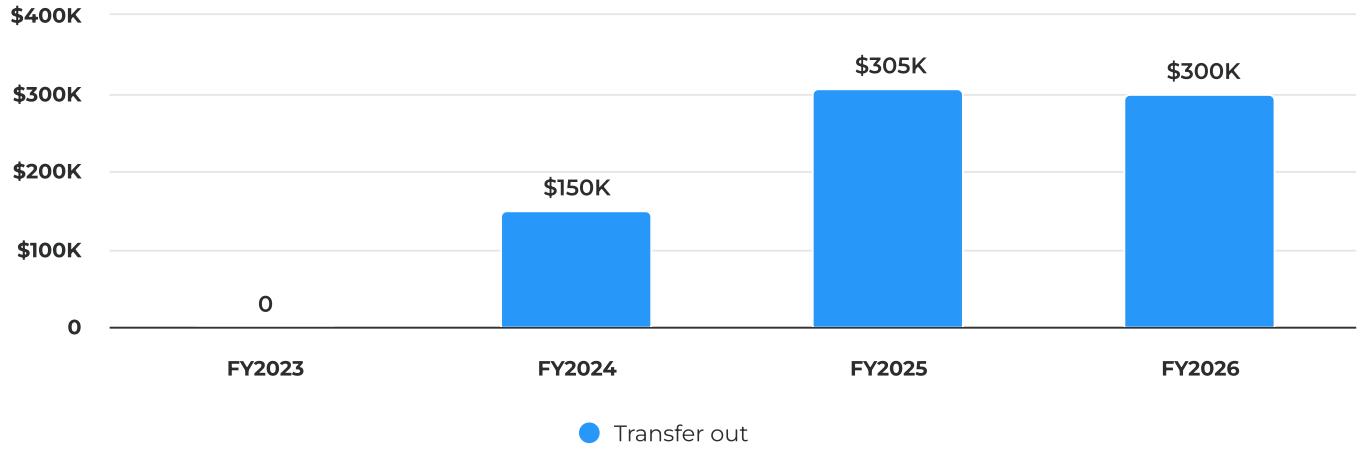


Revenues by Object

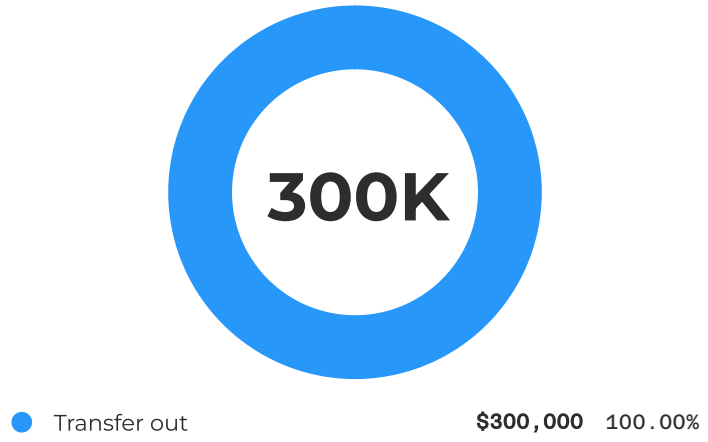
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Citizen Option - Public Safety	$195,000.00	$180,000.00	-7.69%
Interest Income	$7,000.00	$9,000.00	28.57%
Total Revenues	**$202,000.00**	**$189,000.00**	**-6.44%**

Expenditures by Object

Historical Expenditures by Object



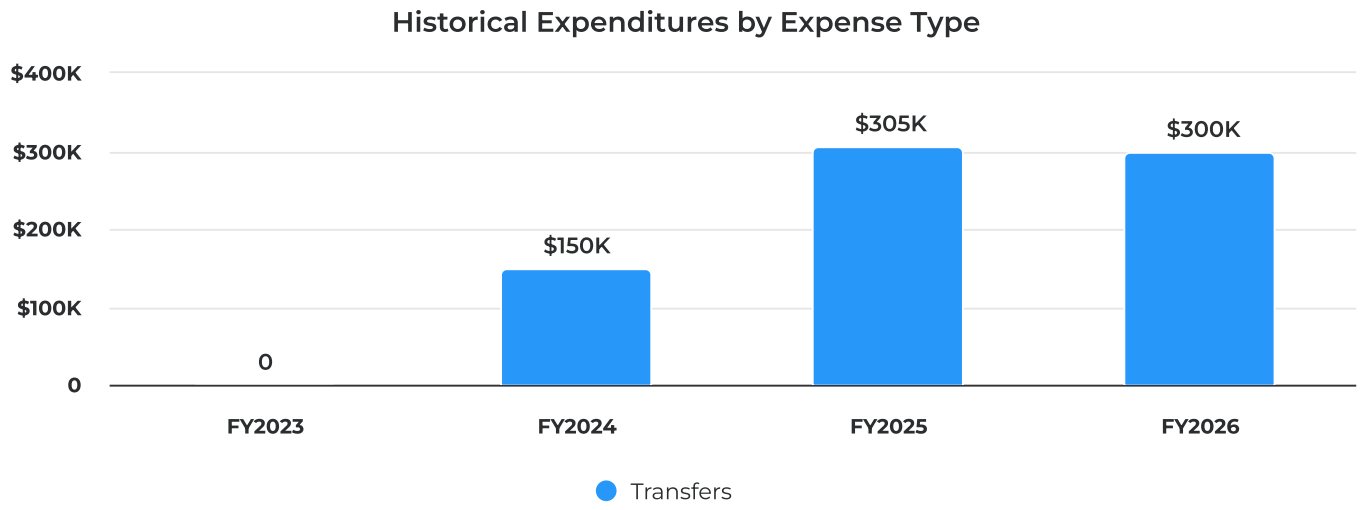
FY26 Expenditures by Object

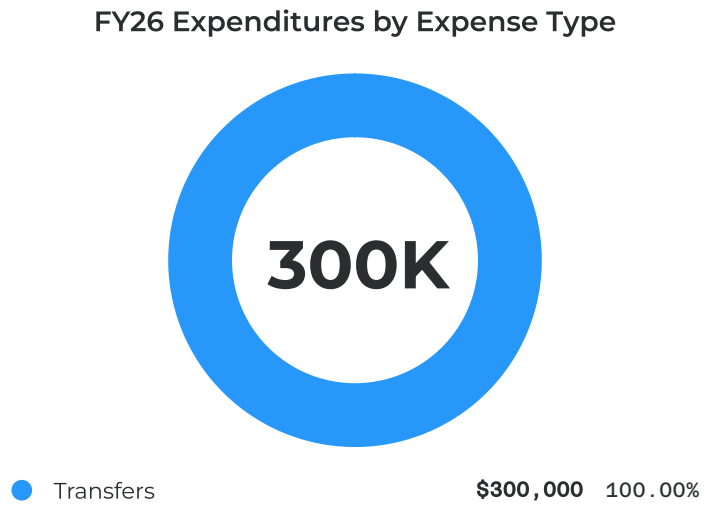


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Transfer out	$304,891.00	$300,000.00	-1.60%
Total Expenditures	**$304,891.00**	**$300,000.00**	**-1.60%**

Expenditures by Expense Type

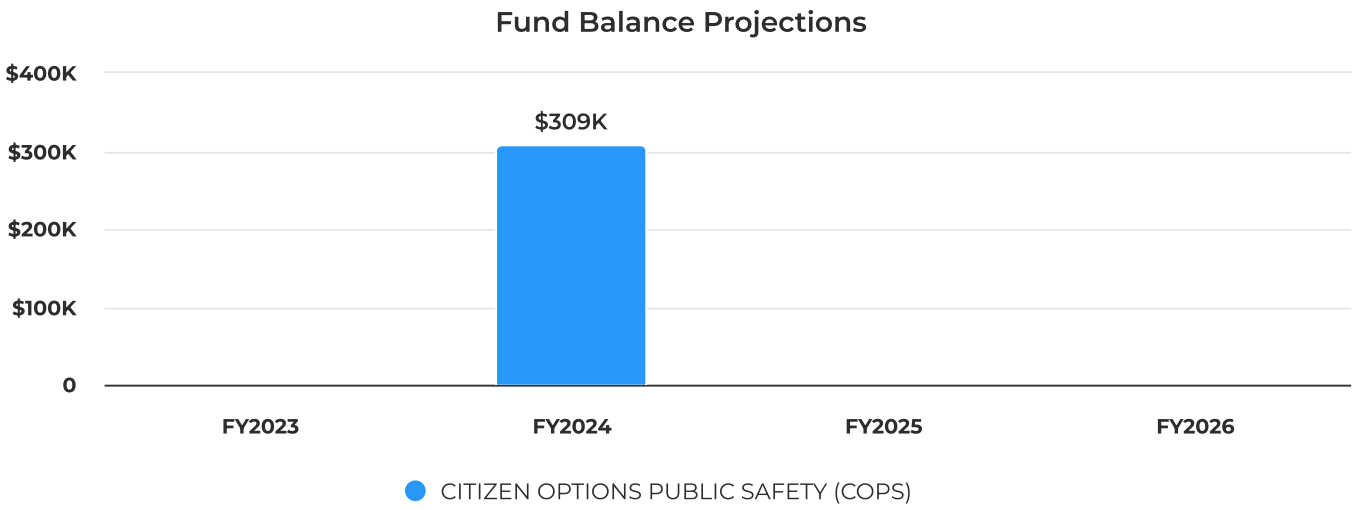




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Transfers	$304,891.00	$300,000.00	-1.60%
Total Expenditures	**$304,891.00**	**$300,000.00**	**-1.60%**

Fund Balance

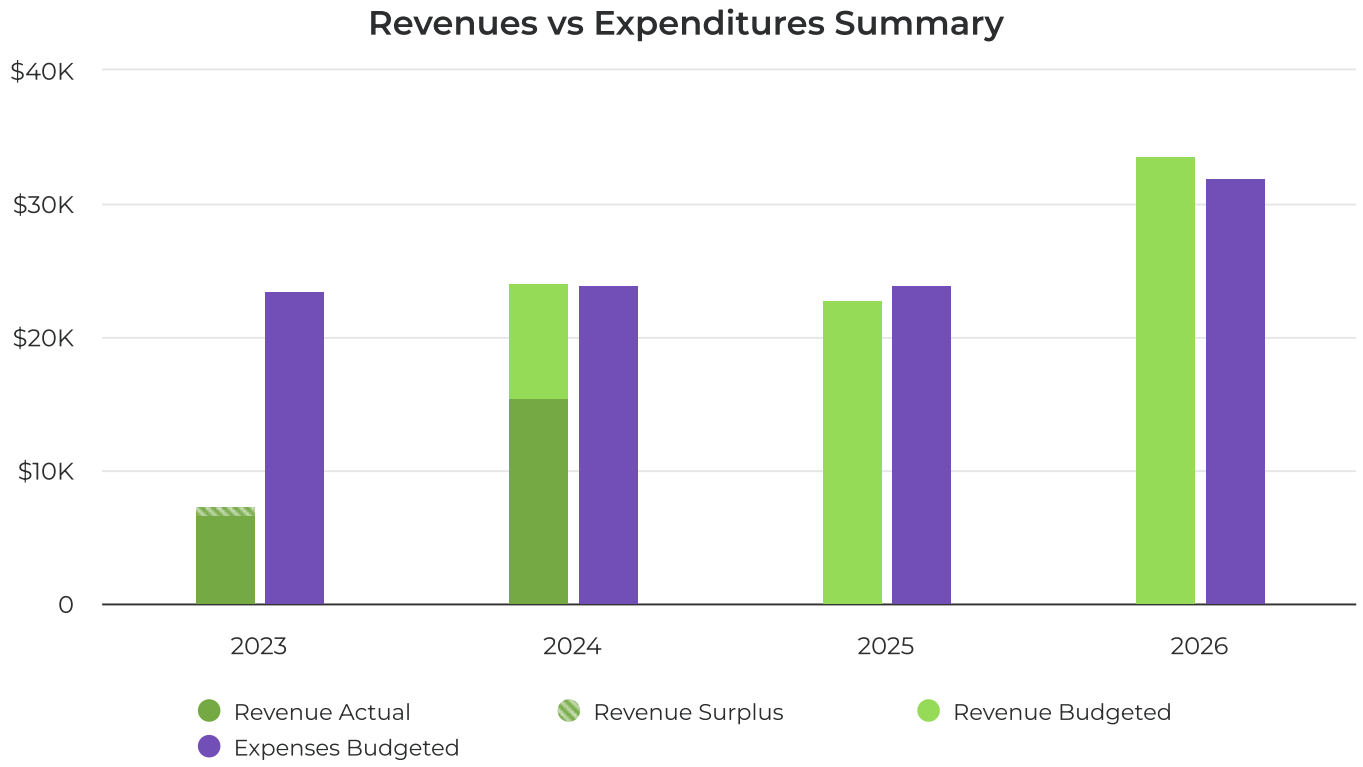


COMMUNITY FACILITIES DISTRICT (CFD)

Finances public services within the district which are in addition to those which were provided before the district was formed, including police protection, storm drainage system maintenance, flood control, and the upkeep and lighting of parks, streets, and open spaces.

Summary

In Fiscal Year 2024-25, funds were used to support public safety. In Fiscal Year 2025-26, funds will be used to continue supporting public safety by funding law enforcement services and maintaining essential public infrastructure within the district.



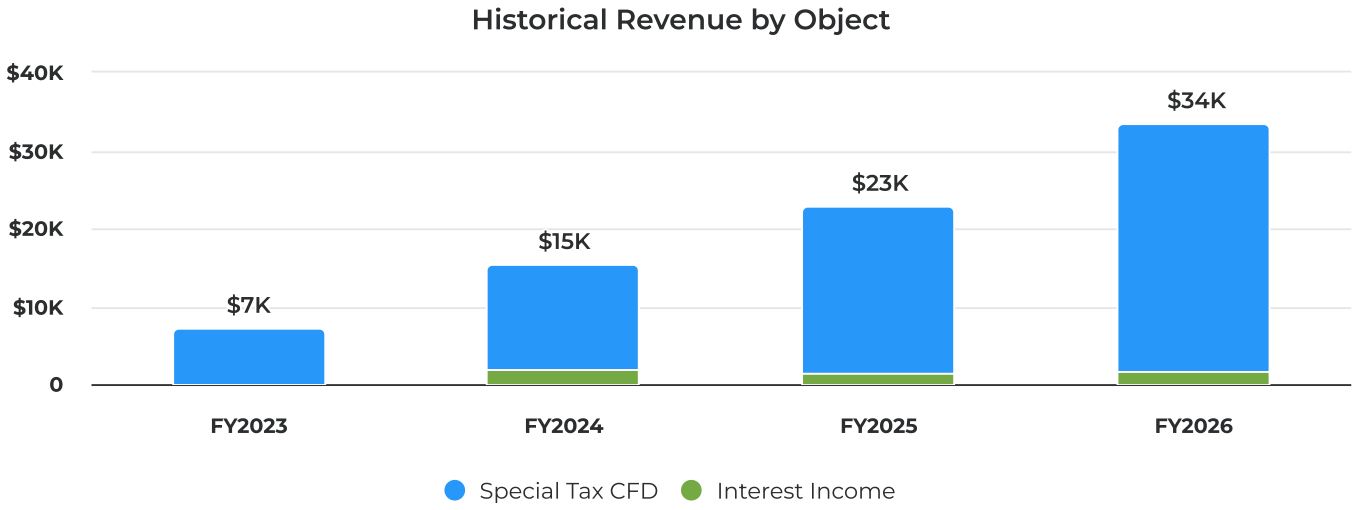
Comprehensive Fund Summary

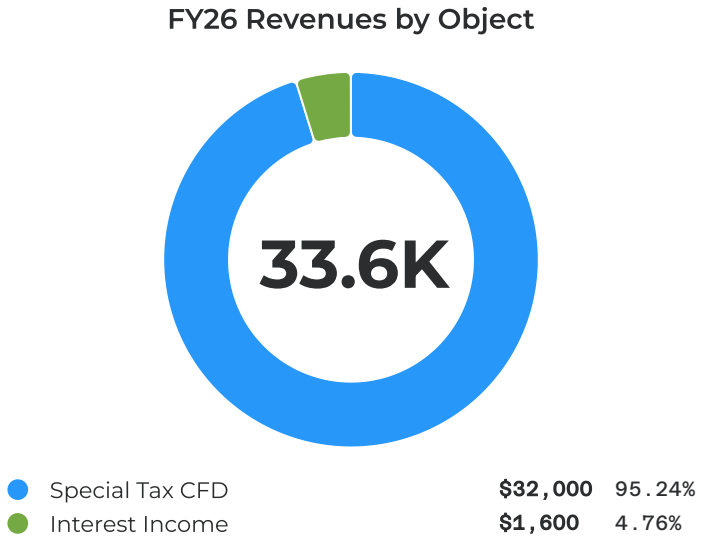
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$54,520.00**	**-**
Revenues		
Taxes	$21,356.28	$32,000.00
Miscellaneous (Interest, Rent, etc.)	$1,500.00	$1,600.00
Total Revenues	**$22,856.28**	**$33,600.00**
Expenditures		
Contract Services	$24,000.00	$32,000.00

Category	FY 2025 Amended	FY 2026 Budgeted
Total Expenditures	$24,000.00	$32,000.00
Total Revenues Less Expenditures	-$1,143.72	$1,600.00
Ending Fund Balance	$53,376.28	$1,600.00

Revenues by Object

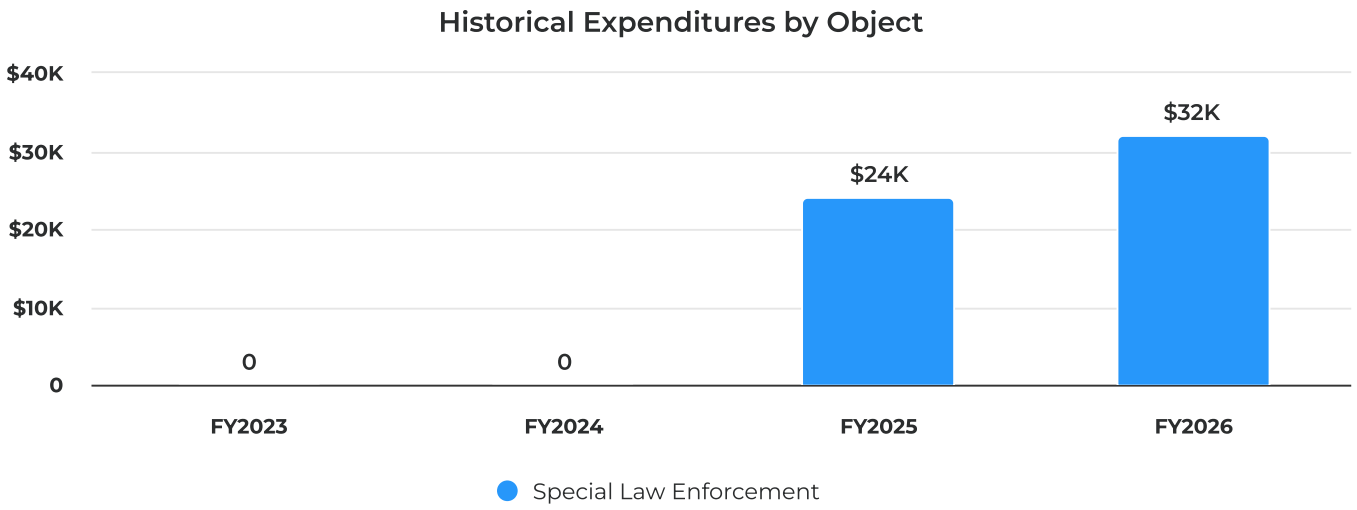


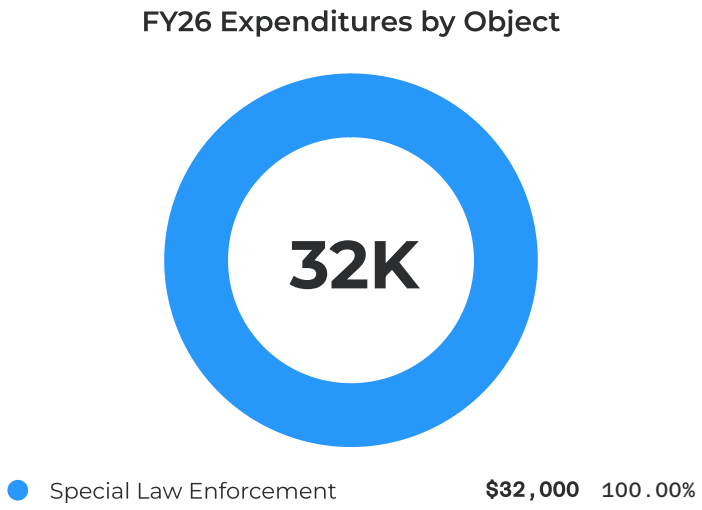


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Special Tax CFD	$21,356.28	$32,000.00	49.84%
Interest Income	$1,500.00	$1,600.00	6.67%
Total Revenues	**$22,856.28**	**$33,600.00**	**47.01%**

Expenditures by Object

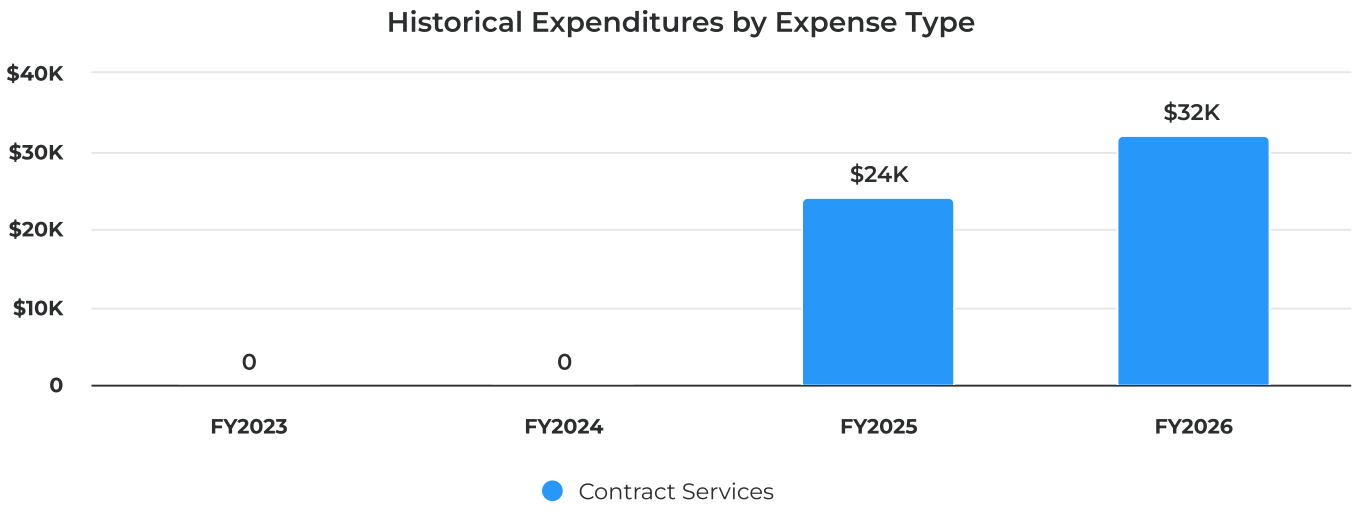


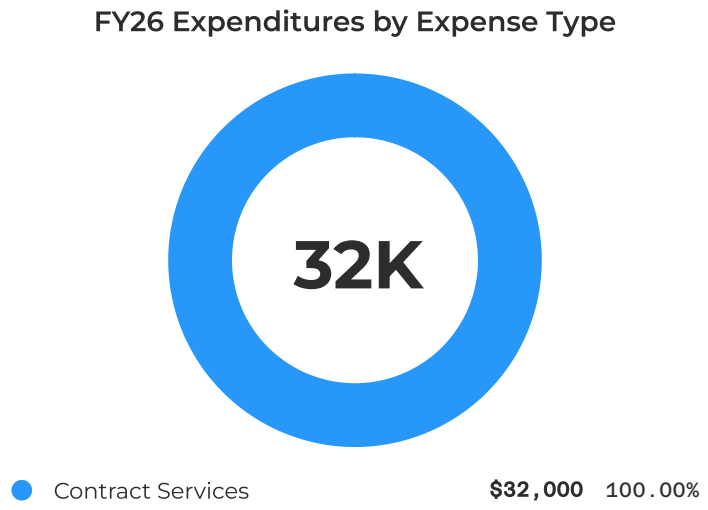


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Special Law Enforcement	$24,000.00	$32,000.00	33.33%
Total Expenditures	**$24,000.00**	**$32,000.00**	**33.33%**

Expenditures by Expense Type

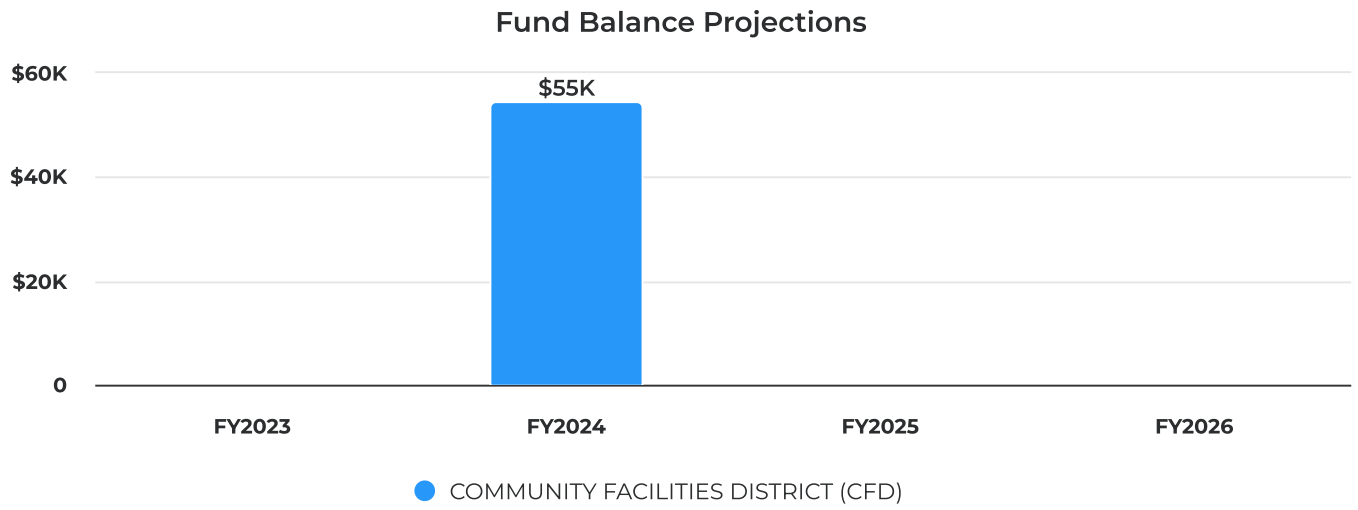




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$24,000.00	$32,000.00	33.33%
Total Expenditures	**$24,000.00**	**$32,000.00**	**33.33%**

Fund Balance

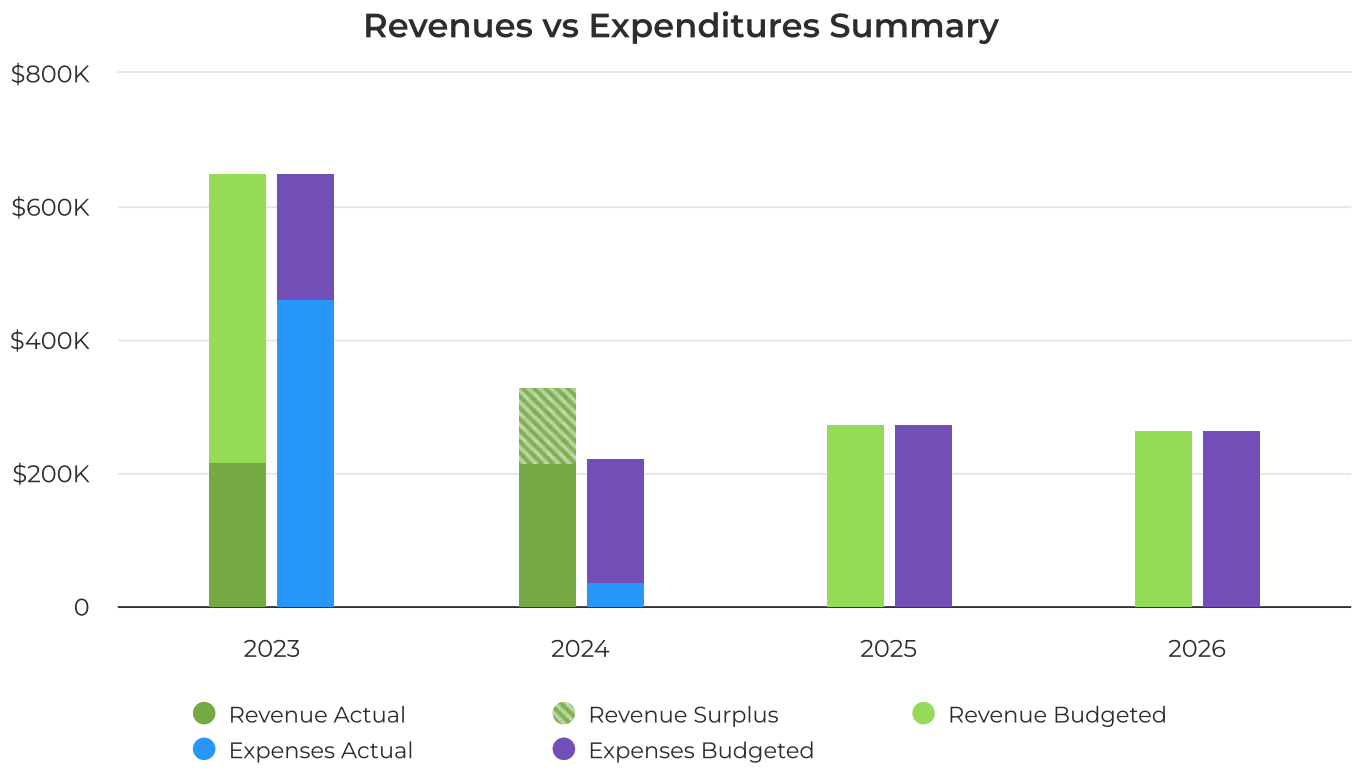


COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The Community Development Block Grant (CDBG) program provides federal funds to the City through the State of California or the Los Angeles Urban County. These funds support a wide range of eligible activities aimed at creating viable urban communities by improving public infrastructure, expanding economic opportunities, and enhancing community facilities and services.

Summary

In Fiscal Year 2024-25, funds were used to award a construction contract and begin work to replace and repair sidewalks, reducing trip hazards and enhancing accessibility throughout the City. Funds will be used in Fiscal Year 2025-26 to complete the FY 2024-25 Sidewalk and ADA Compliant Improvement Project.



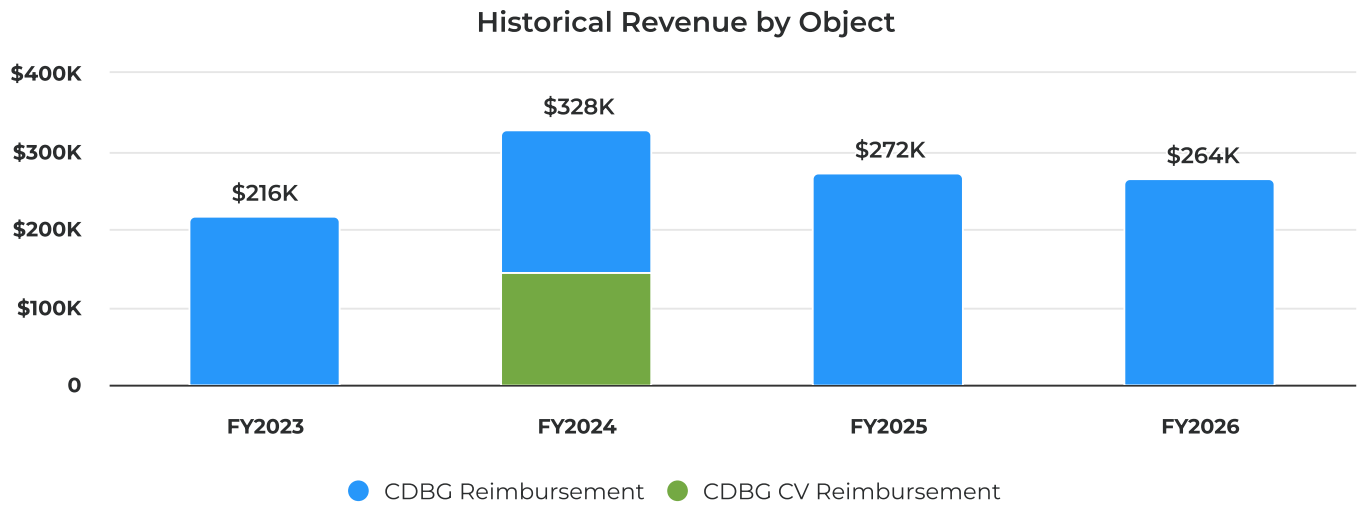
Comprehensive Fund Summary

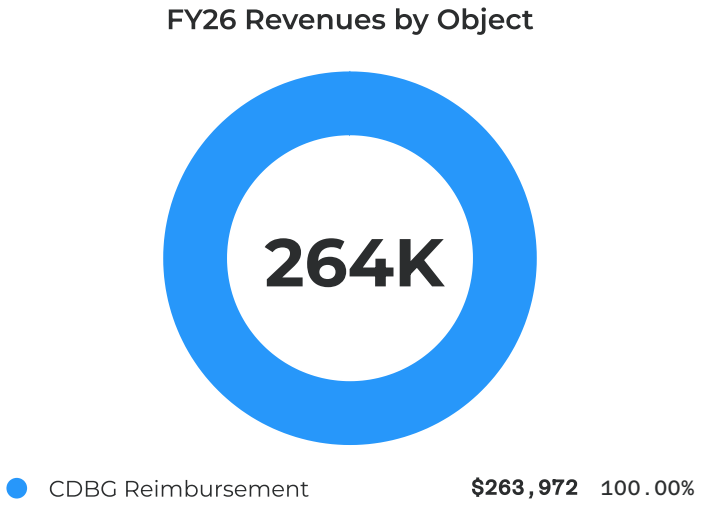
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**-$22,497.00**	**-**
Revenues		
Special Revenue	$272,472.00	$263,972.00
Total Revenues	**$272,472.00**	**$263,972.00**

Category	FY 2025 Amended	FY 2026 Budgeted
Expenditures		
Other Expenses	$2,500.00	-
Programs	-	$263,972.00
Utilities	$269,972.00	-
Total Expenditures	**$272,472.00**	**$263,972.00**
Total Revenues Less Expenditures	**-**	**-**
Ending Fund Balance	**-$22,497.00**	**-**

Revenues by Object

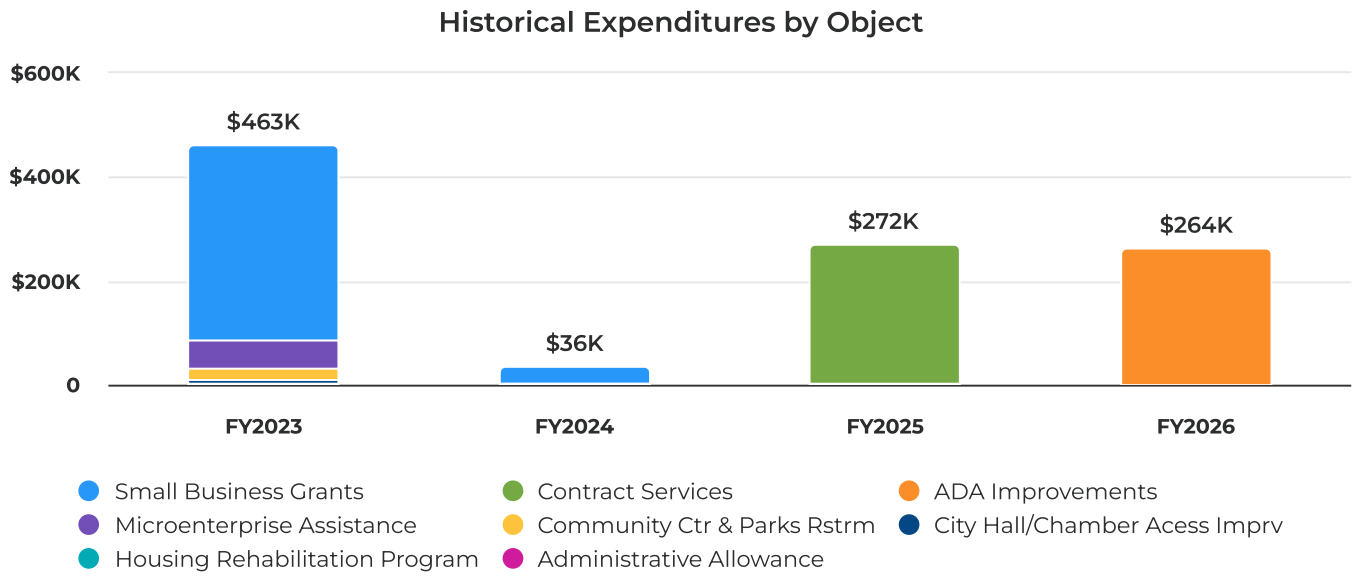


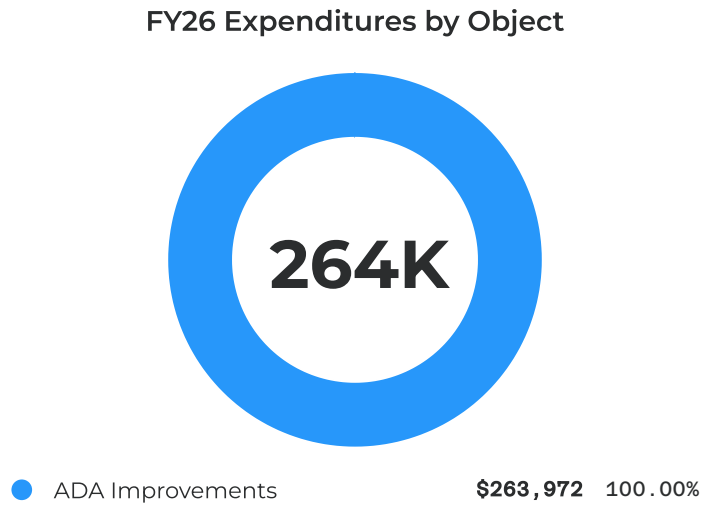


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
CDBG Reimbursement	$272,472.00	$263,972.00	-3.12%
Total Revenues	**$272,472.00**	**$263,972.00**	**-3.12%**

Expenditures by Object

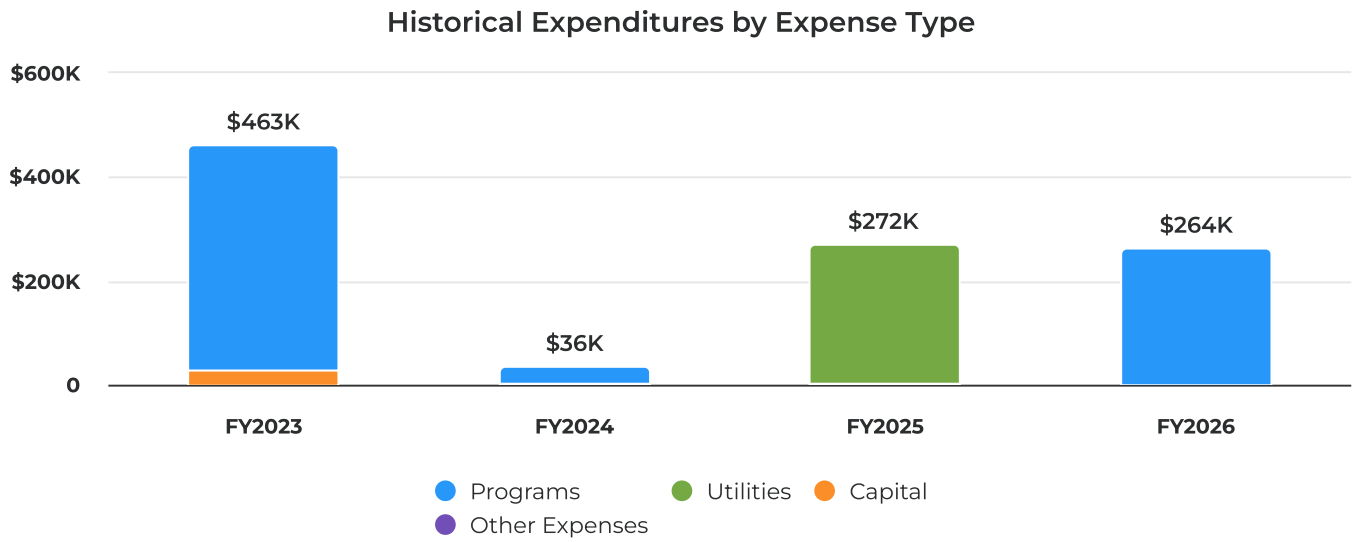


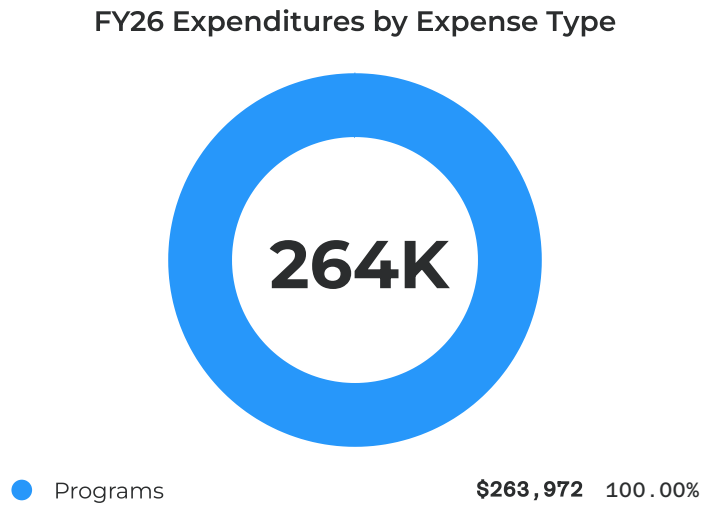


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$2,500.00	-	-100.00%
Contract Services	$269,972.00	-	-100.00%
ADA Improvements	-	$263,972.00	-
Total Expenditures	**$272,472.00**	**$263,972.00**	**-3.12%**

Expenditures by Expense Type

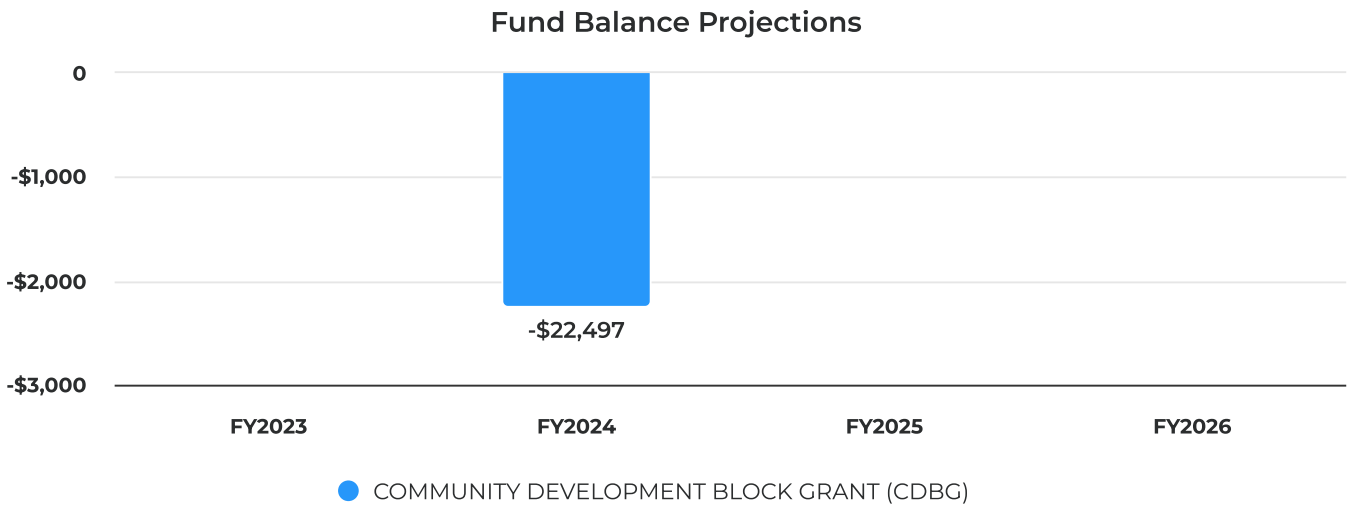




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$2,500.00	-	-100.00%
Programs	-	$263,972.00	-
Utilities	$269,972.00	-	-100.00%
Total Expenditures	**$272,472.00**	**$263,972.00**	**-3.12%**

Fund Balance

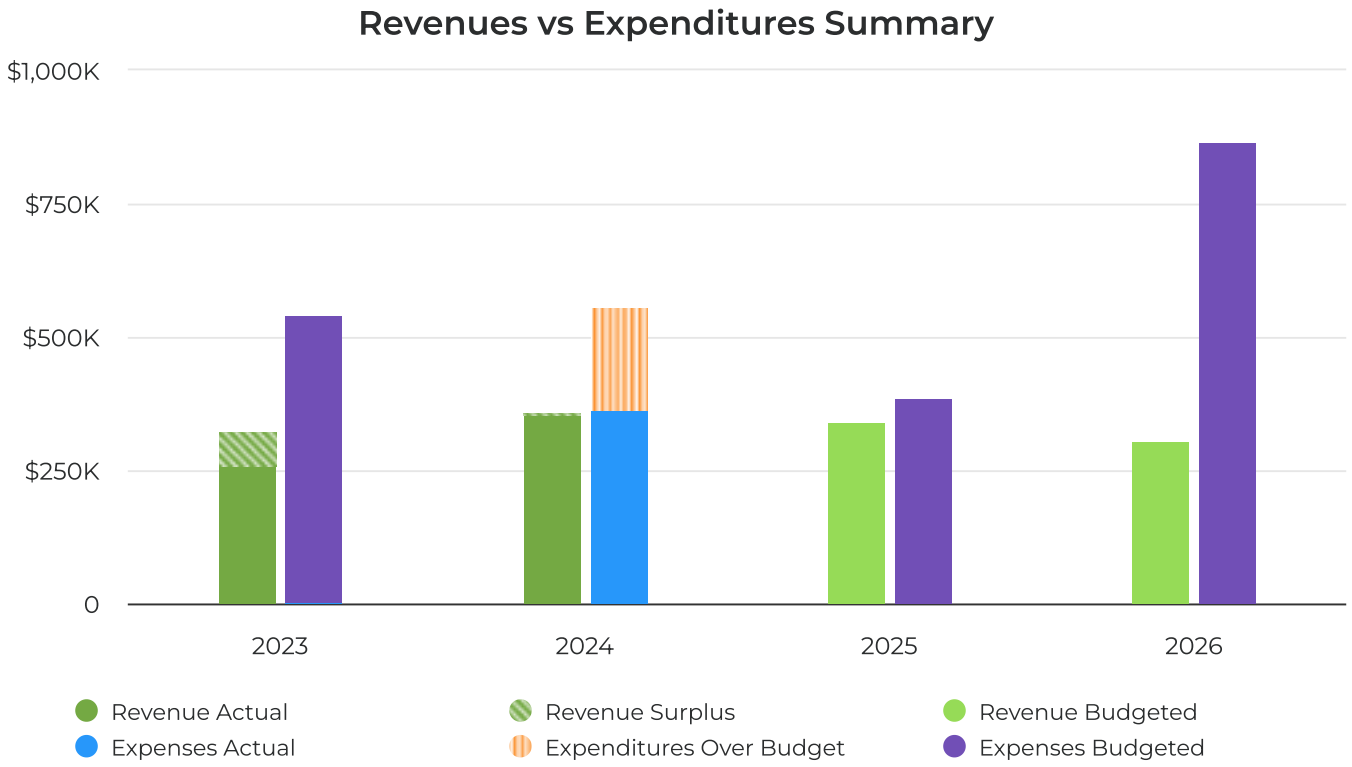


LACMTA MEASURE M

Measure M is a local return fund from Los Angeles County Metropolitan Transportation Authority (LACMTA). The funds are intended to ease traffic congestion, repave streets, repair potholes, synchronize signals, improve neighborhood streets and intersections, and enhance bike and pedestrian connections.

Summary

Funds were used to begin irrigation and landscaping improvements along the Historical District Trail and complete sidewalk, curb, and gutter repairs, in Fiscal Year 2024-25. In Fiscal Year 2025-26, funds will be used to complete Phase III of the landscape trail project to beautify pedestrian connections.



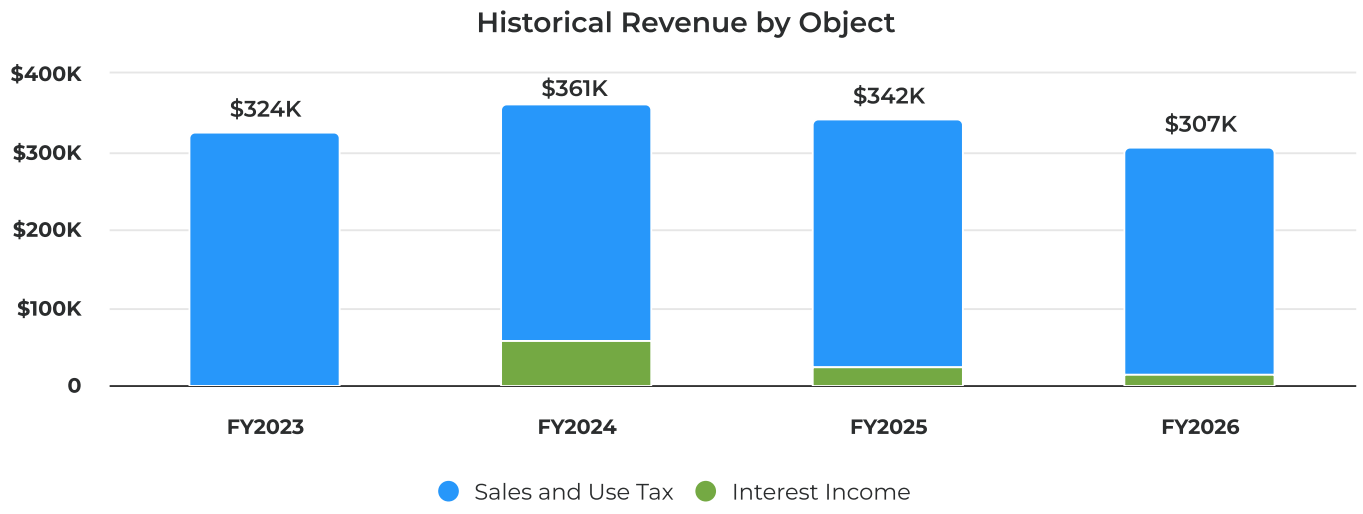
Comprehensive Fund Summary

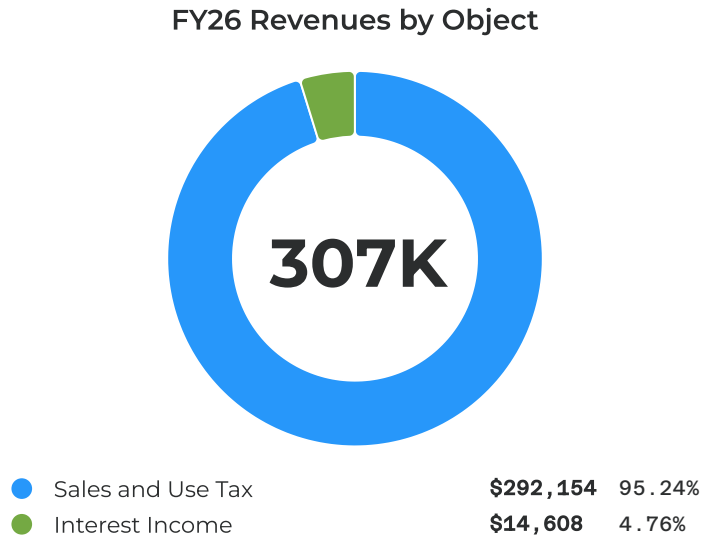
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$1,135,881.00**	**-**
Revenues		
Taxes	$319,136.00	$292,154.00
Miscellaneous (Interest, Rent, etc.)	$23,000.00	$14,607.70
Total Revenues	**$342,136.00**	**$306,761.70**
Expenditures		
Other Expenses	$81,100.00	$61,100.00

Category	FY 2025 Amended	FY 2026 Budgeted
Capital	$300,000.00	$800,000.00
Street Maintenance	$5,500.00	$5,500.00
Total Expenditures	**$386,600.00**	**$866,600.00**
Total Revenues Less Expenditures	**-$44,464.00**	**-$559,838.30**
Ending Fund Balance	**$1,091,417.00**	**-$559,838.30**

Revenues by Object

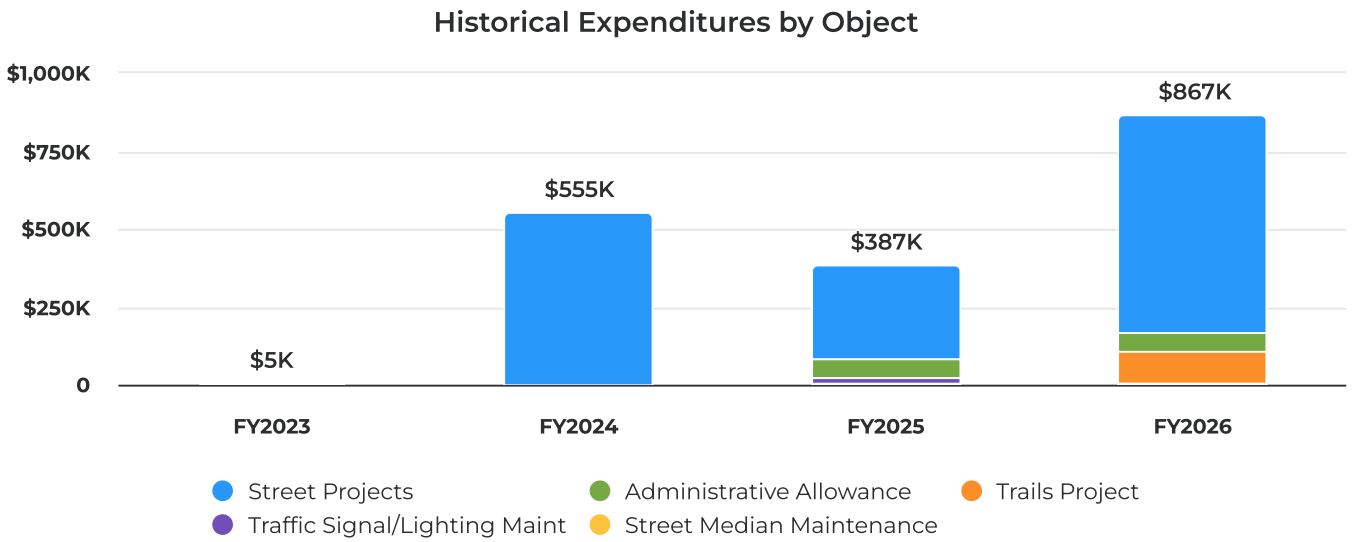


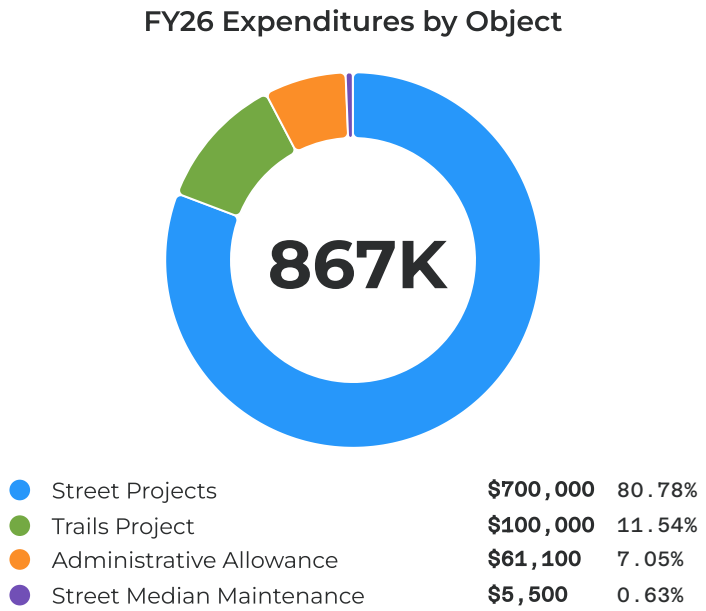


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Sales and Use Tax	$319,136.00	$292,154.00	-8.45%
Interest Income	$23,000.00	$14,607.70	-36.49%
Total Revenues	**$342,136.00**	**$306,761.70**	**-10.34%**

Expenditures by Object

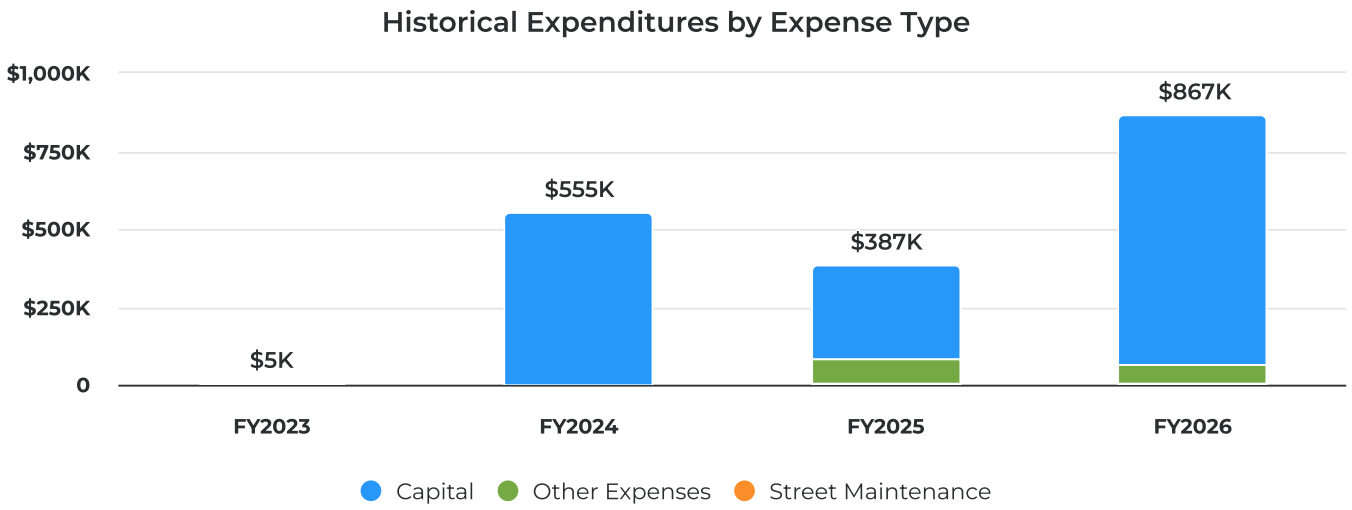


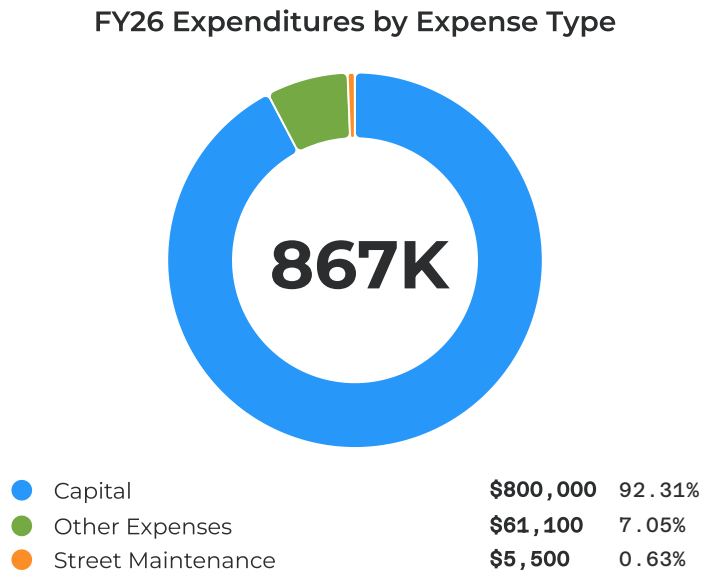


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$61,100.00	$61,100.00	0.00%
Traffic Signal/Lighting Maint	$20,000.00	-	-100.00%
Street Median Maintenance	$5,500.00	$5,500.00	0.00%
Street Projects	$300,000.00	$700,000.00	133.33%
Trails Project	-	$100,000.00	-
Total Expenditures	**$386,600.00**	**$866,600.00**	**124.16%**

Expenditures by Expense Type

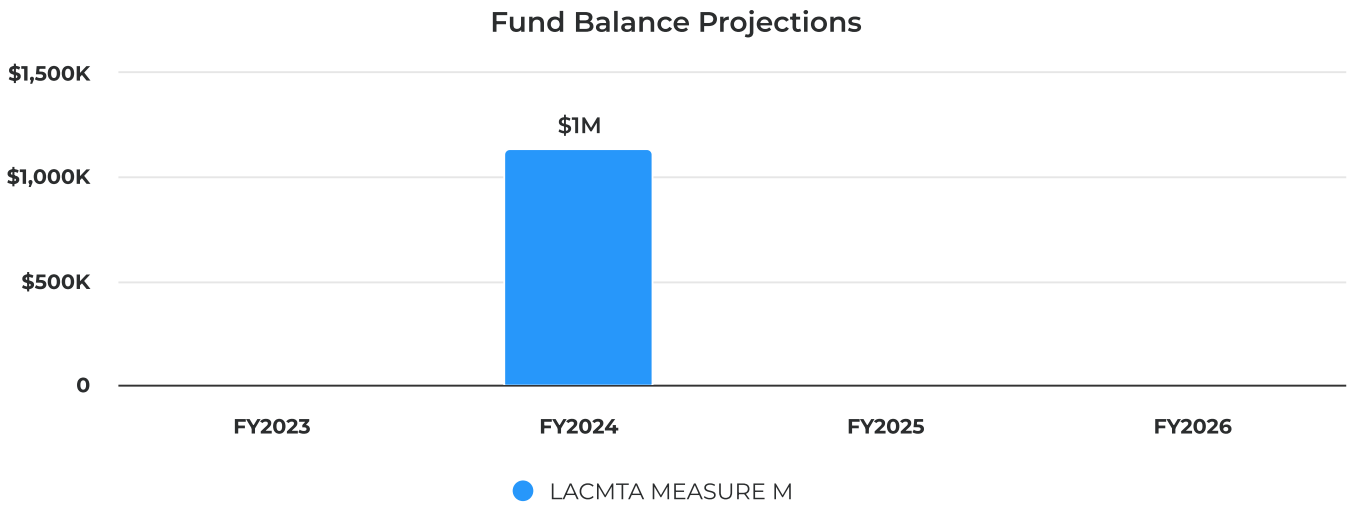




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$81,100.00	$61,100.00	-24.66%
Capital	$300,000.00	$800,000.00	166.67%
Street Maintenance	$5,500.00	$5,500.00	0.00%
Total Expenditures	**$386,600.00**	**$866,600.00**	**124.16%**

Fund Balance

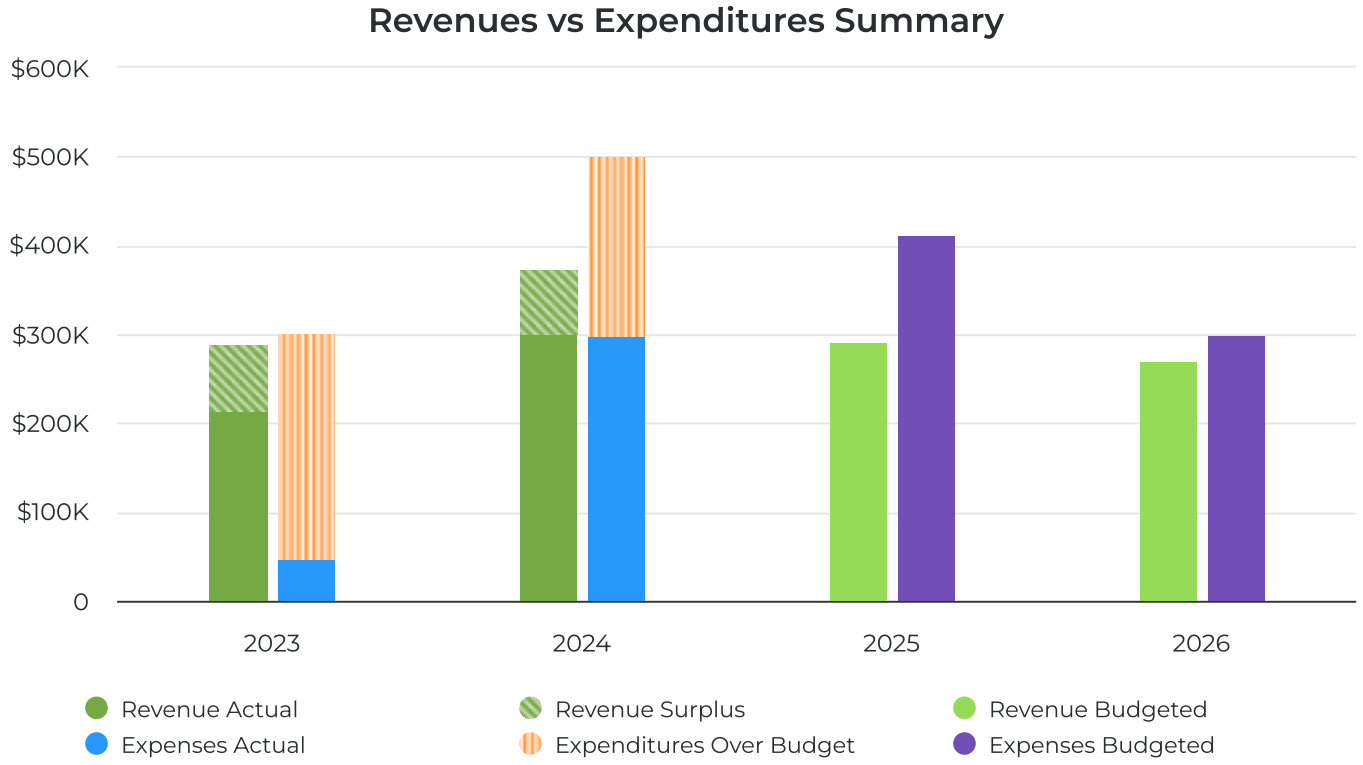


LACMTA MEASURE R

Measure R is a local return fund from Los Angeles County Metropolitan Transportation Authority (LACMTA). The funds are intended to account for the engineering, administrative, traffic median, and parking overflow improvements related to transportation services.

Summary

In Fiscal Year 2024-25, funds were used to perform maintenance along the Historical District Trail. In Fiscal Year 2025-26, funds will primarily be used for street maintenance and repairs.



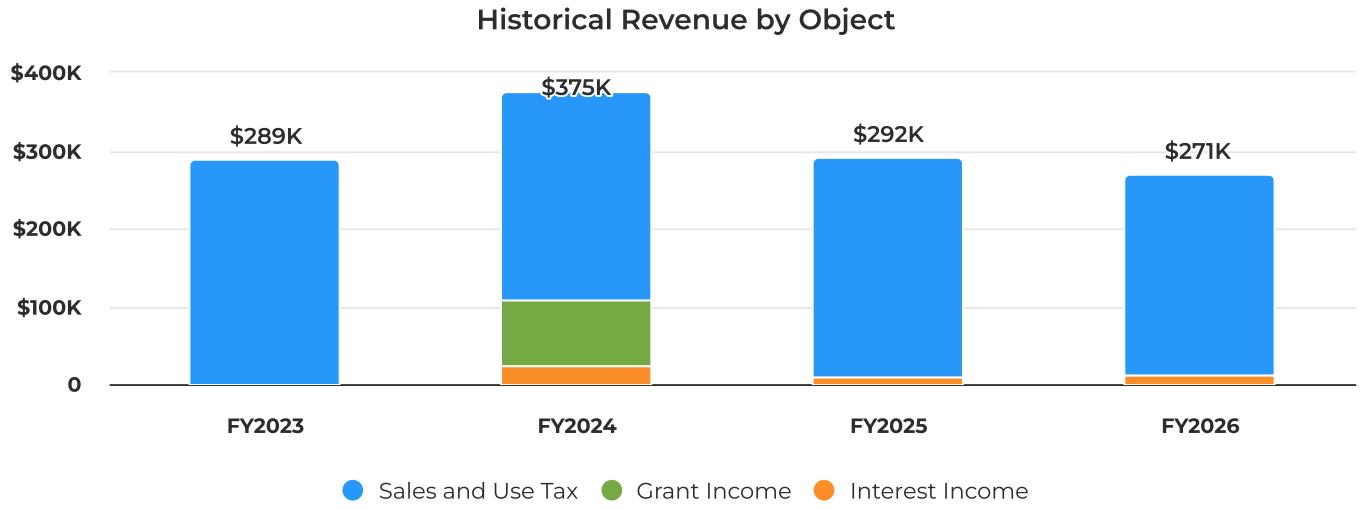
Comprehensive Fund Summary

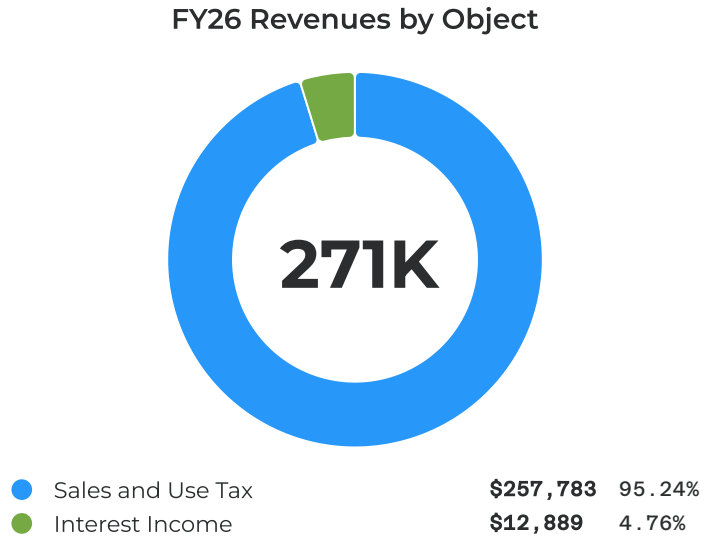
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$440,653.00**	**-**
Revenues		
Taxes	$281,591.00	$257,783.00
Miscellaneous (Interest, Rent, etc.)	$10,000.00	$12,889.15
Total Revenues	**$291,591.00**	**$270,672.15**
Expenditures		
Other Expenses	$400,000.00	$300,000.00
Utilities	$12,000.00	-

Category	FY 2025 Amended	FY 2026 Budgeted
Total Expenditures	$412,000.00	$300,000.00
Total Revenues Less Expenditures	-$120,409.00	-$29,327.85
Ending Fund Balance	$320,244.00	-$29,327.85

Revenues by Object

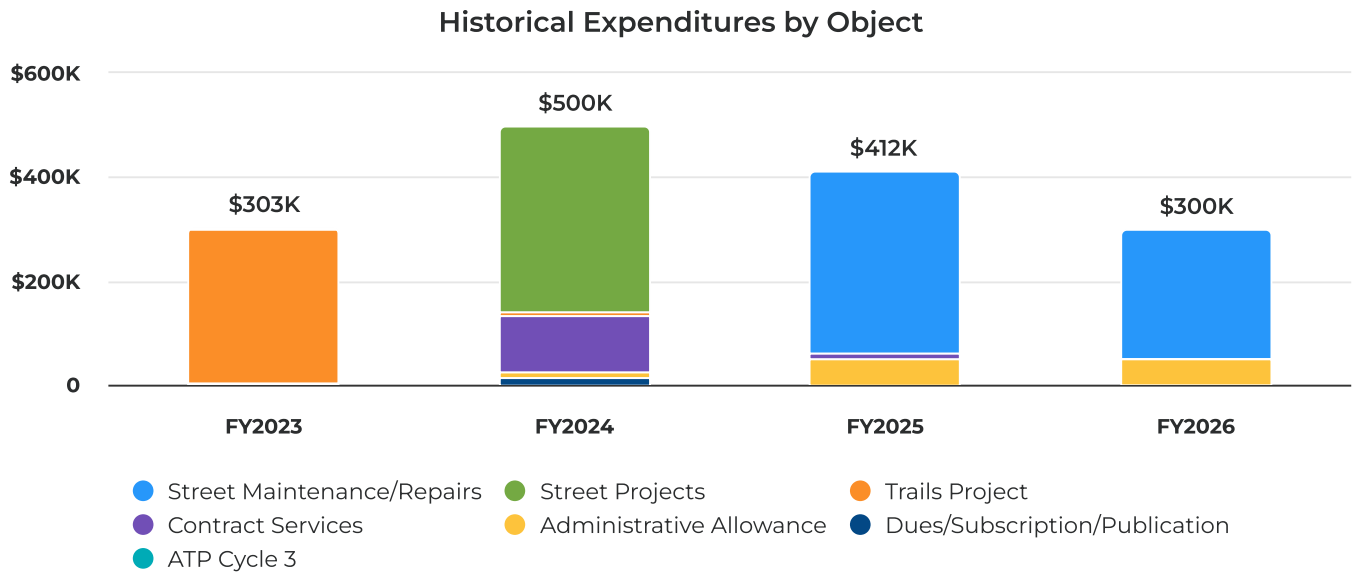


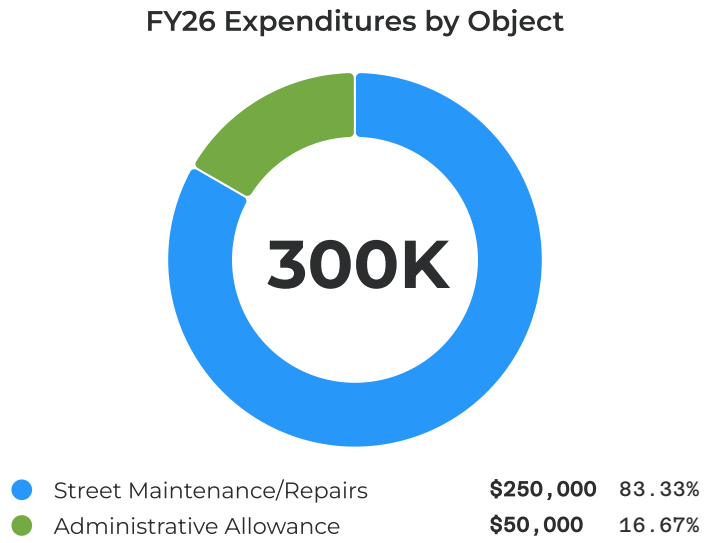


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Sales and Use Tax	$281,591.00	$257,783.00	-8.45%
Interest Income	$10,000.00	$12,889.15	28.89%
Total Revenues	**$291,591.00**	**$270,672.15**	**-7.17%**

Expenditures by Object

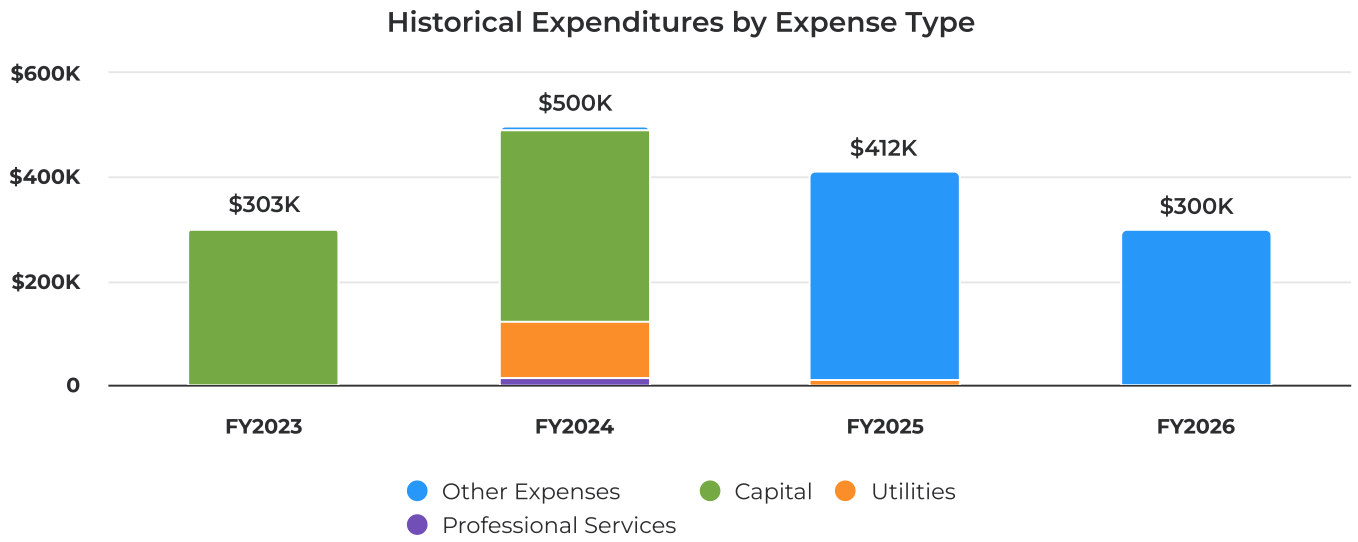


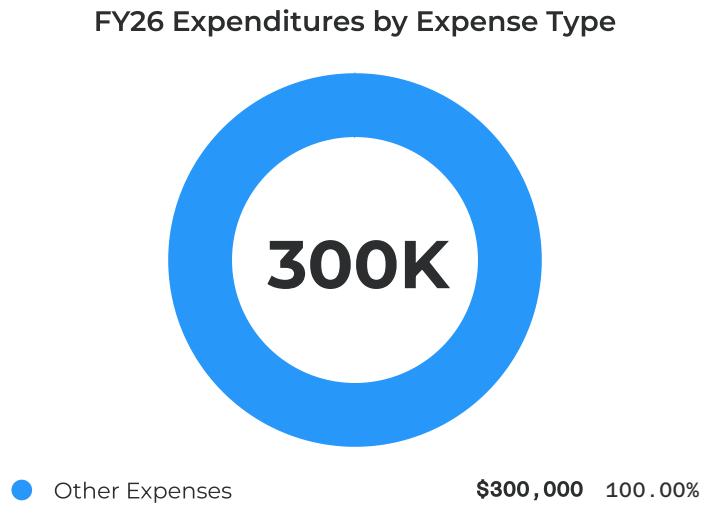


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$50,000.00	$50,000.00	0.00%
Contract Services	$12,000.00	-	-100.00%
Street Maintenance/Repairs	$350,000.00	$250,000.00	-28.57%
Total Expenditures	**$412,000.00**	**$300,000.00**	**-27.18%**

Expenditures by Expense Type

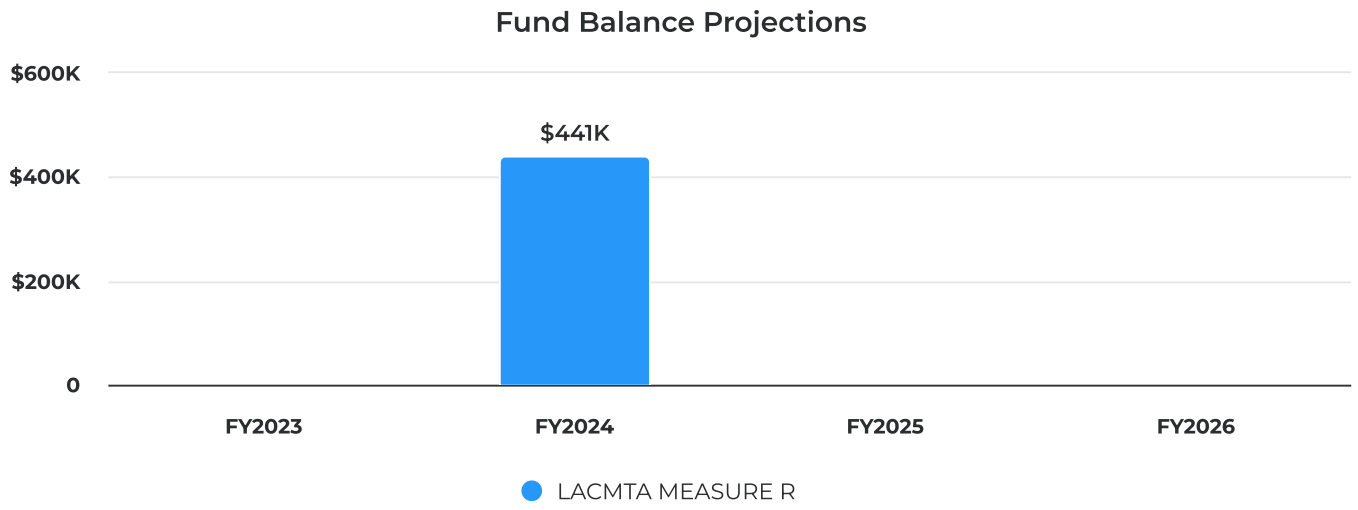




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$400,000.00	$300,000.00	-25.00%
Utilities	$12,000.00	-	-100.00%
Total Expenditures	**$412,000.00**	**$300,000.00**	**-27.18%**

Fund Balance

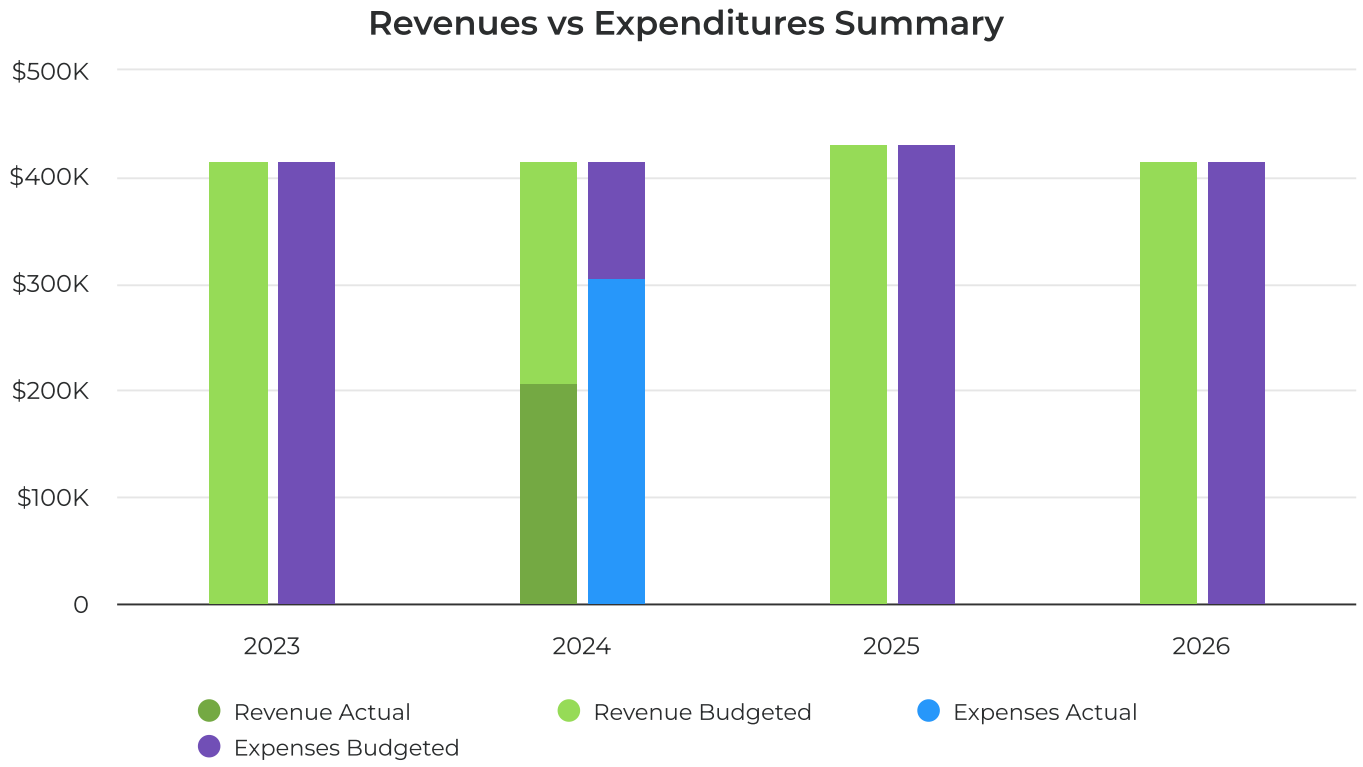


LACMTA TOD

The Transportation Oriented Development (TOD) Planning fund is a grant-funded project from the Los Angeles County Metropolitan Transportation Authority (LACMTA) to develop the TOD Plan for Downtown Artesia and areas surrounding the commuter transit line planned in the LACMTA right of way.

Summary

Major accomplishments achieved recently consists of releasing the public review drafts of the Artesia Downtown Specific Plan and the Environmental Impact Report. Adoption of the Environmental Impact Report and the Specific Plan is anticipated for FY 25-26.



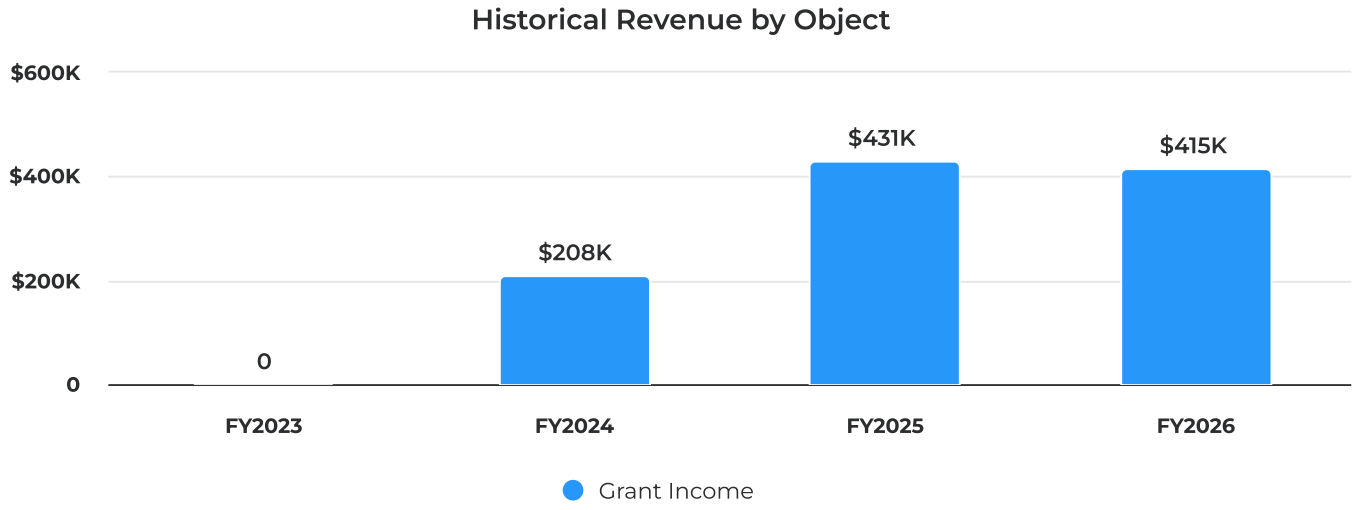
Comprehensive Fund Summary

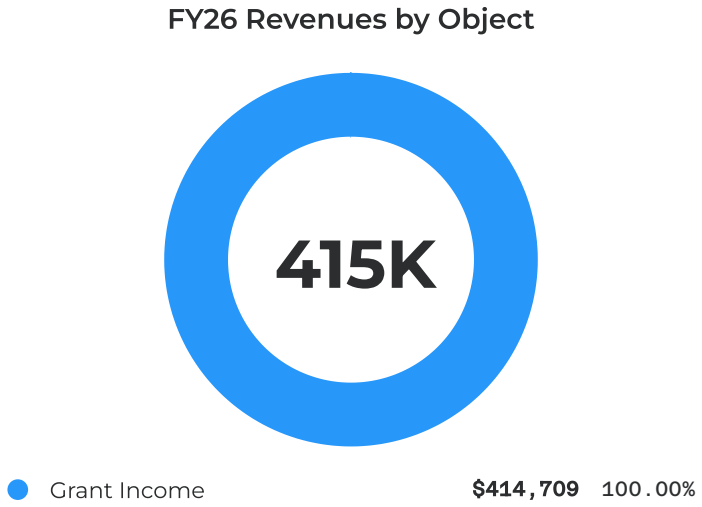
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**-$120,716.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$430,997.00	$414,709.00
Total Revenues	**$430,997.00**	**$414,709.00**
Expenditures		
Programs	$56,710.00	$17,508.00
Contract Services	$374,287.00	$397,201.00

Category	FY 2025 Amended	FY 2026 Budgeted
Total Expenditures	$430,997.00	$414,709.00
Total Revenues Less Expenditures	-	-
Ending Fund Balance	-$120,716.00	-

Revenues by Object

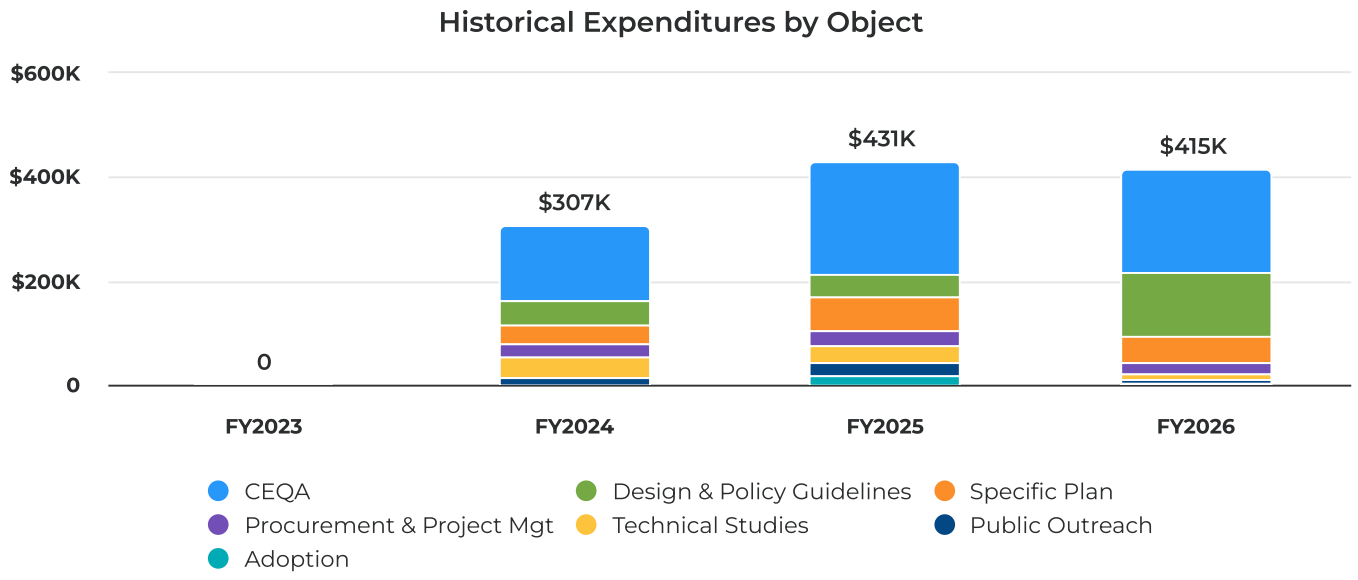


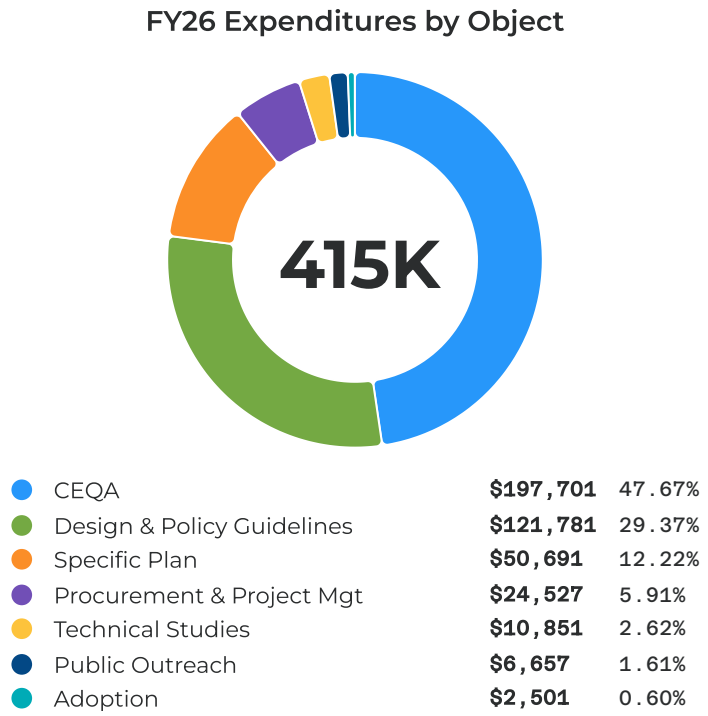


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	$430,997.00	$414,709.00	-3.78%
Total Revenues	**$430,997.00**	**$414,709.00**	**-3.78%**

Expenditures by Object





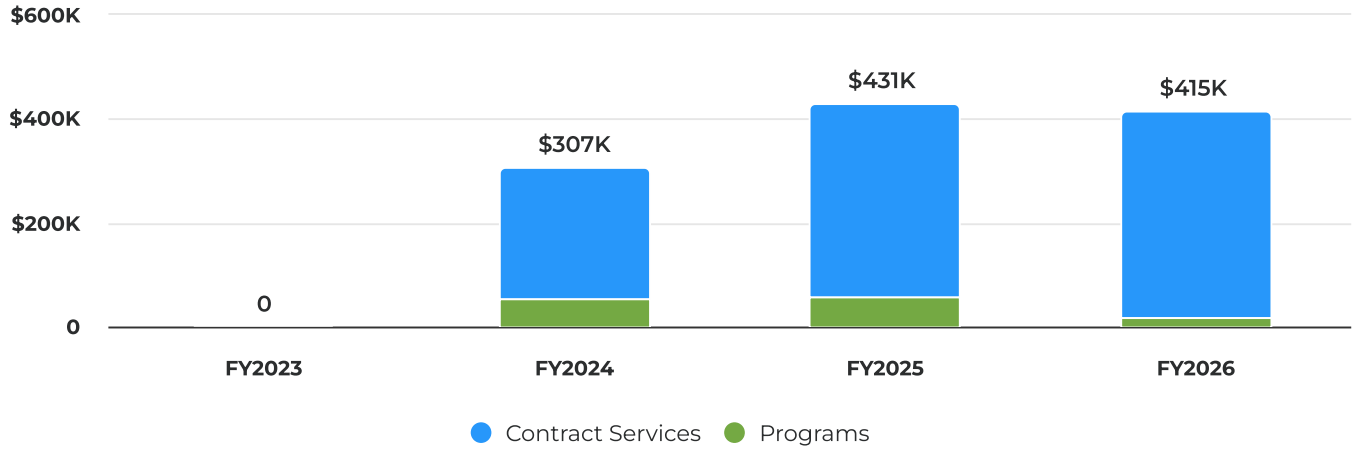
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
CEQA	$219,204.00	$197,701.00	-9.81%
Design & Policy Guidelines	$42,836.00	$121,781.00	184.30%
Procurement & Project Mgt	$29,319.00	$24,527.00	-16.34%
Specific Plan	$64,630.00	$50,691.00	-21.57%
Adoption	$18,298.00	$2,501.00	-86.33%
Public Outreach	$26,683.00	$6,657.00	-75.05%
Technical Studies	$30,027.00	$10,851.00	-63.86%

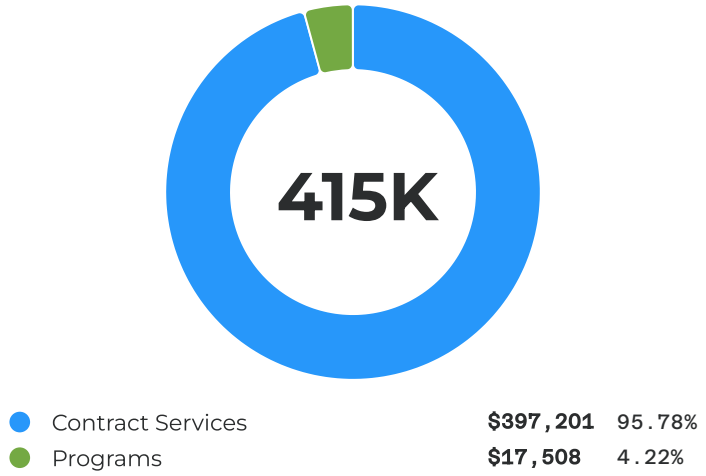
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Total Expenditures	**$430,997.00**	**$414,709.00**	**-3.78%**

Expenditures by Expense Type

Historical Expenditures by Expense Type



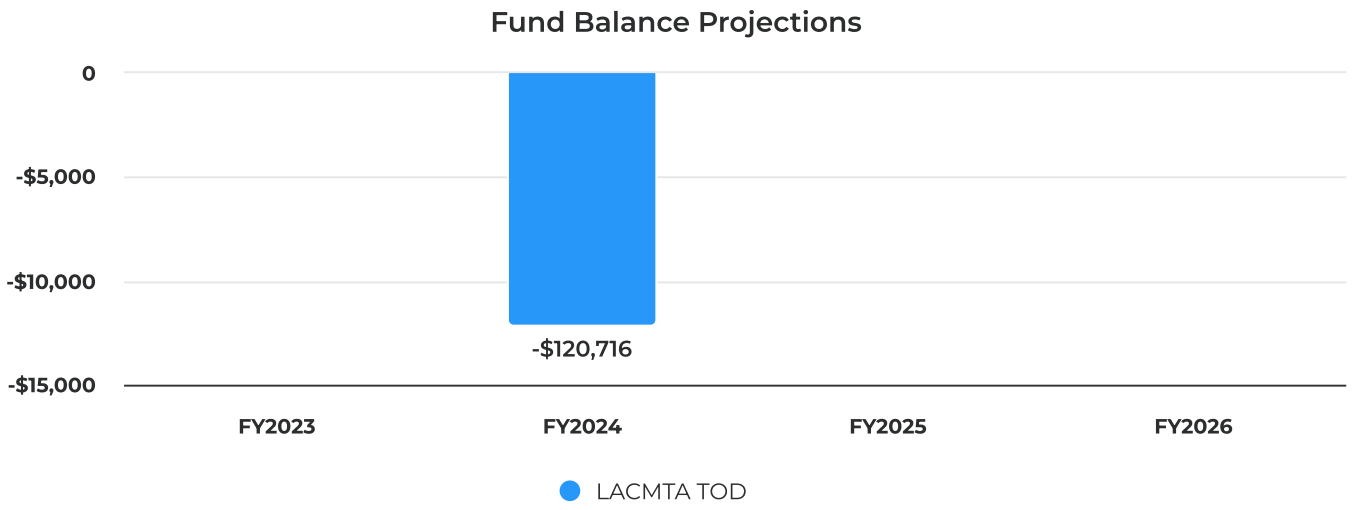
FY26 Expenditures by Expense Type



Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Programs	$56,710.00	$17,508.00	-69.13%
Contract Services	$374,287.00	$397,201.00	6.12%
Total Expenditures	**$430,997.00**	**$414,709.00**	**-3.78%**

Fund Balance

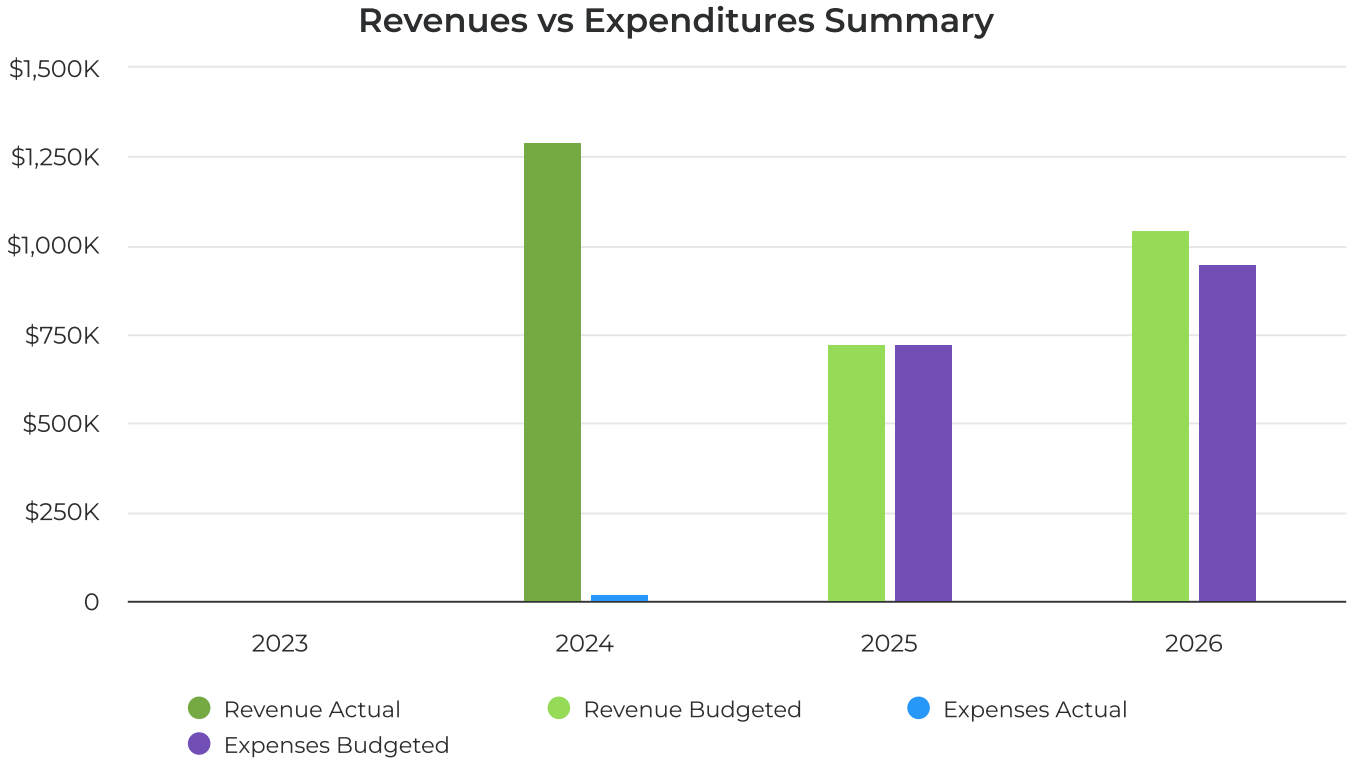


MEASURE A/PARK IMPROVEMENT FUND

Measure A is a grant allocation from Los Angeles County based on population, that supports the development, improvement, and maintenance of local parks and recreational facilities.

Summary

In Fiscal Year 2024-25, Measure A RPOSD funds were used to complete the roof replacement project at the Albert O. Little Community Center. In Fiscal Year 2025-26, funds will primarily be used to replace the existing restroom facility at Artesia Park to improve accessibility, address aging infrastructure, and better serve Park visitors.



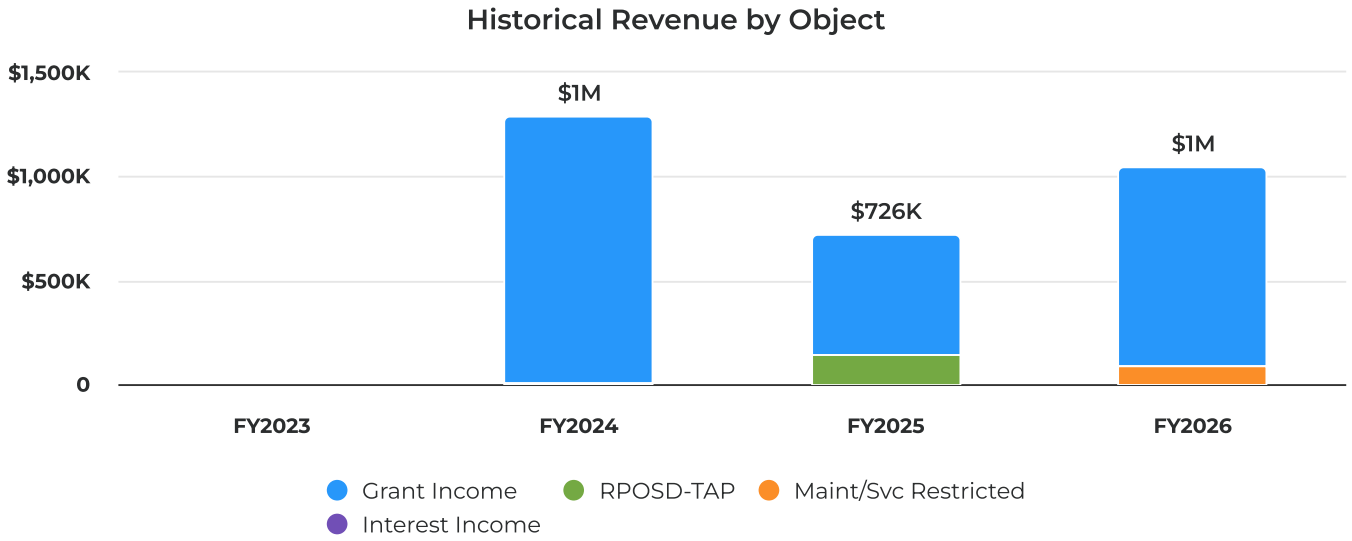
Comprehensive Fund Summary

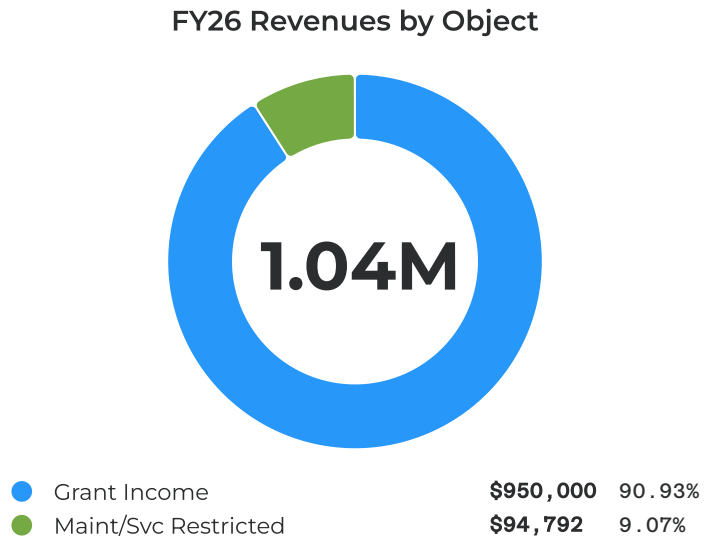
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$1,248,489.00**	**-**
Revenues		
Special Revenue	$146,670.00	-
Miscellaneous (Interest, Rent, etc.)	$579,554.00	$1,044,792.00
Total Revenues	**$726,224.00**	**$1,044,792.00**
Expenditures		
Facility Maintenance	$146,670.00	-
Capital	$579,554.00	$950,000.00

Category	FY 2025 Amended	FY 2026 Budgeted
Total Expenditures	$726,224.00	$950,000.00
Total Revenues Less Expenditures	-	$94,792.00
Ending Fund Balance	$1,248,489.00	$94,792.00

Revenues by Object

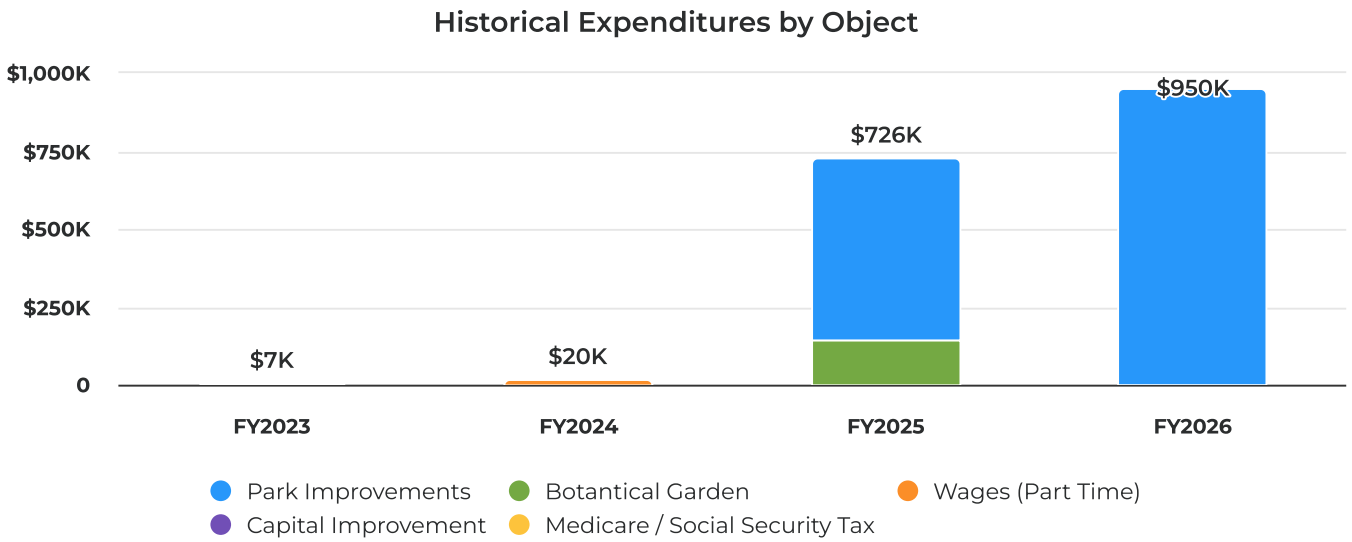


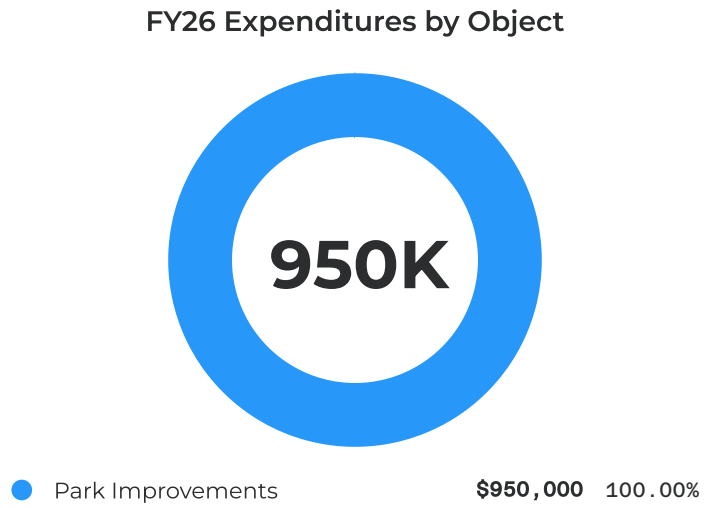


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	$579,554.00	$950,000.00	63.92%
Maint/Svc Restricted	-	$94,792.00	-
RPOSD-TAP	$146,670.00	-	-100.00%
Total Revenues	**$726,224.00**	**$1,044,792.00**	**43.87%**

Expenditures by Object

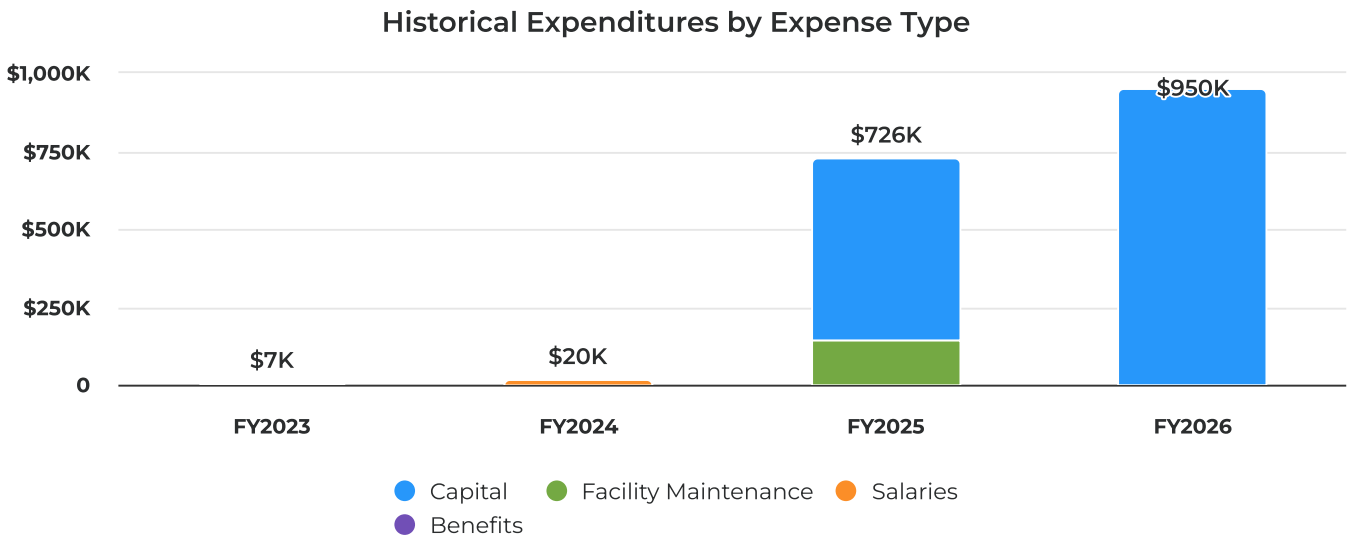


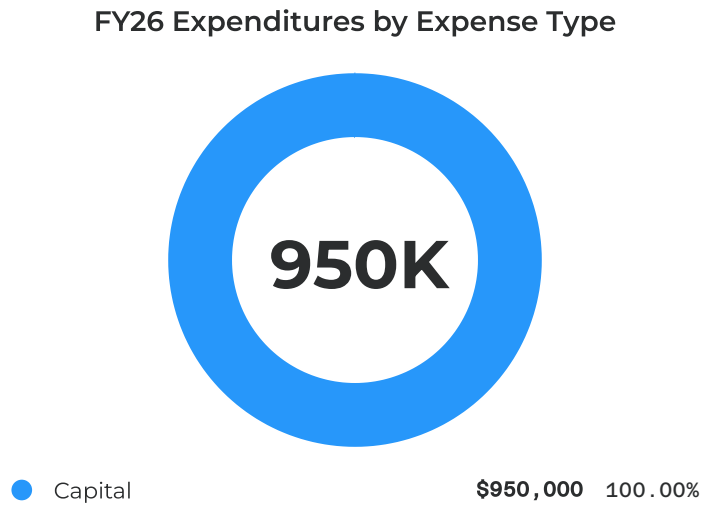


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Botantical Garden	$146,670.00	-	-100.00%
Park Improvements	$579,554.00	$950,000.00	63.92%
Total Expenditures	**$726,224.00**	**$950,000.00**	**30.81%**

Expenditures by Expense Type

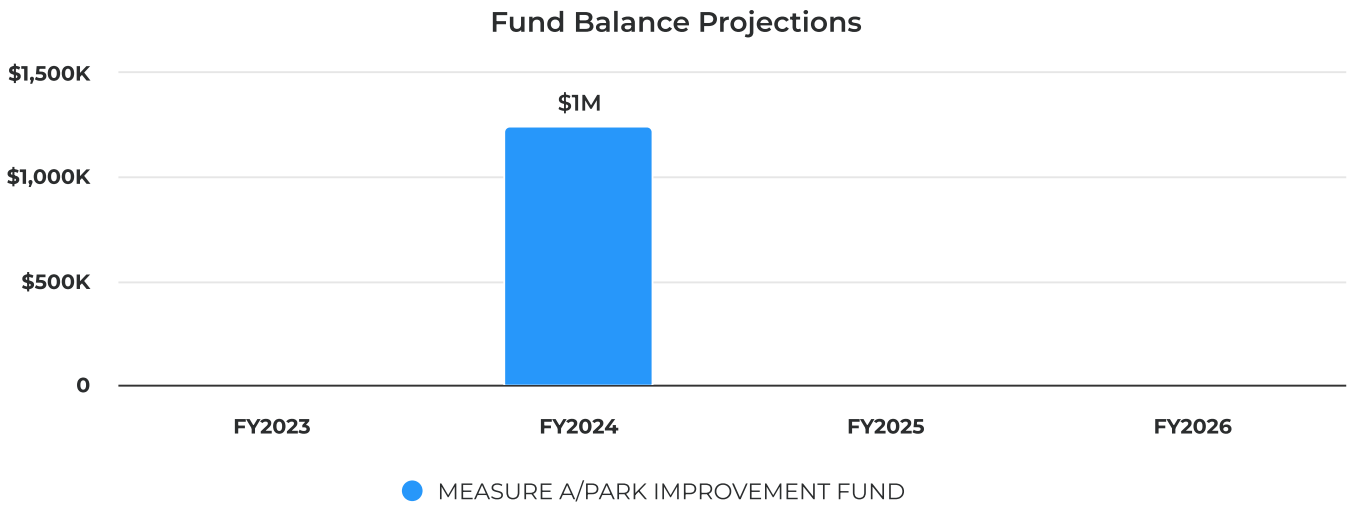




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Facility Maintenance	$146,670.00	-	-100.00%
Capital	$579,554.00	$950,000.00	63.92%
Total Expenditures	**$726,224.00**	**$950,000.00**	**30.81%**

Fund Balance

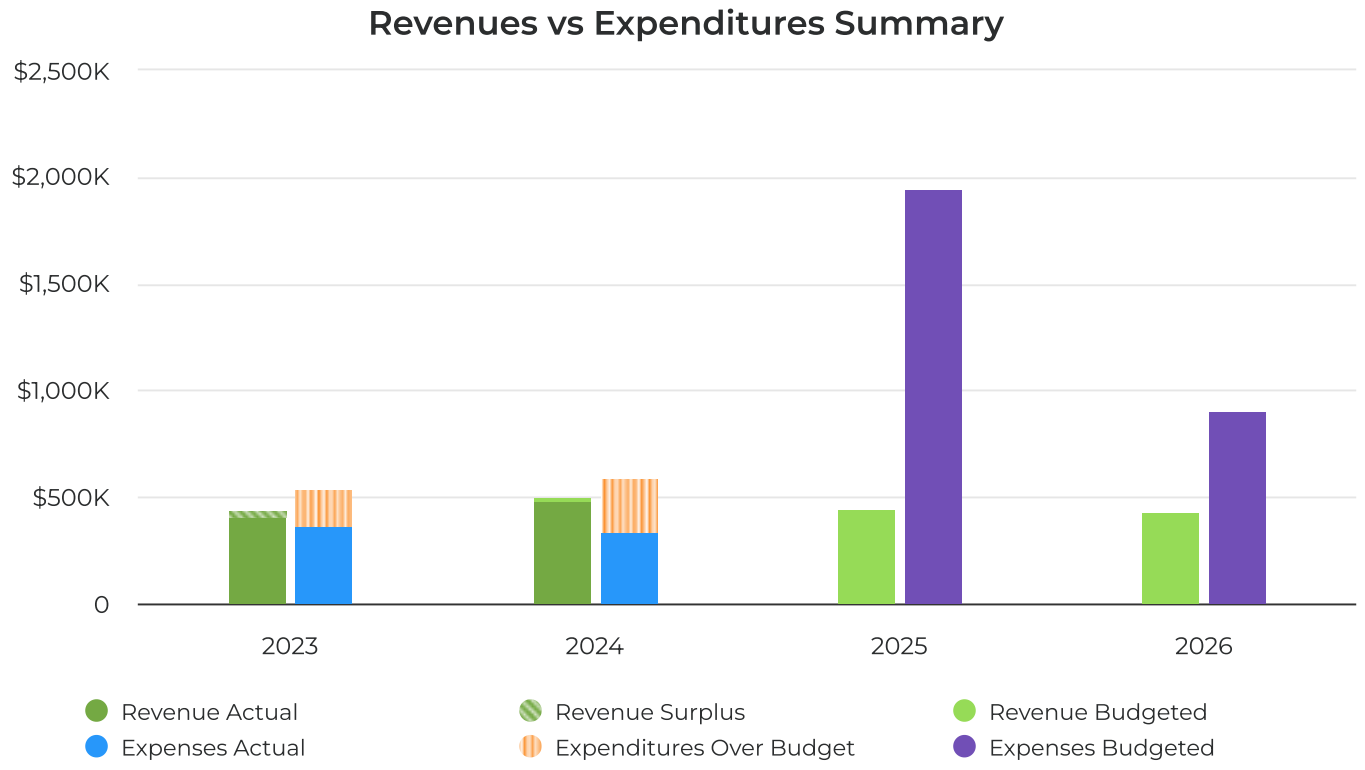


LACMTA PROPOSITION A

Proposition A is local return funds from Los Angeles County Metropolitan Transportation Authority (LACMTA). Proposition A is utilized for the benefit of public transit such as fixed-route, dial-a-ride, and recreation transportation programs.

Summary

In Fiscal Year 2024-25, funds were primarily used to install new bus shelters to improve passenger comfort and satisfaction, as well as for support for programs that facilitate recreational travel and access to activities. In Fiscal Year 2025-26, funds will primarily be used for a capital improvement project to expand the City's electric vehicle charging infrastructure to support the City fleet.



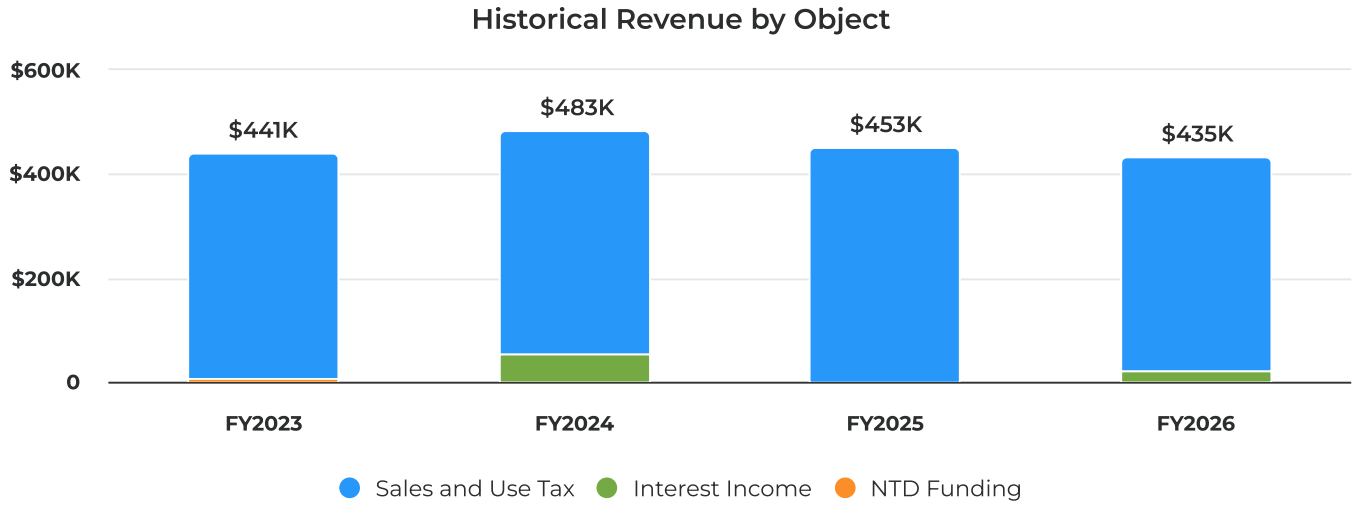
Comprehensive Fund Summary

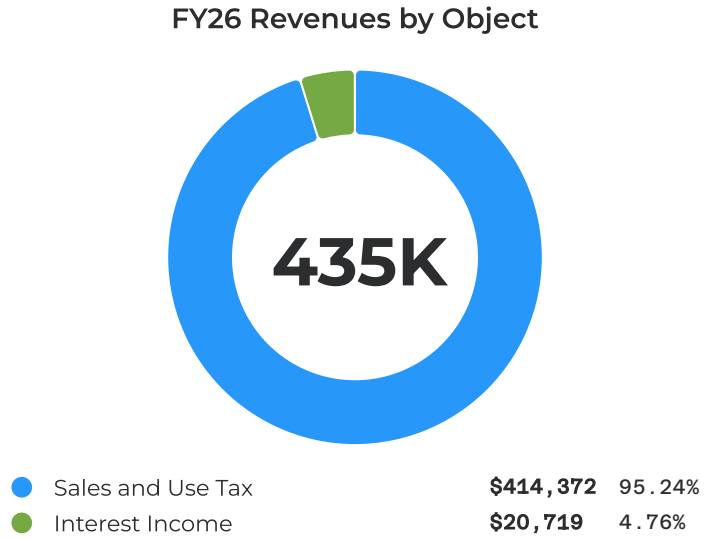
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$1,099,556.00**	**-**
Revenues		
Taxes	$452,642.00	$414,372.00
Miscellaneous (Interest, Rent, etc.)	-	$20,718.60
Total Revenues	**$452,642.00**	**$435,090.60**
Expenditures		
Other Expenses	$101,100.00	$800.00

Category	FY 2025 Amended	FY 2026 Budgeted
Programs	$103,000.00	$103,000.00
Contract Services	$107,332.50	$108,650.00
Utilities	$690,500.00	$320,000.00
Maintenance/Repairs	$3,000.00	$3,000.00
Capital	$941,992.00	$371,992.00
Total Expenditures	**$1,946,924.50**	**$907,442.00**
Total Revenues Less Expenditures	**-$1,494,282.50**	**-$472,351.40**
Ending Fund Balance	**-$394,726.50**	**-$472,351.40**

Revenues by Object



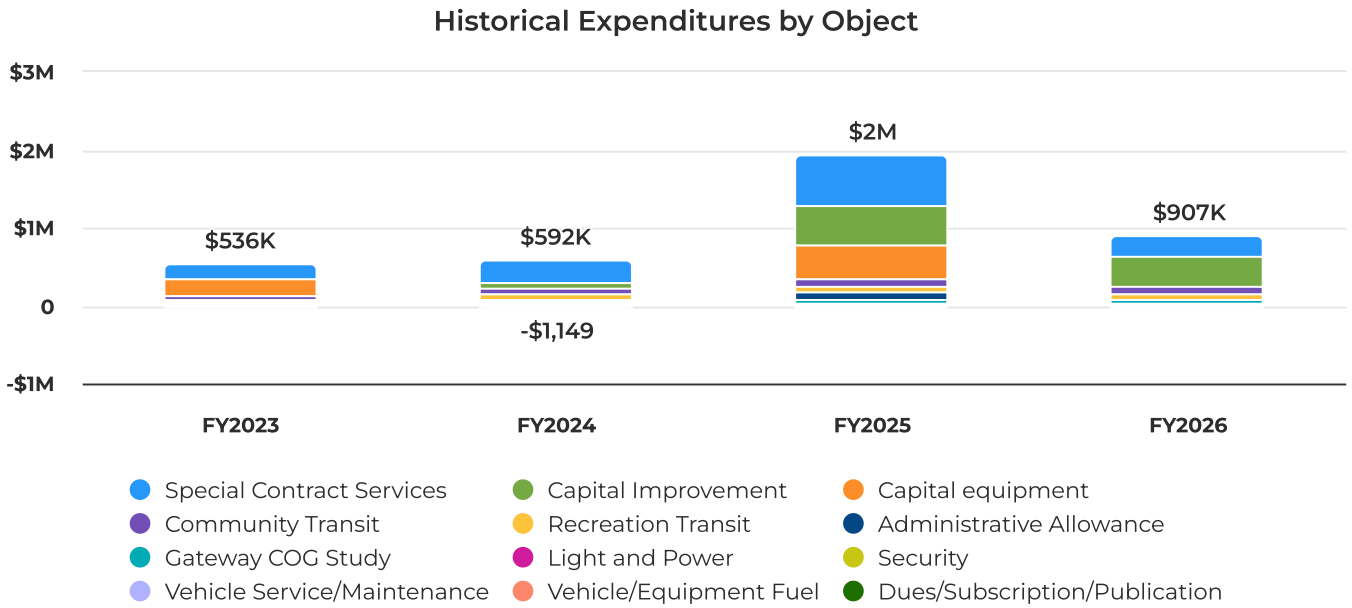


Revenues by Object

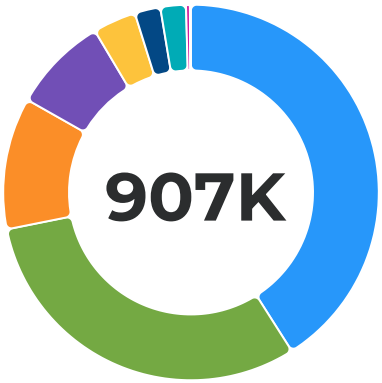
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Sales and Use Tax	$452,642.00	$414,372.00	-8.45%
Interest Income	-	$20,718.60	-

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Total Revenues	**$452,642.00**	**$435,090.60**	**-3.88%**

Expenditures by Object



FY26 Expenditures by Object

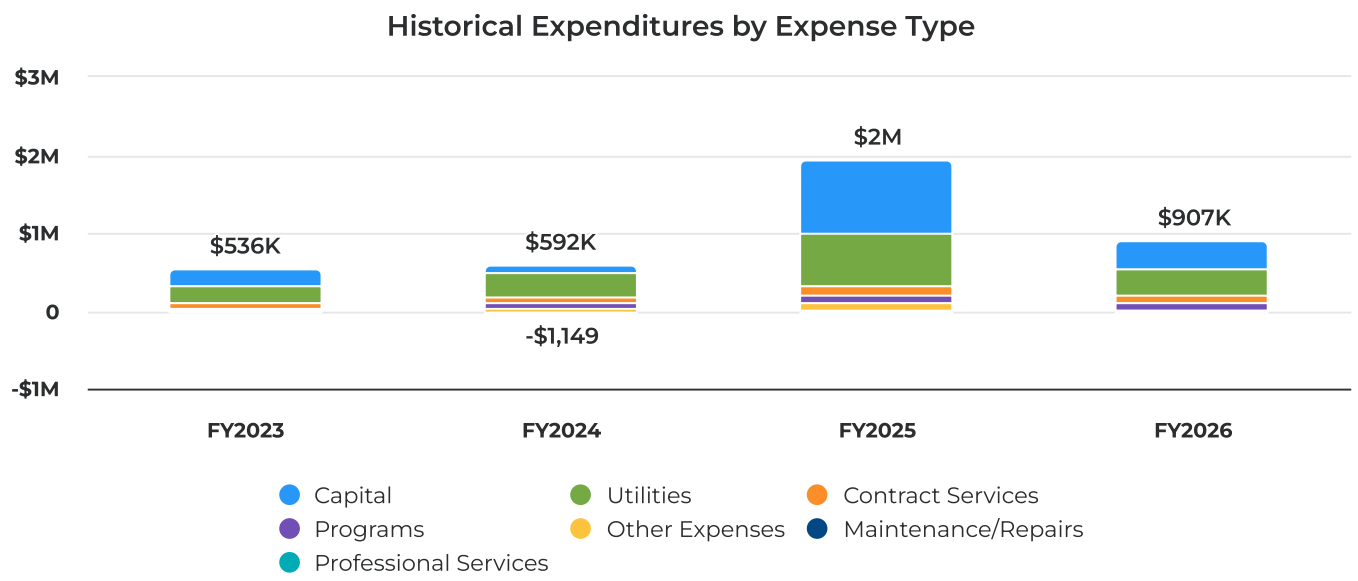


Capital Improvement	$371,992	40.99%
Special Contract Services	$280,000	30.86%
Community Transit	$103,000	11.35%
Recreation Transit	$75,000	8.26%
Gateway COG Study	$33,650	3.71%
Light and Power	$20,000	2.20%
Security	$20,000	2.20%
Vehicle Service/Maintenance	$3,000	0.33%
Vehicle/Equipment Fuel	$800	0.09%

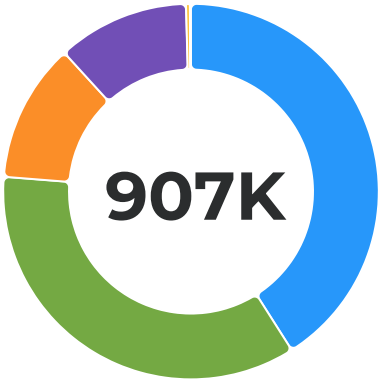
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$100,000.00	-	-100.00%
Gateway COG Study	$35,332.50	$33,650.00	-4.76%
Recreation Transit	$72,000.00	$75,000.00	4.17%
Special Contract Services	$651,500.00	$280,000.00	-57.02%
Light and Power	$20,000.00	$20,000.00	0.00%
Security	$19,000.00	$20,000.00	5.26%
Vehicle Service/Maintenance	$3,000.00	$3,000.00	0.00%
Vehicle/Equipment Fuel	$1,100.00	$800.00	-27.27%
Community Transit	$103,000.00	$103,000.00	0.00%
Capital equipment	$420,000.00	-	-100.00%
Capital Improvement	$521,992.00	$371,992.00	-28.74%
Total Expenditures	**$1,946,924.50**	**$907,442.00**	**-53.39%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



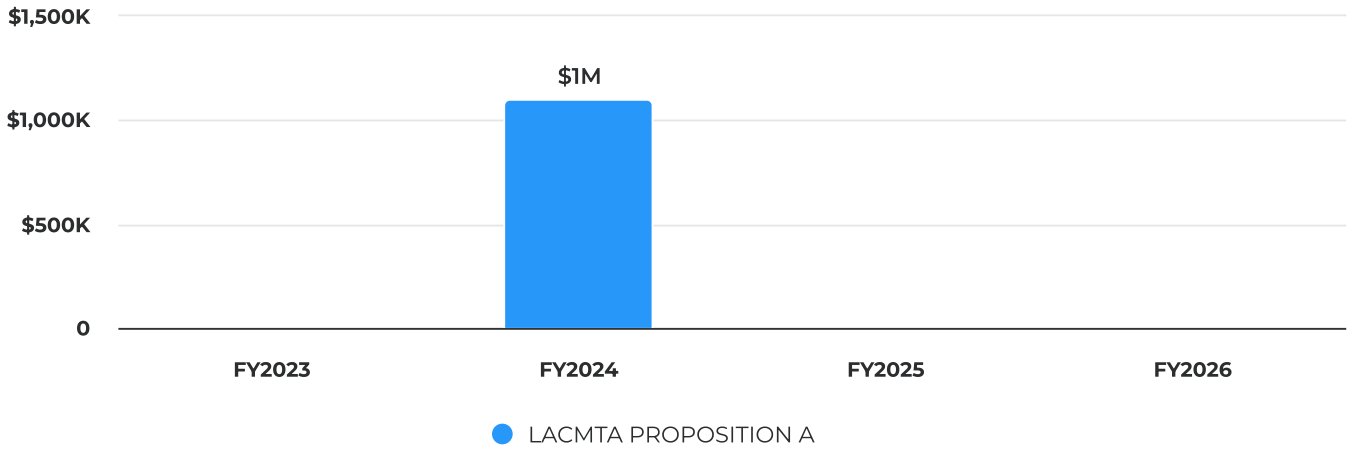
Capital	$371,992	40.99%
Utilities	$320,000	35.26%
Contract Services	$108,650	11.97%
Programs	$103,000	11.35%
Maintenance/Repairs	$3,000	0.33%
Other Expenses	$800	0.09%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$101,100.00	$800.00	-99.21%
Programs	$103,000.00	$103,000.00	0.00%
Contract Services	$107,332.50	$108,650.00	1.23%
Utilities	$690,500.00	$320,000.00	-53.66%
Maintenance/Repairs	$3,000.00	$3,000.00	0.00%
Capital	$941,992.00	$371,992.00	-60.51%
Total Expenditures	**$1,946,924.50**	**$907,442.00**	**-53.39%**

Fund Balance

Fund Balance Projections

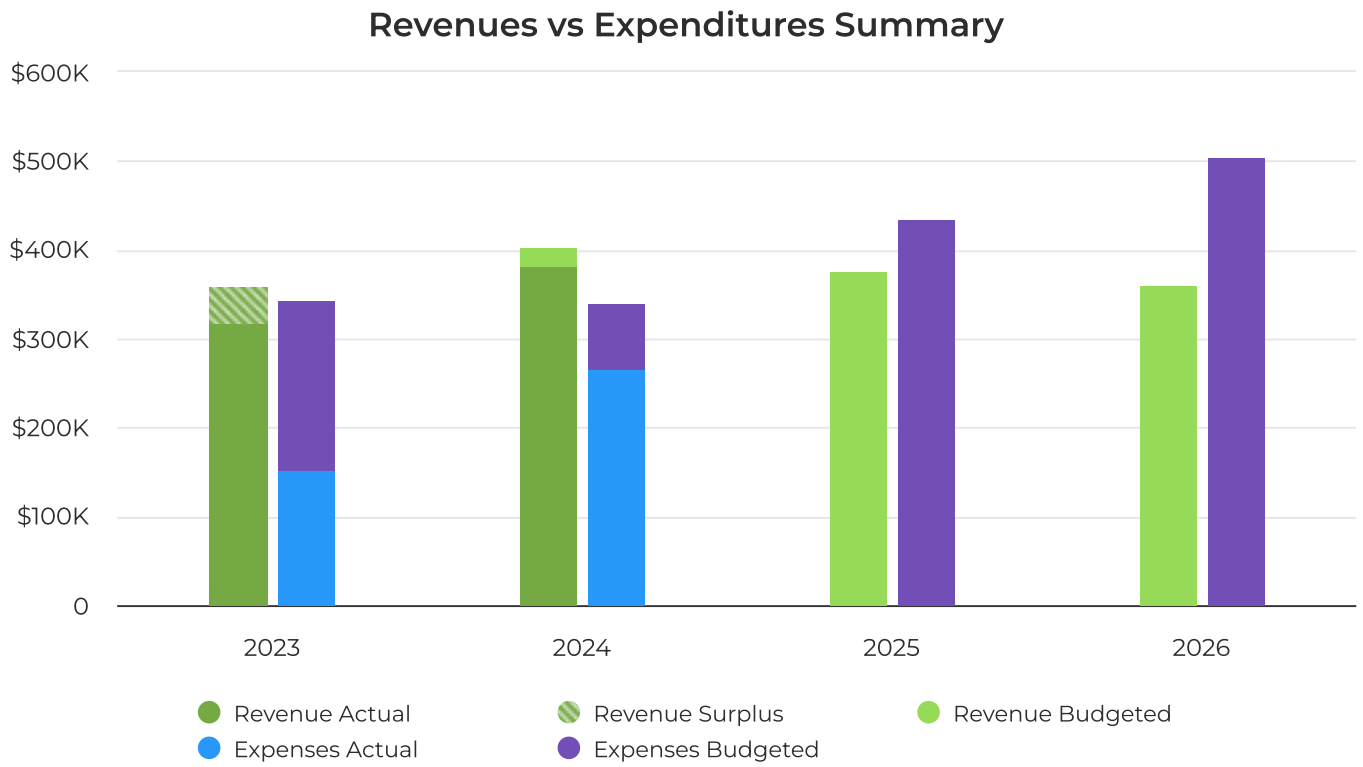


LACMTA PROPOSITION C

Proposition C is local return funds from Los Angeles County Metropolitan Transportation Authority (LACMTA). Proposition C supports the maintenance, operation, and improvement of arterial streets and transit-related infrastructure, including traffic signals, medians, and roadway striping, to enhance mobility and safety.

Summary

In Fiscal Year 2024-25, funds were used to complete an update to the Pavement Management System to assess street conditions and guide the prioritization of future roadway improvement projects. In Fiscal Year 2025-26, funds will primarily be used for projects to improve traffic flow and safety by upgrading traffic signals and implementing signal synchronization along Pioneer Boulevard.



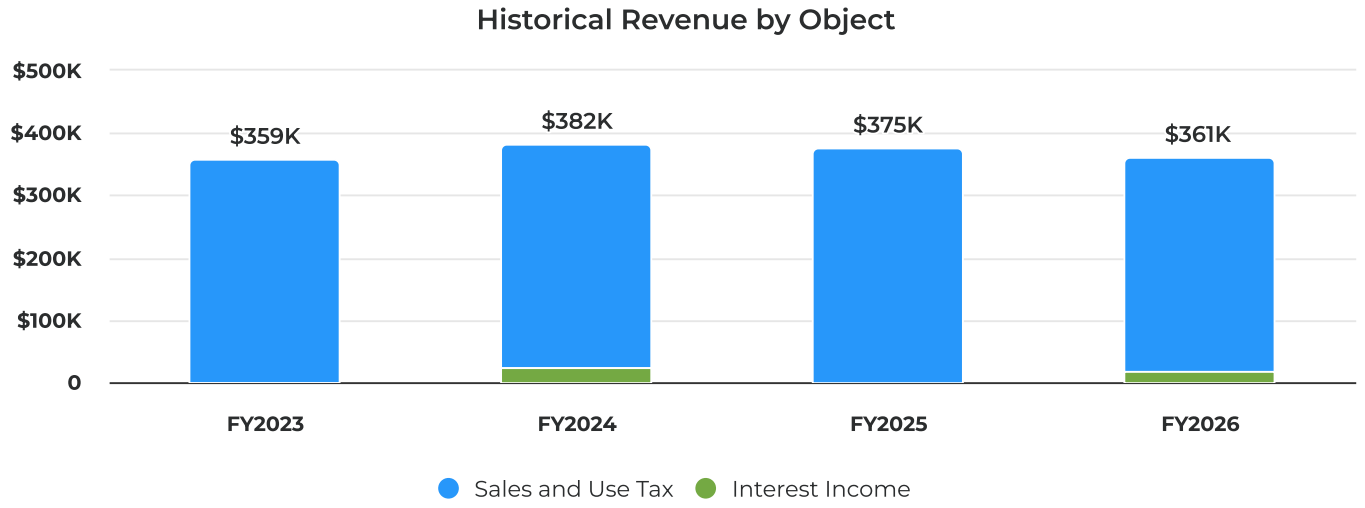
Comprehensive Fund Summary

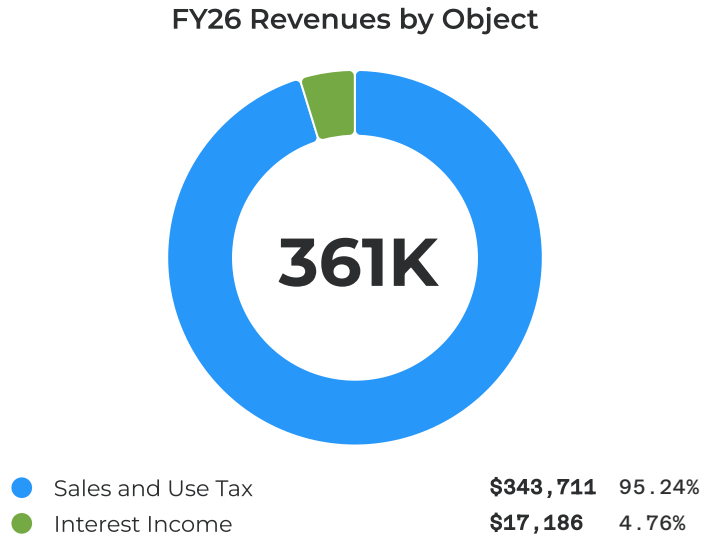
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$609,868.00**	**-**
Revenues		
Taxes	$375,455.00	$343,711.00
Miscellaneous (Interest, Rent, etc.)	-	$17,185.55
Total Revenues	**$375,455.00**	**$360,896.55**
Expenditures		

Category	FY 2025 Amended	FY 2026 Budgeted
Other Expenses	$104,000.00	$104,038.00
Professional Services	$16,515.00	$16,515.00
Capital	$115,180.00	$184,675.00
Street Maintenance	$200,000.00	$200,000.00
Total Expenditures	**$435,695.00**	**$505,228.00**
Total Revenues Less Expenditures	**-$60,240.00**	**-$144,331.45**
Ending Fund Balance	**$549,628.00**	**-$144,331.45**

Revenues by Object

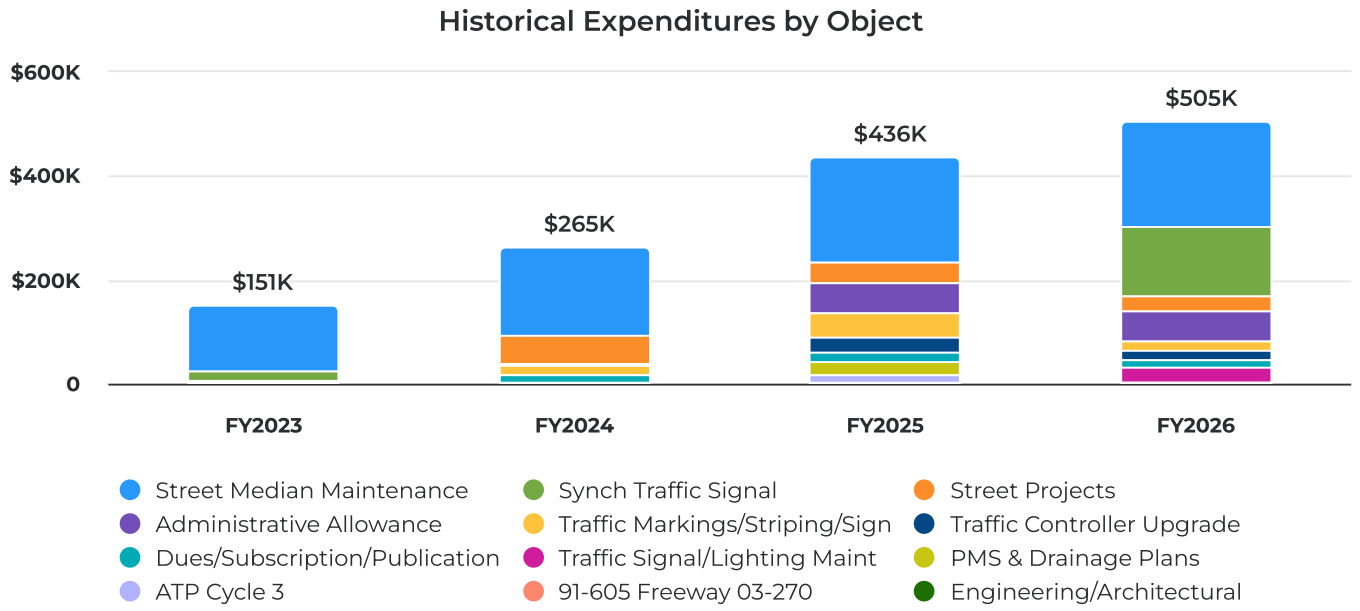


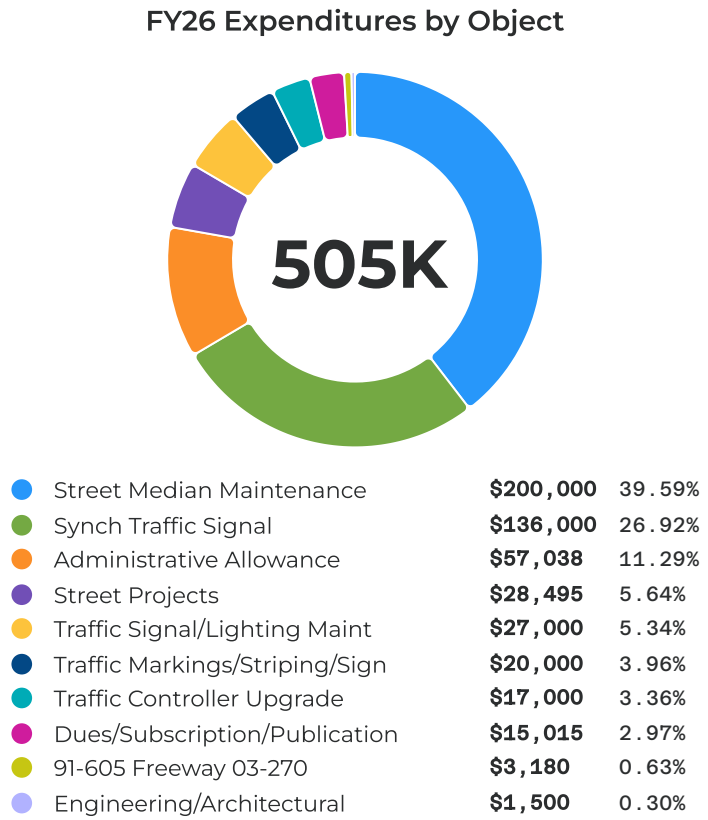


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Sales and Use Tax	$375,455.00	$343,711.00	-8.45%
Interest Income	-	$17,185.55	-
Total Revenues	**$375,455.00**	**$360,896.55**	**-3.88%**

Expenditures by Object

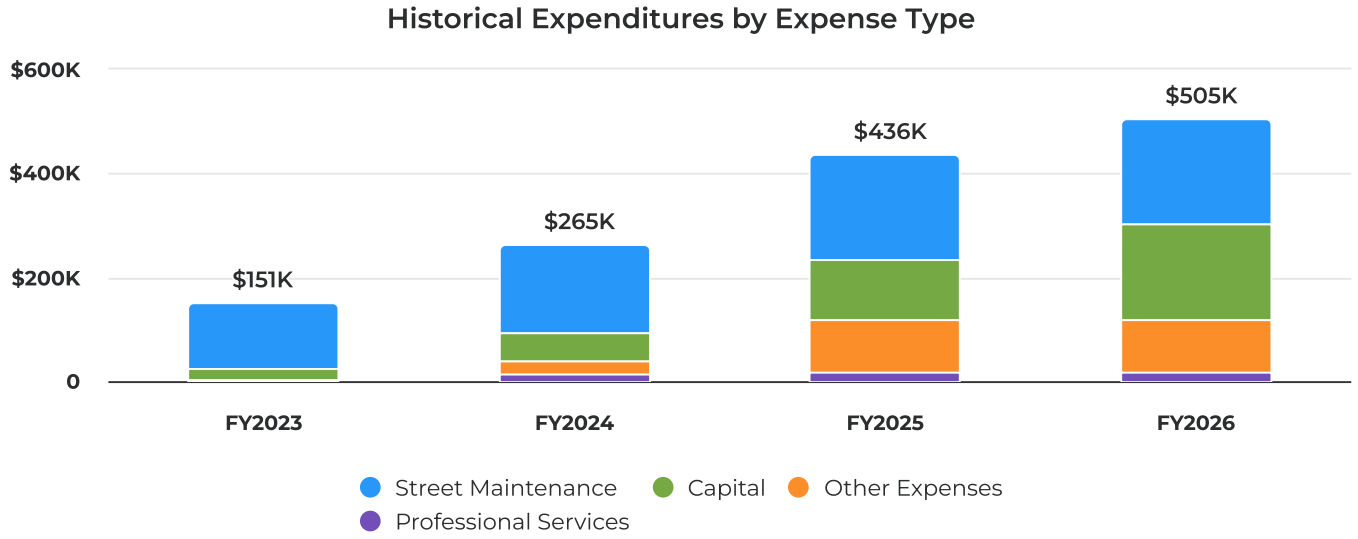




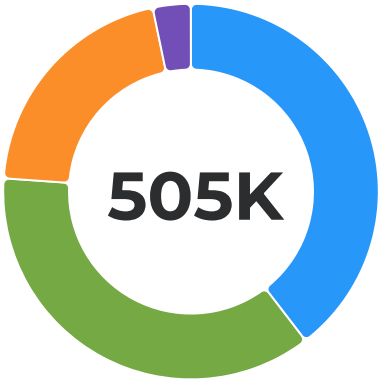
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$59,000.00	$57,038.00	-3.33%
Engineering/Architectural	$1,500.00	$1,500.00	0.00%
Dues/Subscription/Publication	$15,015.00	$15,015.00	0.00%
ATP Cycle 3	$15,000.00	-	-100.00%
Traffic Signal/Lighting Maint	-	$27,000.00	-
Traffic Markings/Striping/Sign	$45,000.00	$20,000.00	-55.56%
Street Median Maintenance	$200,000.00	$200,000.00	0.00%
PMS & Drainage Plans	$25,000.00	-	-100.00%
Traffic Controller Upgrade	$32,000.00	$17,000.00	-46.88%
Synch Traffic Signal	-	$136,000.00	-
Street Projects	$40,000.00	$28,495.00	-28.76%
91-605 Freeway 03-270	$3,180.00	$3,180.00	0.00%
Total Expenditures	**$435,695.00**	**$505,228.00**	**15.96%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type



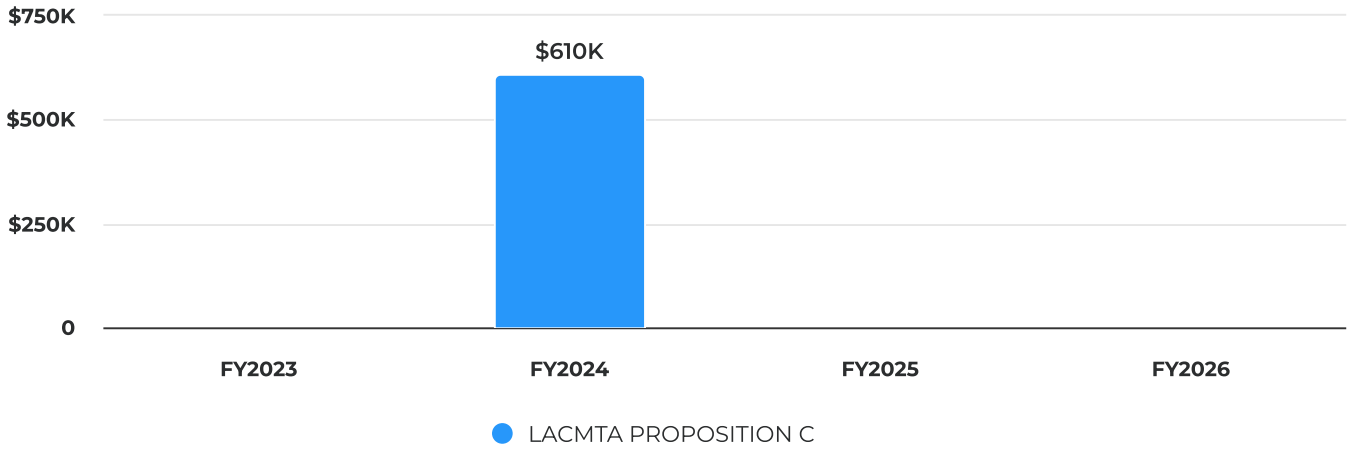
Street Maintenance	$200,000	39.59%
Capital	$184,675	36.55%
Other Expenses	$104,038	20.59%
Professional Services	$16,515	3.27%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$104,000.00	$104,038.00	0.04%
Professional Services	$16,515.00	$16,515.00	0.00%
Capital	$115,180.00	$184,675.00	60.34%
Street Maintenance	$200,000.00	$200,000.00	0.00%
Total Expenditures	**$435,695.00**	**$505,228.00**	**15.96%**

Fund Balance

Fund Balance Projections

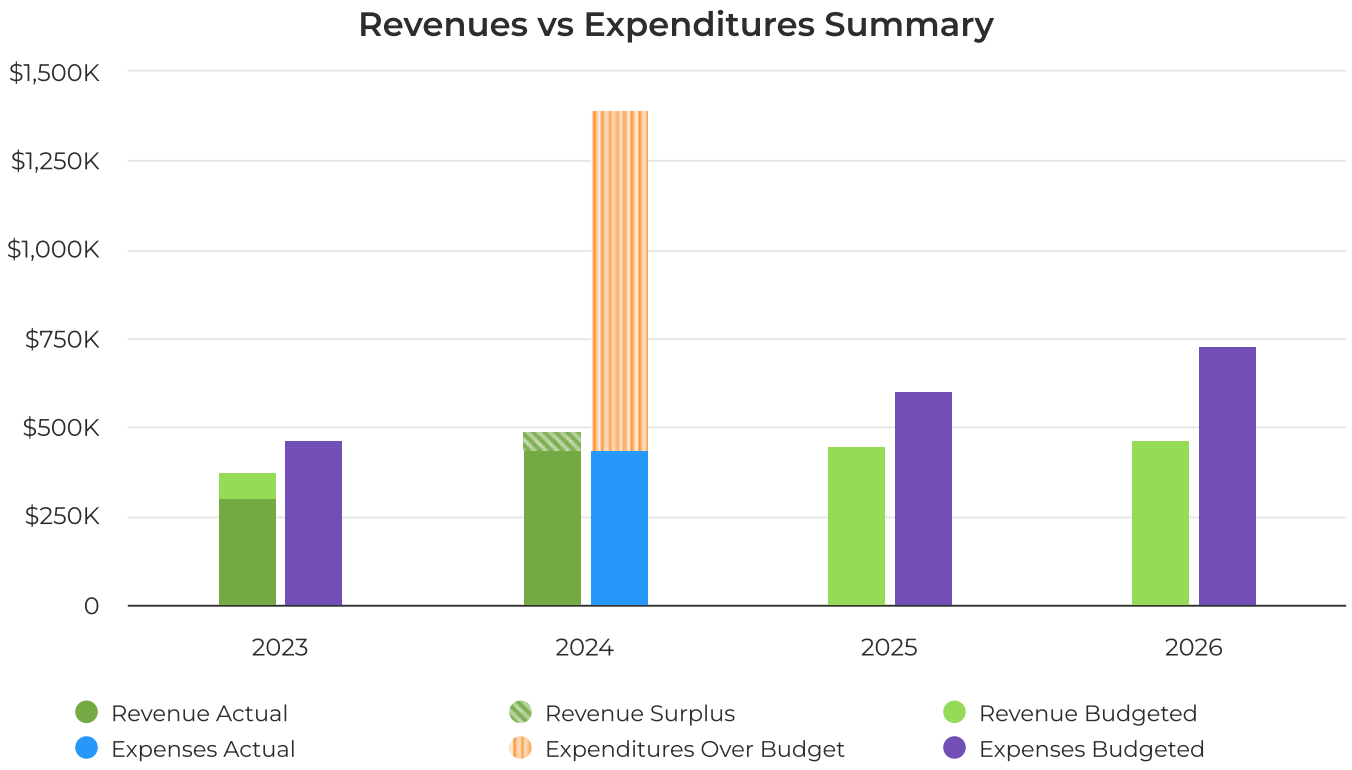


SB1 ROAD MAINTENACE REHABILITATION ACCOUNT (RMRA)

The State SB1 Fund is an annual allocation to the City under the Streets and Highways Code of the State of California. The Fund holds monies for maintenance and construction of roads, engineering and administration.

Summary

In Fiscal Year 2024-25, funds were used to complete a multi-year Street Improvement Project to rehabilitate aging roadways. Funds will be used in Fiscal Year 2025-26 to supplement the Roadway Pavement Rehabilitation Project.



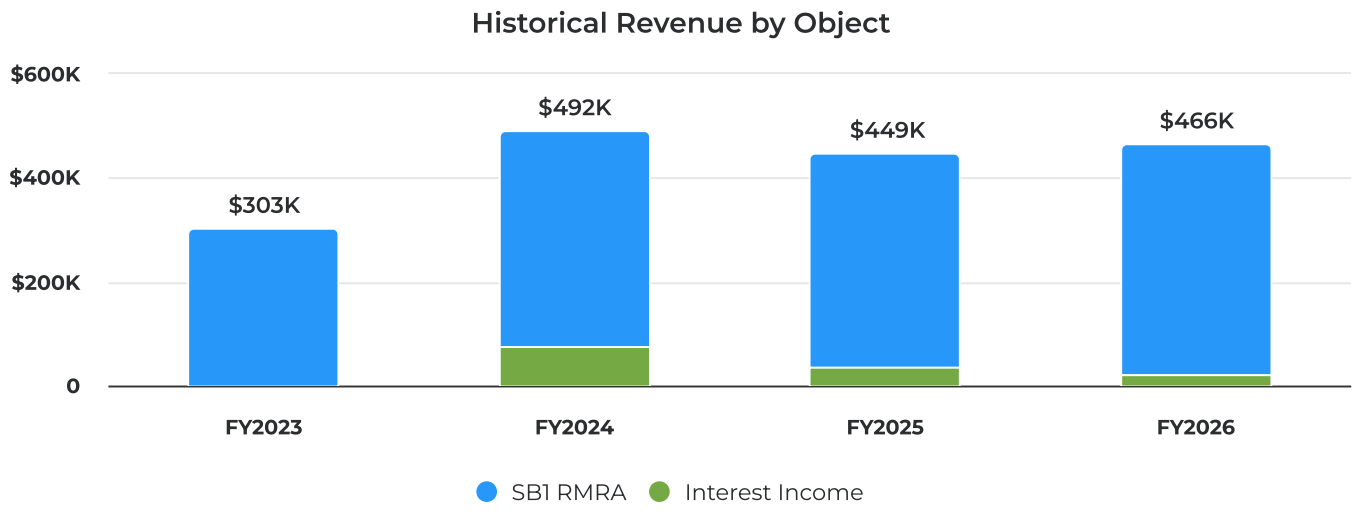
Comprehensive Fund Summary

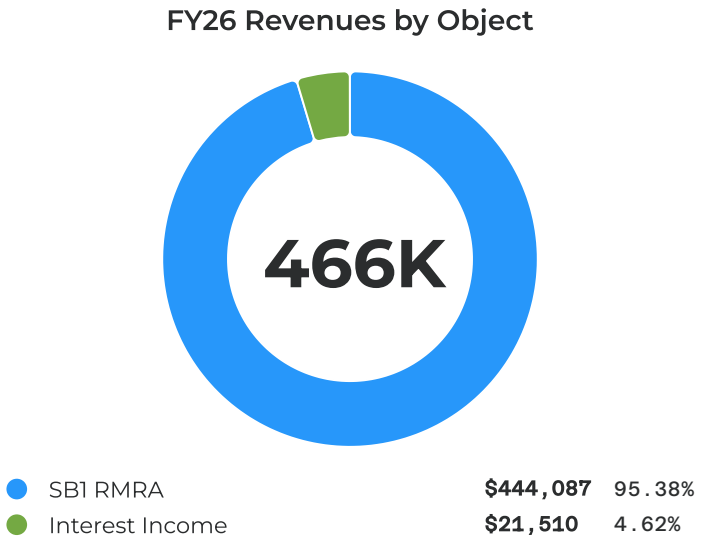
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$768,625.00**	**-**
Revenues		
Special Revenue	$414,012.00	$444,087.00
Miscellaneous (Interest, Rent, etc.)	$35,000.00	$21,510.25
Total Revenues	**$449,012.00**	**$465,597.25**
Expenditures		

Category	FY 2025 Amended	FY 2026 Budgeted
Other Expenses	$600,000.00	$730,000.00
Total Expenditures	**$600,000.00**	**$730,000.00**
Total Revenues Less Expenditures	**-$150,988.00**	**-$264,402.75**
Ending Fund Balance	**$617,637.00**	**-$264,402.75**

Revenues by Object

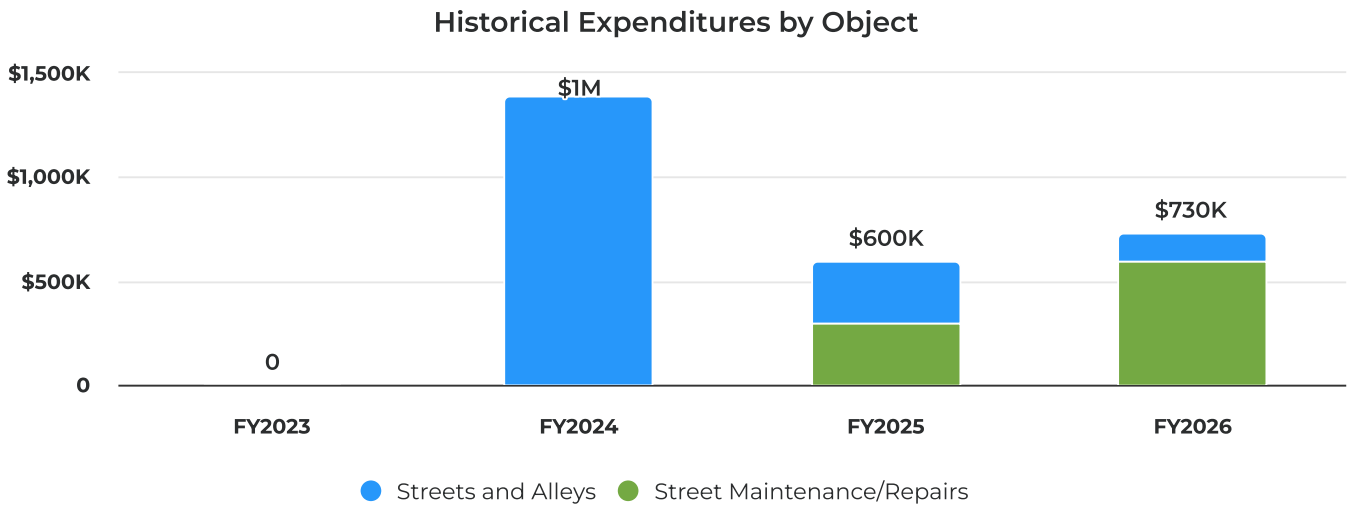


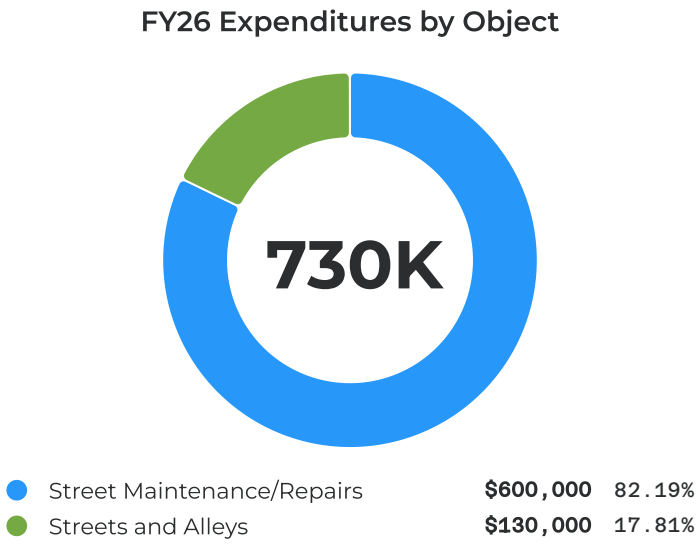


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
SB1 RMRA	$414,012.00	$444,087.00	7.26%
Interest Income	$35,000.00	$21,510.25	-38.54%
Total Revenues	**$449,012.00**	**$465,597.25**	**3.69%**

Expenditures by Object

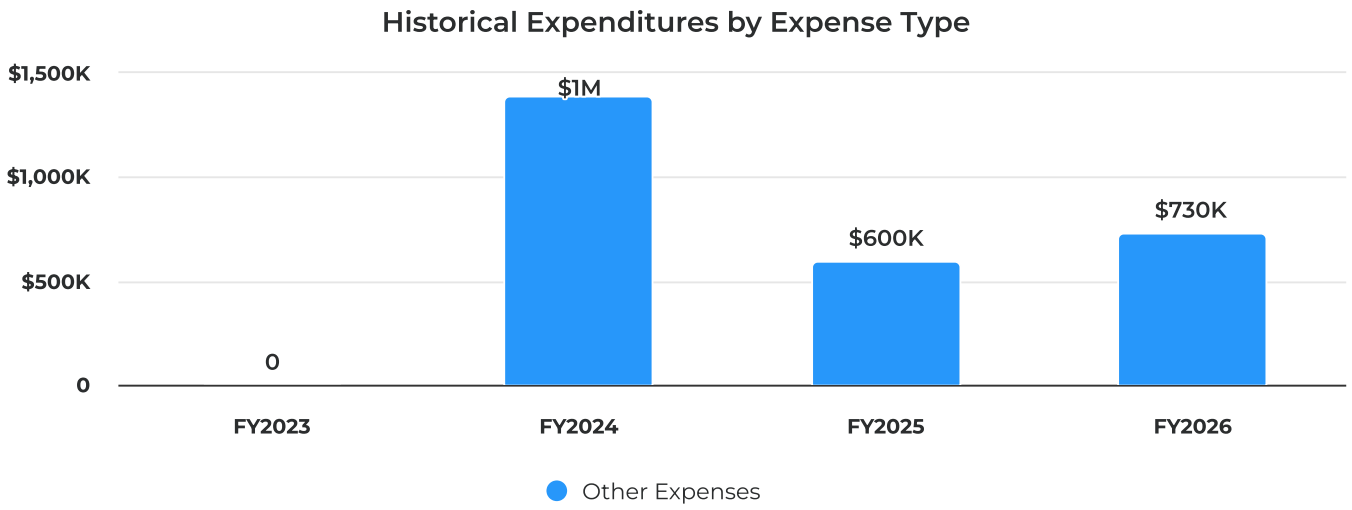


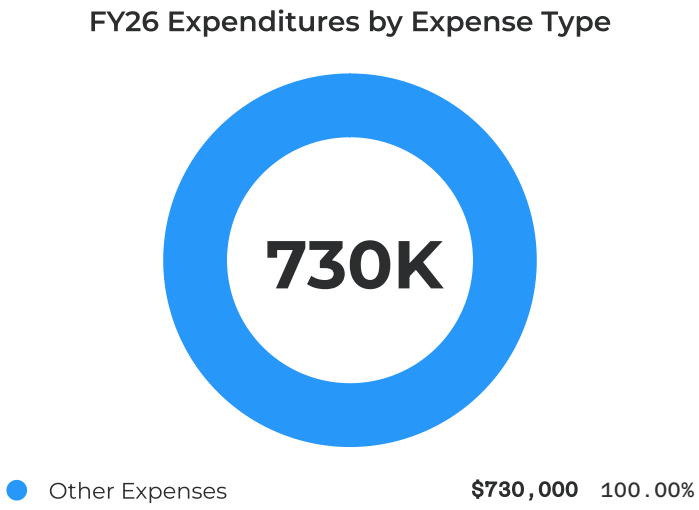


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Street Maintenance/Repairs	$300,000.00	$600,000.00	100.00%
Streets and Alleys	$300,000.00	$130,000.00	-56.67%
Total Expenditures	**$600,000.00**	**$730,000.00**	**21.67%**

Expenditures by Expense Type

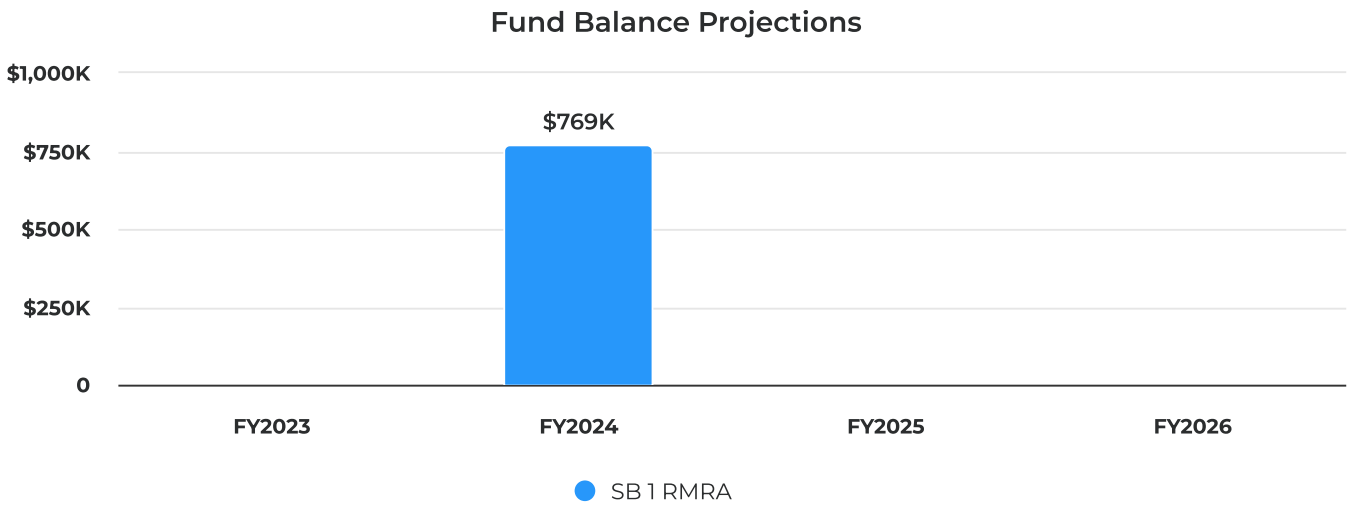




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$600,000.00	$730,000.00	21.67%
Total Expenditures	**$600,000.00**	**$730,000.00**	**21.67%**

Fund Balance

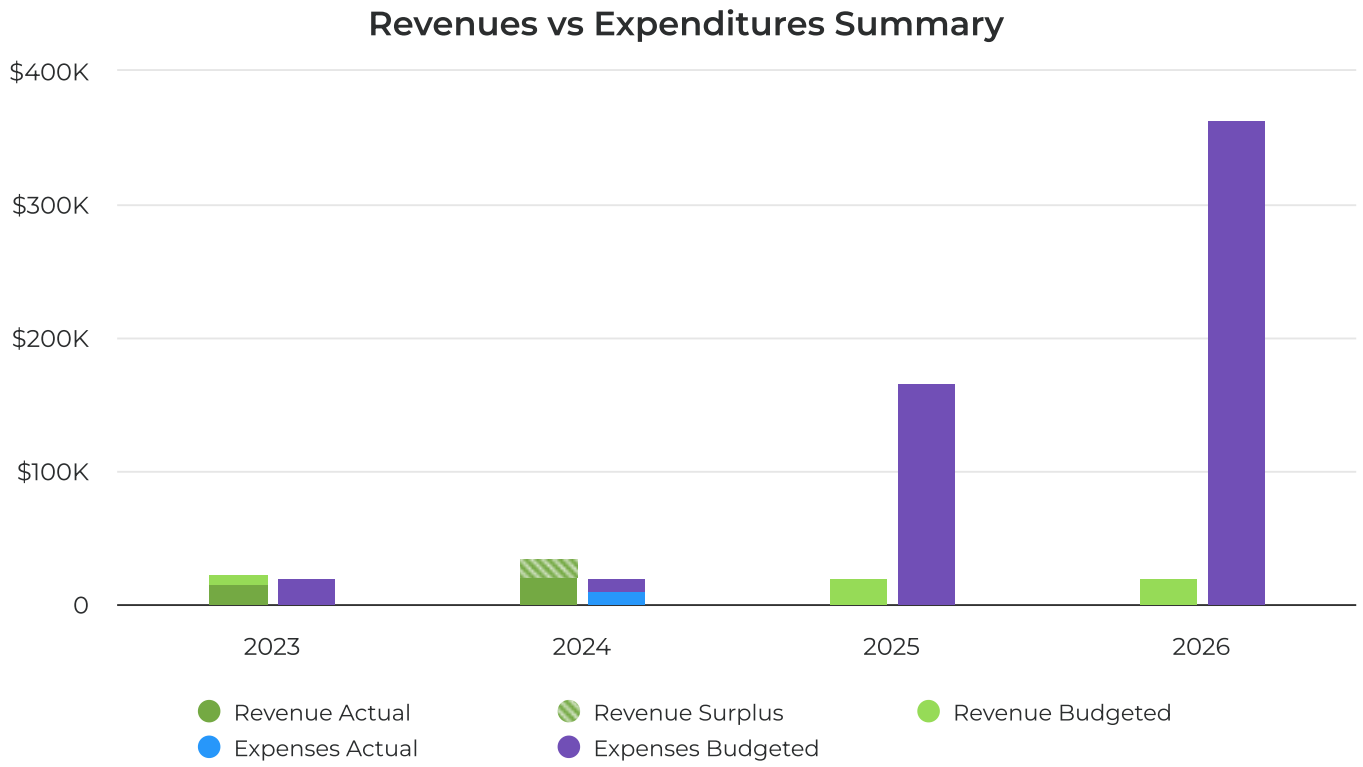


SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)

The South Coast Air Quality Control is an allocation to the City which accounts for AB 2766 Subvention Program. Funds are used to implement projects that reduce motor vehicle emissions and improve air quality.

Summary

In Fiscal Year 2025-26, funds will be used to support cleaner air and reduce vehicle emissions by maintaining the City's electric vehicle fleet, and support the expansion of the City's electric vehicle charging facility.



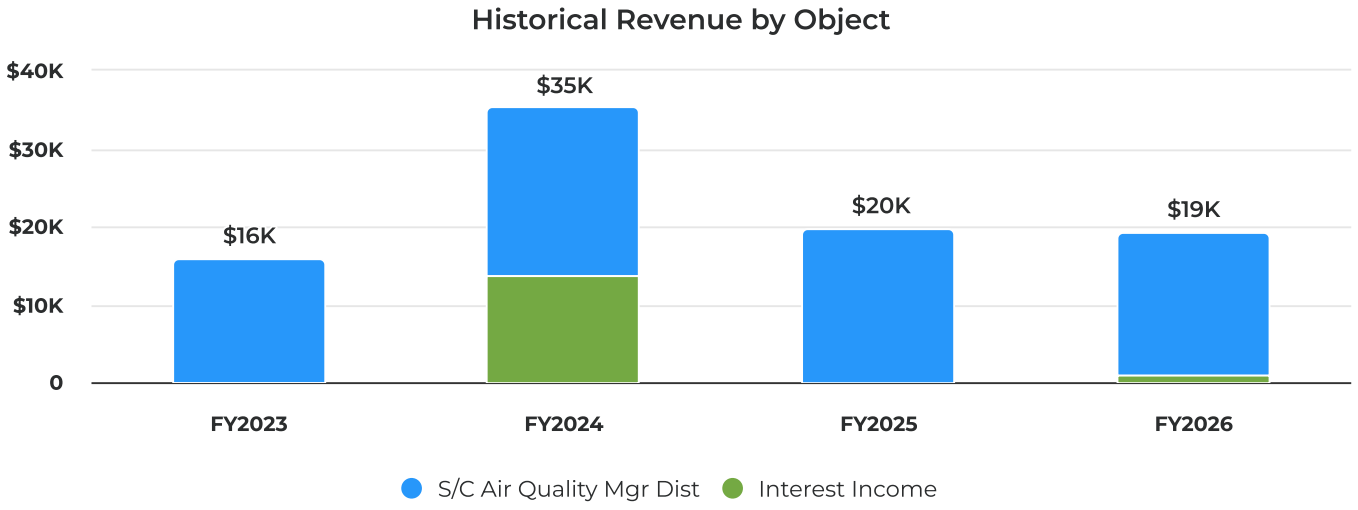
Comprehensive Fund Summary

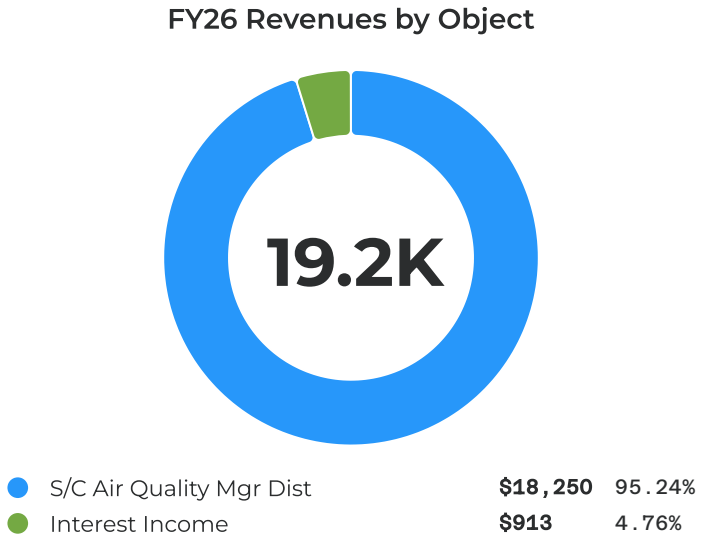
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$338,390.00**	**-**
Revenues		
Special Revenue	$19,850.00	$18,250.00
Miscellaneous (Interest, Rent, etc.)	-	$912.50
Total Revenues	**$19,850.00**	**$19,162.50**
Expenditures		
Professional Services	$3,186.00	$2,160.00

Category	FY 2025 Amended	FY 2026 Budgeted
Contract Services	-	$6,057.00
Utilities	$1,200.00	$3,500.00
Capital	$161,850.00	$343,414.08
Street Maintenance	-	$8,825.00
Total Expenditures	**$166,236.00**	**$363,956.08**
Total Revenues Less Expenditures	**-$146,386.00**	**-$344,793.58**
Ending Fund Balance	**$192,004.00**	**-$344,793.58**

Revenues by Object



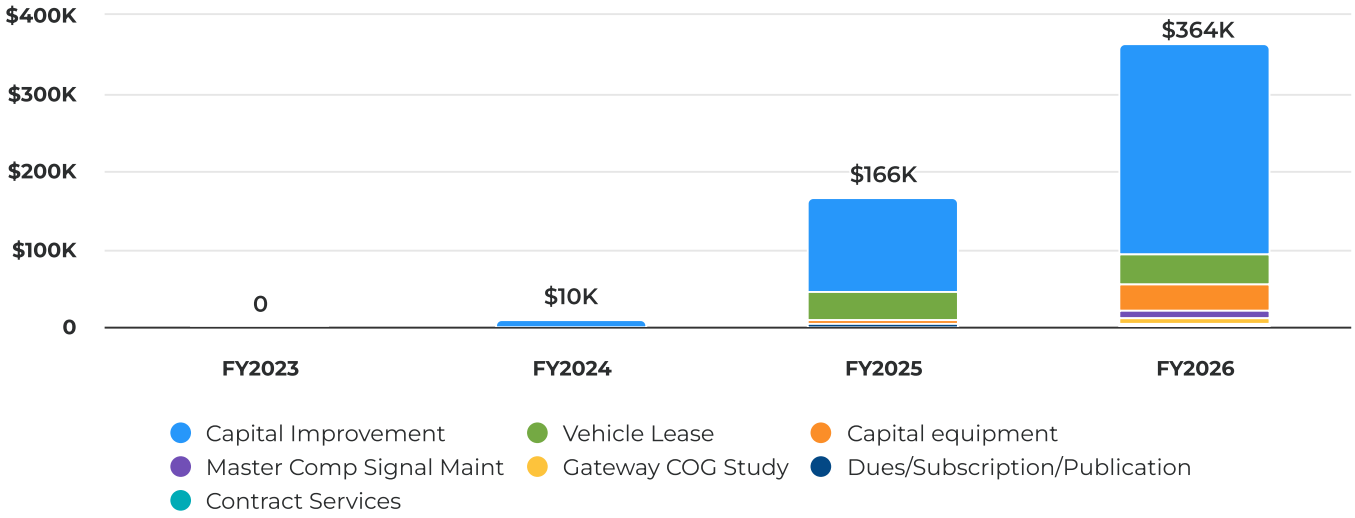


Revenues by Object

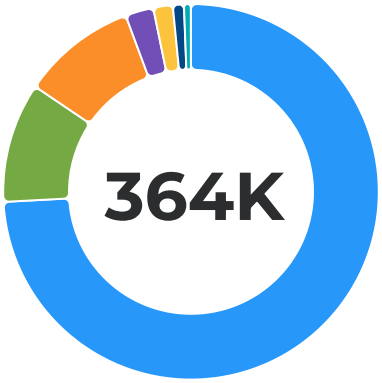
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
S/C Air Quality Mgr Dist	$19,850.00	$18,250.00	-8.06%
Interest Income	-	$912.50	-
Total Revenues	**$19,850.00**	**$19,162.50**	**-3.46%**

Expenditures by Object

Historical Expenditures by Object



FY26 Expenditures by Object



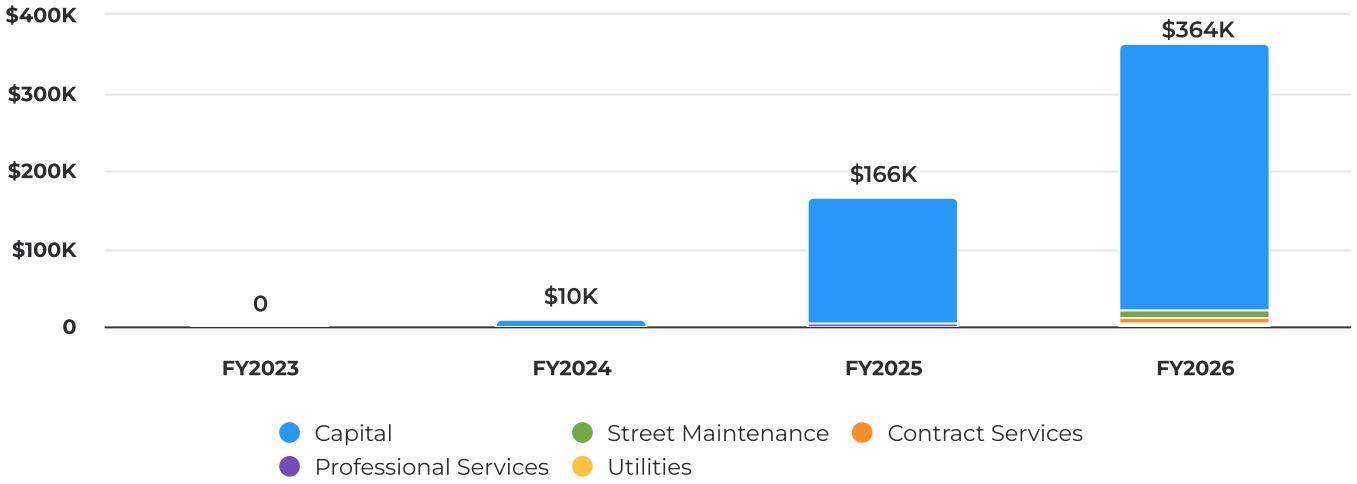
Capital Improvement	$269,850	74.14%
Vehicle Lease	$37,564	10.32%
Capital equipment	$36,000	9.89%
Master Comp Signal Maint	$8,825	2.42%
Gateway COG Study	$6,057	1.66%
Contract Services	$3,500	0.96%
Dues/Subscription/Publication	$2,160	0.59%

Expenditures by Object

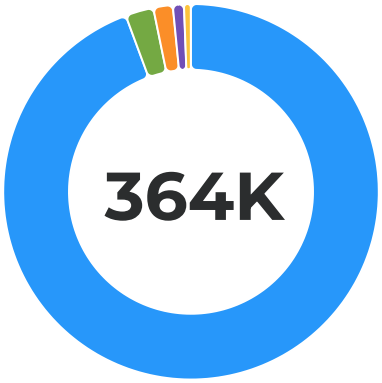
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$1,200.00	$3,500.00	191.67%
Gateway COG Study	-	$6,057.00	-
Dues/Subscription/Publication	$3,186.00	$2,160.00	-32.20%
Master Comp Signal Maint	-	$8,825.00	-
Capital equipment	$5,000.00	$36,000.00	620.00%
Capital Improvement	$119,850.00	$269,850.00	125.16%
Vehicle Lease	$37,000.00	$37,564.08	1.52%
Total Expenditures	**$166,236.00**	**$363,956.08**	**118.94%**

Expenditures by Expense Type

Historical Expenditures by Expense Type



FY26 Expenditures by Expense Type

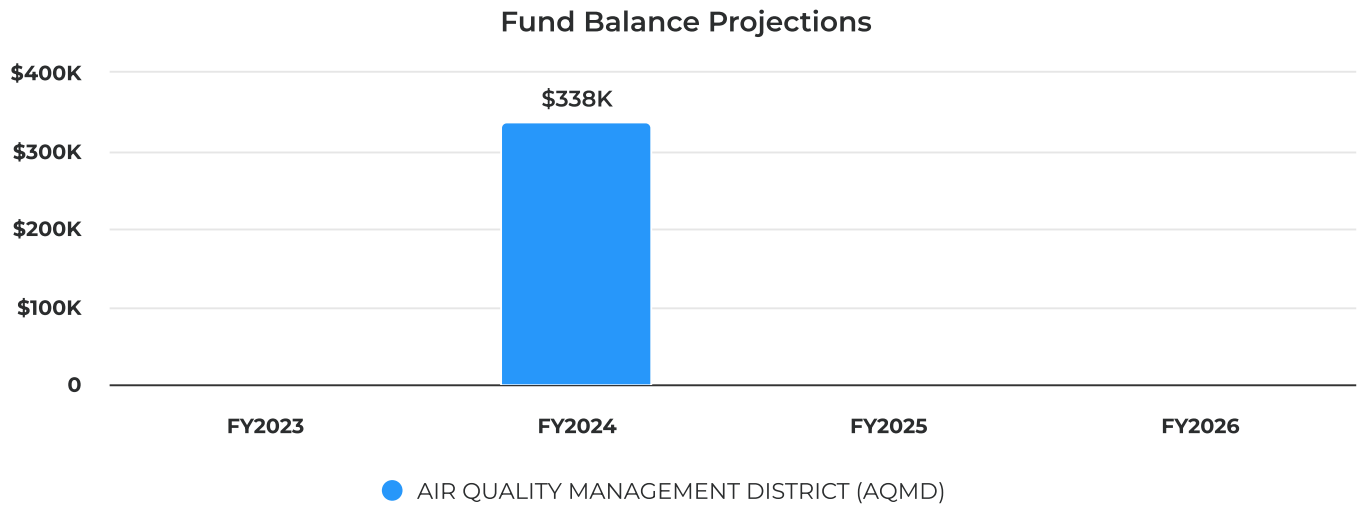


Capital	**$343,414**	94.36%
Street Maintenance	**$8,825**	2.42%
Contract Services	**$6,057**	1.66%
Utilities	**$3,500**	0.96%
Professional Services	**$2,160**	0.59%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Professional Services	$3,186.00	$2,160.00	-32.20%
Contract Services	-	$6,057.00	-
Utilities	$1,200.00	$3,500.00	191.67%
Capital	$161,850.00	$343,414.08	112.18%
Street Maintenance	-	$8,825.00	-
Total Expenditures	**$166,236.00**	**$363,956.08**	**118.94%**

Fund Balance

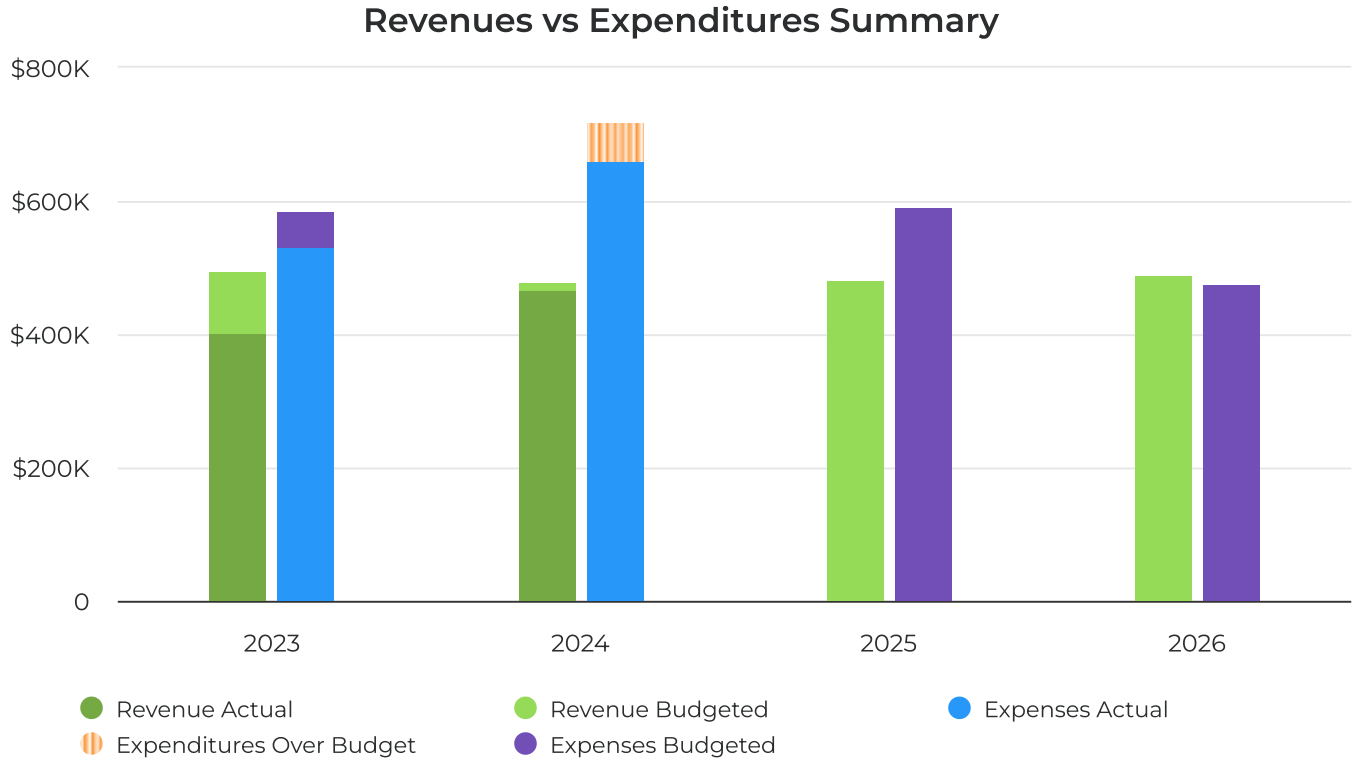


STATE GAS TAX

The State Gas Tax Fund is an annual allocation to the City under the Streets and Highways Code of the State of California. The fund holds monies for maintenance and construction of roads, engineering and administration.

Summary

In Fiscal Year 2024-25, funds were used to perform tree maintenance along major corridors and upgrade traffic signals to enhance traffic flow and public safety. Funds will be used in Fiscal Year 2025-26 to improve traffic flow, safety, and roadway conditions through targeted maintenance and upgrades.



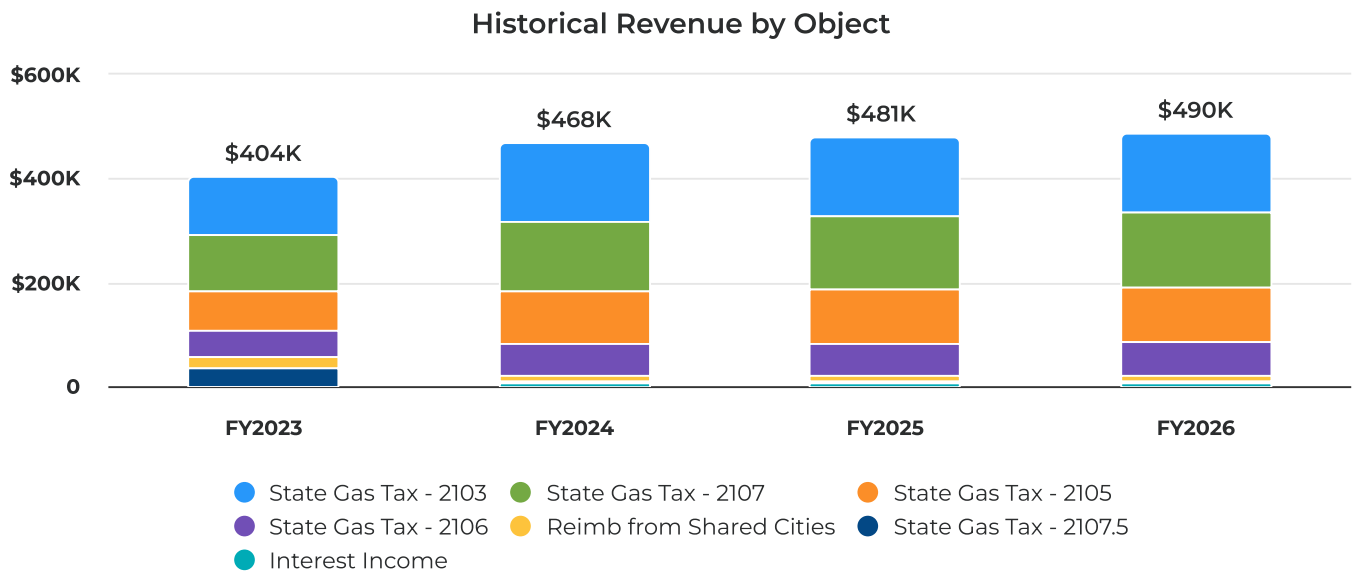
Comprehensive Fund Summary

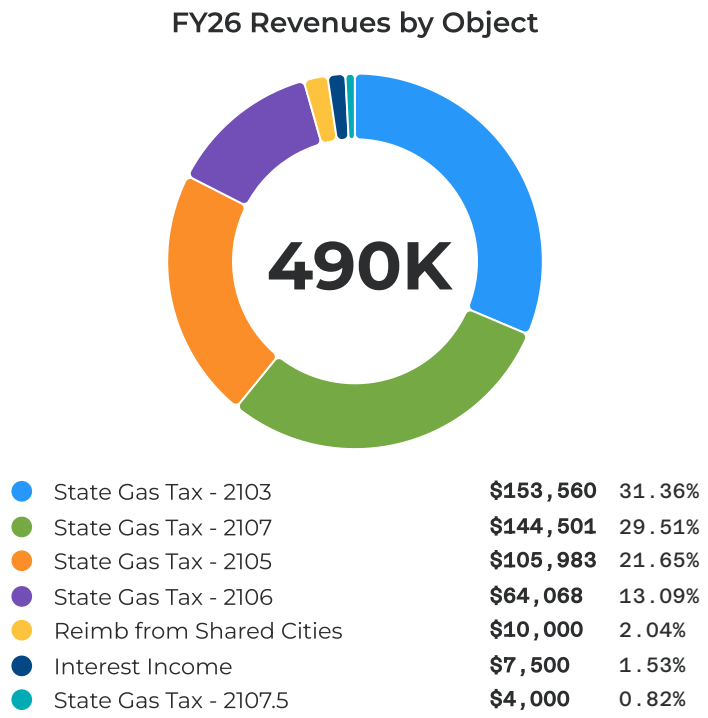
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$18,770.00**	**-**
Revenues		
Special Revenue	$463,346.00	$472,112.00
Miscellaneous (Interest, Rent, etc.)	$8,000.00	$7,500.00
Planning, Building and Safety, and Community Development Fees	$10,000.00	$10,000.00
Total Revenues	**$481,346.00**	**$489,612.00**
Expenditures		

Category	FY 2025 Amended	FY 2026 Budgeted
Salaries	$98,081.00	-
Benefits	$31,160.00	-
Other Expenses	$459,998.00	$475,175.00
Utilities	$3,000.00	-
Total Expenditures	**$592,239.00**	**$475,175.00**
Total Revenues Less Expenditures	**-$110,893.00**	**$14,437.00**
Ending Fund Balance	**-$92,123.00**	**$14,437.00**

Revenues by Object

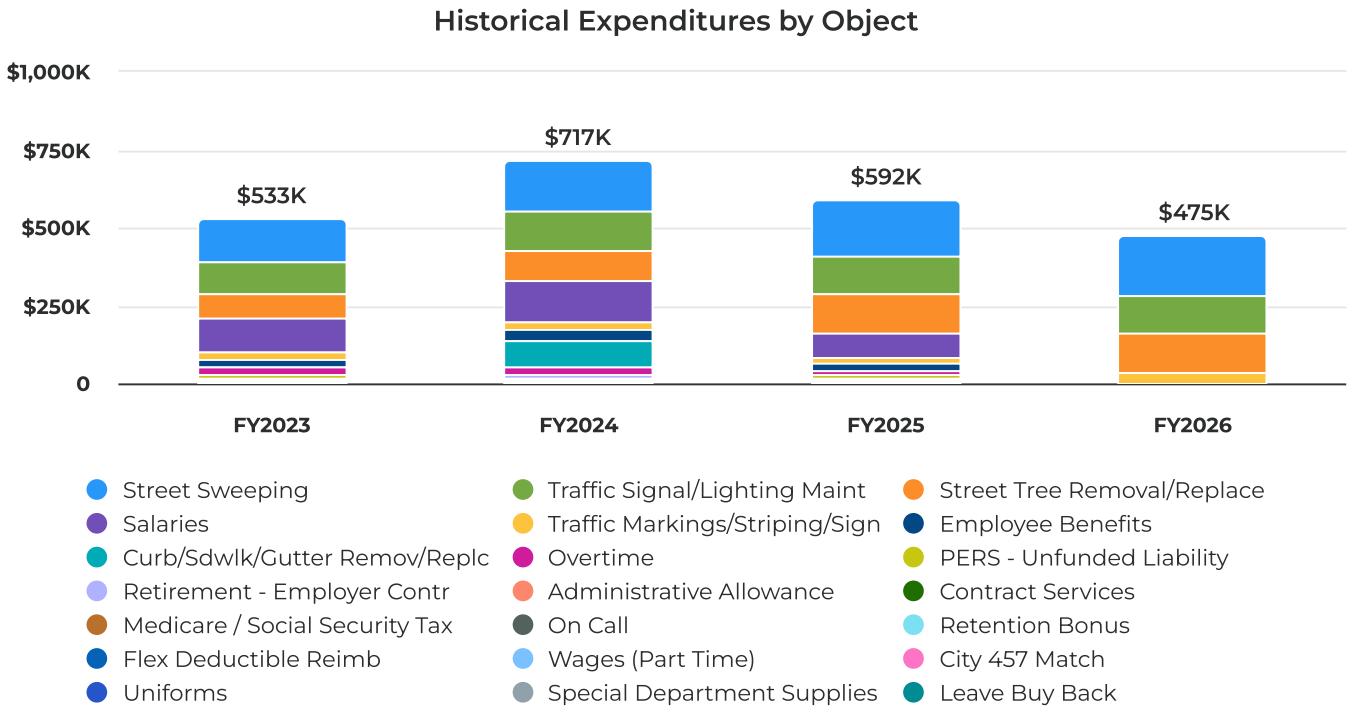




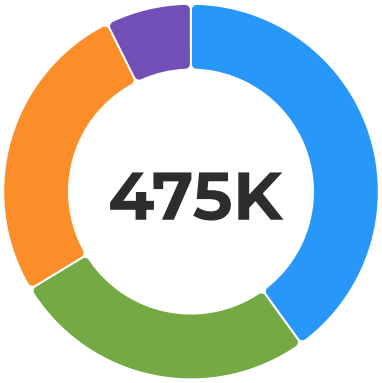
Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
State Gas Tax - 2103	$151,733.00	$153,560.00	1.20%
State Gas Tax - 2105	$103,571.00	$105,983.00	2.33%
State Gas Tax - 2106	$62,724.00	$64,068.00	2.14%
State Gas Tax - 2107	$141,318.00	$144,501.00	2.25%
State Gas Tax - 2107.5	$4,000.00	$4,000.00	0.00%
Interest Income	$8,000.00	$7,500.00	-6.25%
Reimb from Shared Cities	$10,000.00	$10,000.00	0.00%
Total Revenues	**$481,346.00**	**$489,612.00**	**1.72%**

Expenditures by Object



FY26 Expenditures by Object

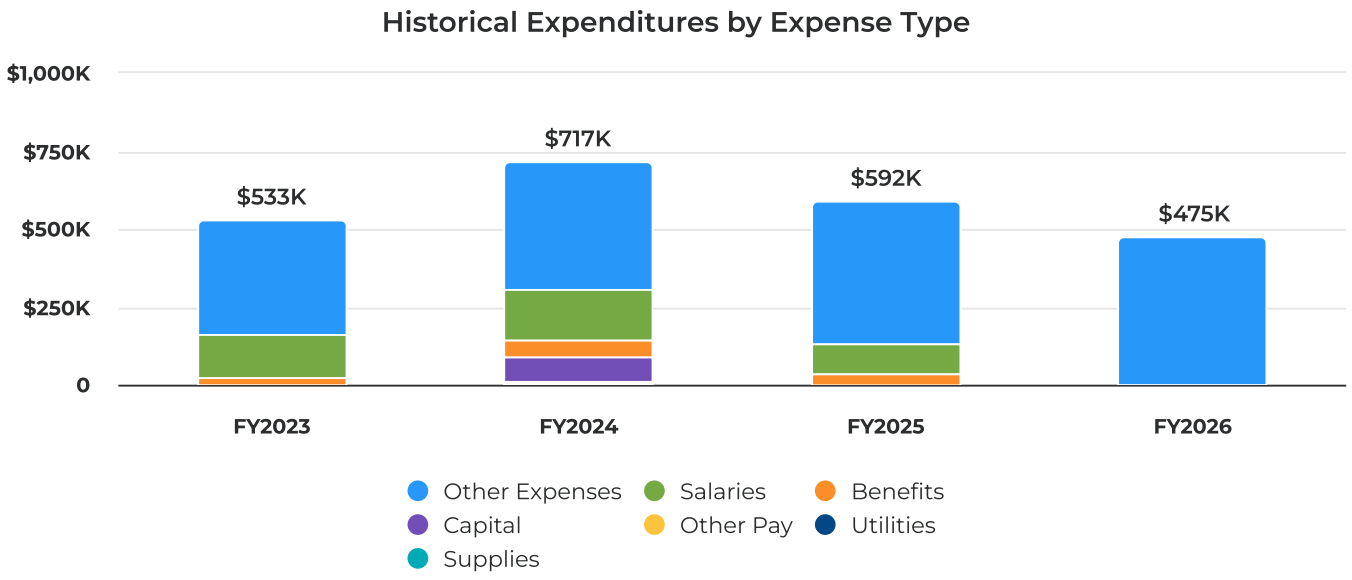


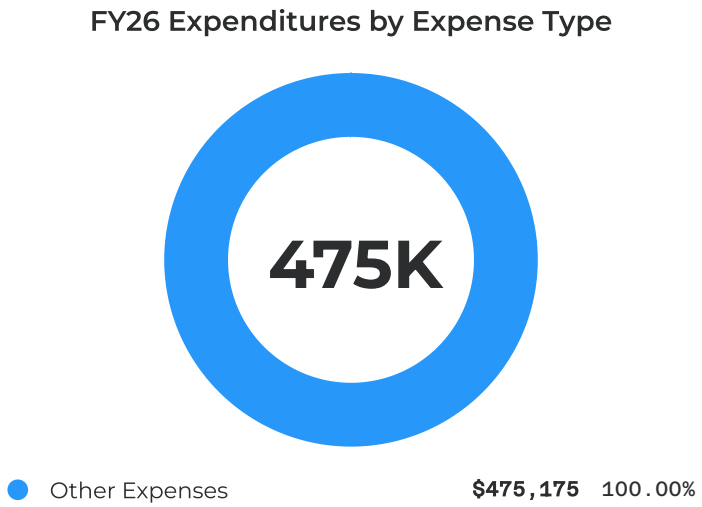
Street Sweeping	**$190,175**	40.02%
Street Tree Removal/Replace	**$125,000**	26.31%
Traffic Signal/Lighting Maint	**$125,000**	26.31%
Traffic Markings/Striping/Sign	**$35,000**	7.37%

Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$78,881.00	-	-100.00%
Retention Bonus	$4,200.00	-	-100.00%
Overtime	$15,000.00	-	-100.00%
Retirement - Employer Contr	$7,440.00	-	-100.00%
PERS - Unfunded Liability	$8,858.00	-	-100.00%
Medicare / Social Security Tax	$1,144.00	-	-100.00%
Employee Benefits	$20,871.00	-	-100.00%
City 457 Match	$367.00	-	-100.00%
Flex Deductible Reimb	$1,338.00	-	-100.00%
Uniforms	$1,380.00	-	-100.00%
Contract Services	$3,000.00	-	-100.00%
Street Sweeping	$179,760.00	$190,175.00	5.79%
Street Tree Removal/Replace	$125,000.00	$125,000.00	0.00%
Traffic Signal/Lighting Maint	$125,000.00	$125,000.00	0.00%
Traffic Markings/Striping/Sign	$20,000.00	$35,000.00	75.00%
Total Expenditures	**$592,239.00**	**$475,175.00**	**-19.77%**

Expenditures by Expense Type

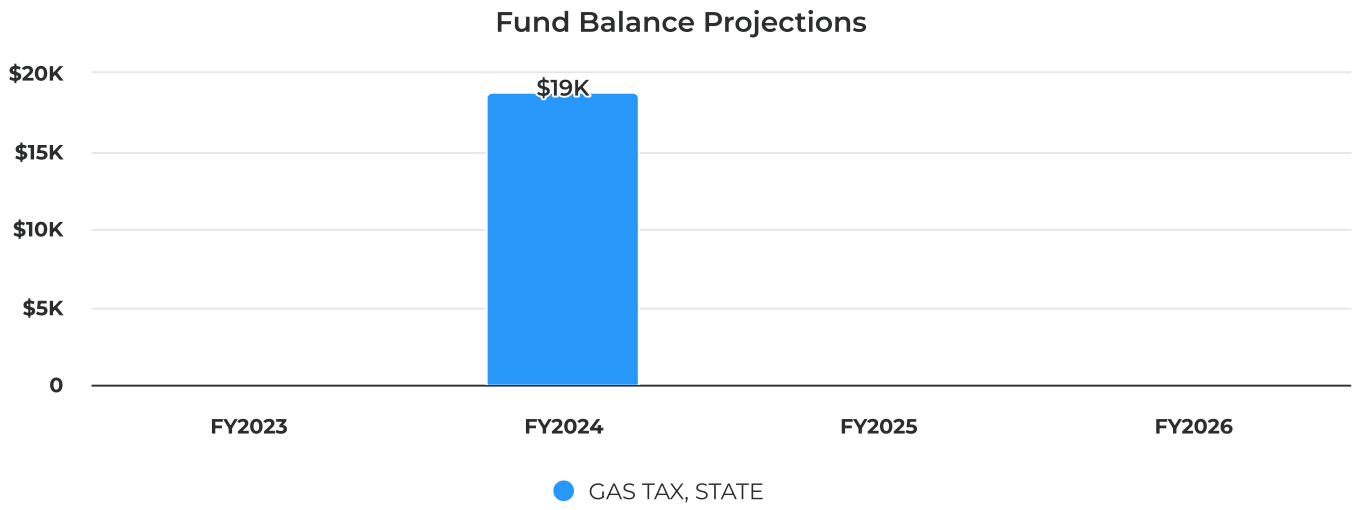




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$98,081.00	-	-100.00%
Benefits	$31,160.00	-	-100.00%
Other Expenses	$459,998.00	$475,175.00	3.30%
Utilities	$3,000.00	-	-100.00%
Total Expenditures	**$592,239.00**	**$475,175.00**	**-19.77%**

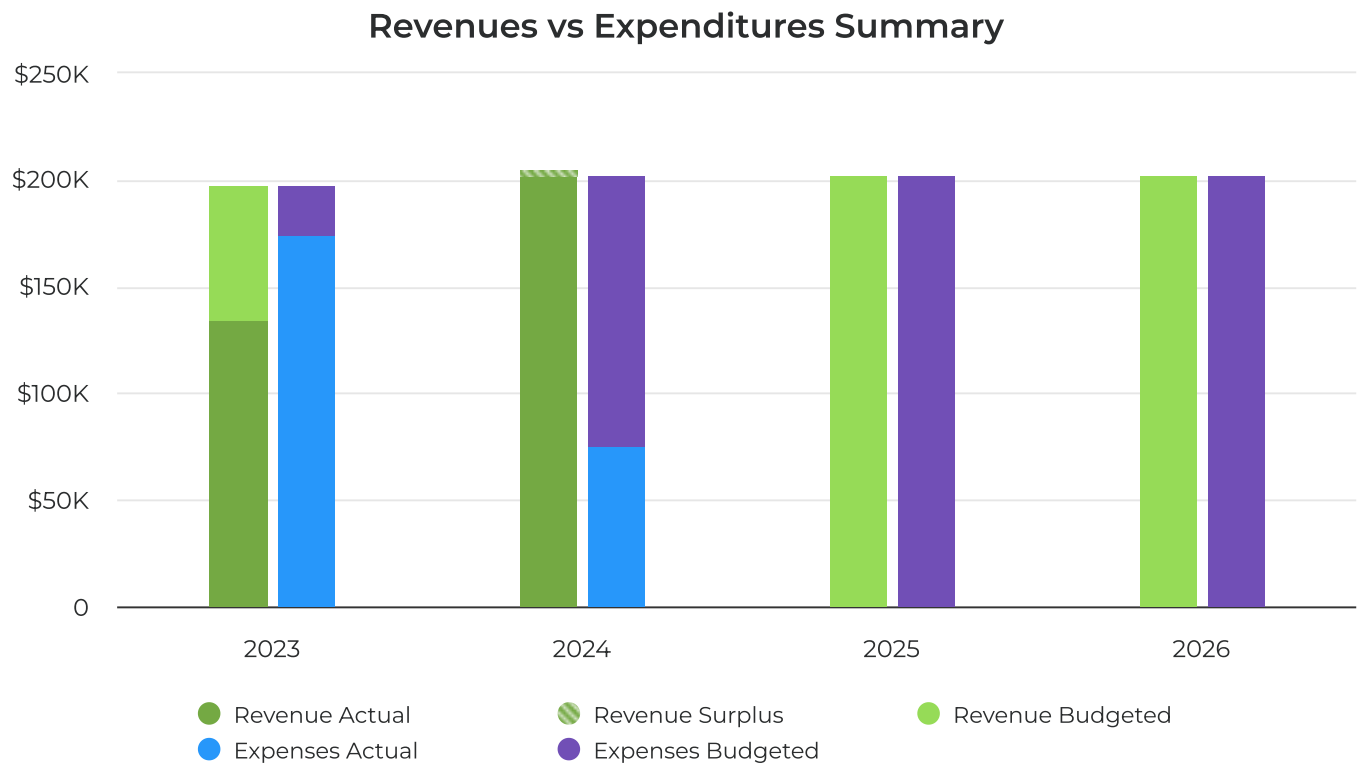
Fund Balance



STREET LIGHT MAINTENANCE DISTRICT (SLMD)

The Street Light Maintenance District was formed by the voters to fund the cost of electricity for streetlights in residential areas of the City. The assessment does not cover the cost of the electricity for these areas and the general fund covers the annual shortfall each year.

Summary



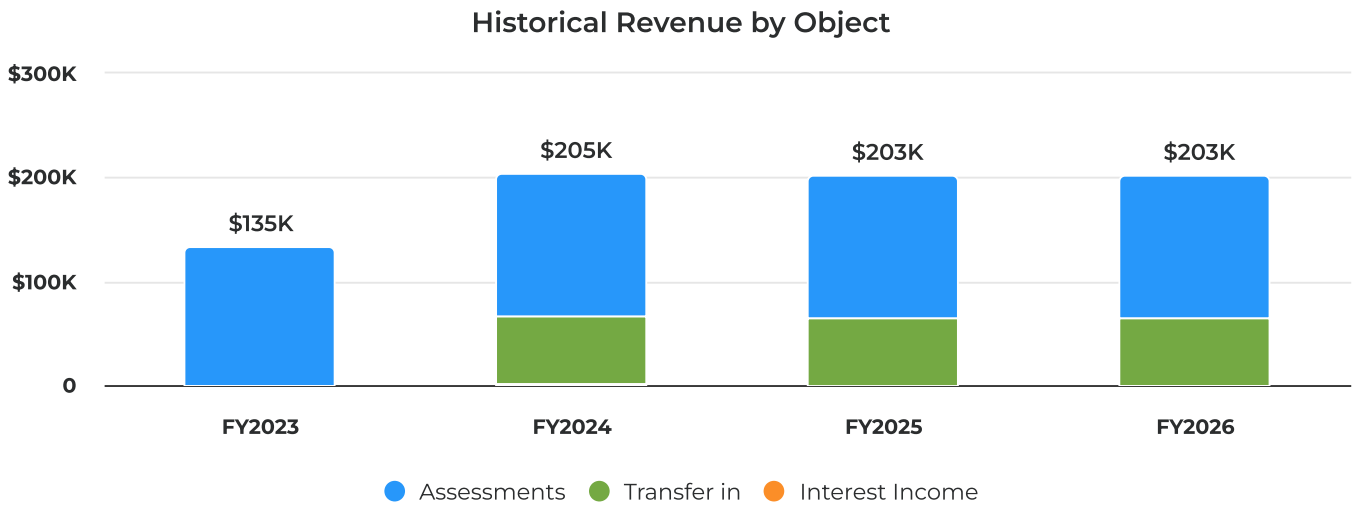
Comprehensive Fund Summary

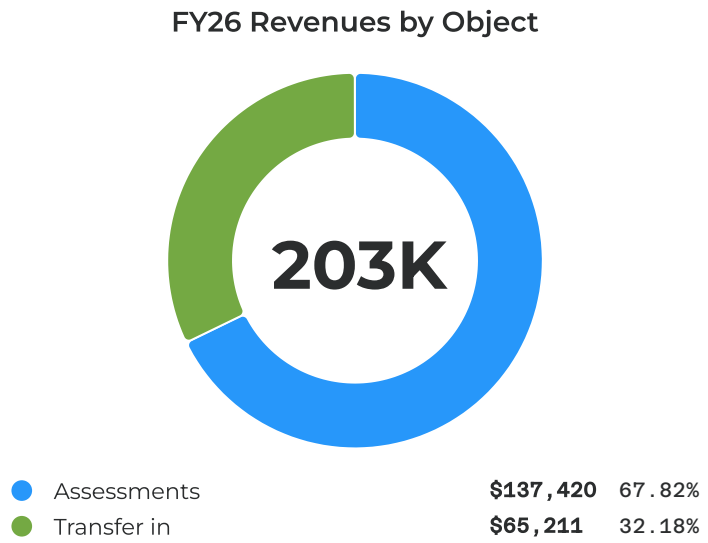
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$126,535.00**	**-**
Revenues		
Taxes	$137,996.00	$137,420.00
Transfers In	$64,635.00	$65,211.00
Total Revenues	**$202,631.00**	**$202,631.00**
Expenditures		
Utilities	$202,631.00	$202,631.00
Total Expenditures	**$202,631.00**	**$202,631.00**

Category	FY 2025 Amended	FY 2026 Budgeted
Total Revenues Less Expenditures	-	-
Ending Fund Balance	$126,535.00	-

Revenues by Object

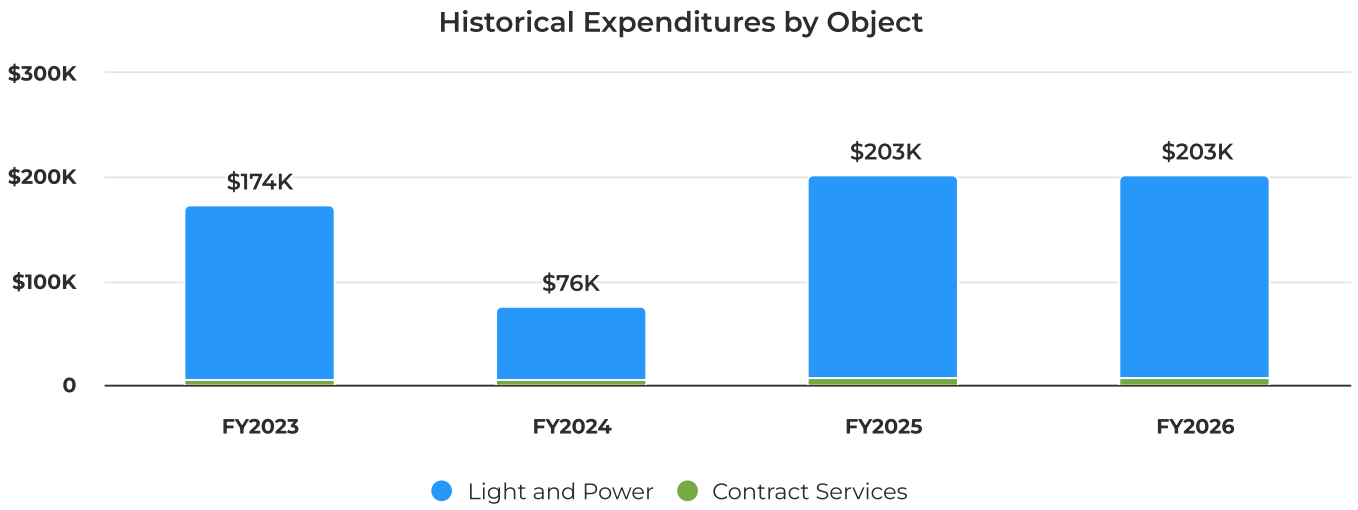


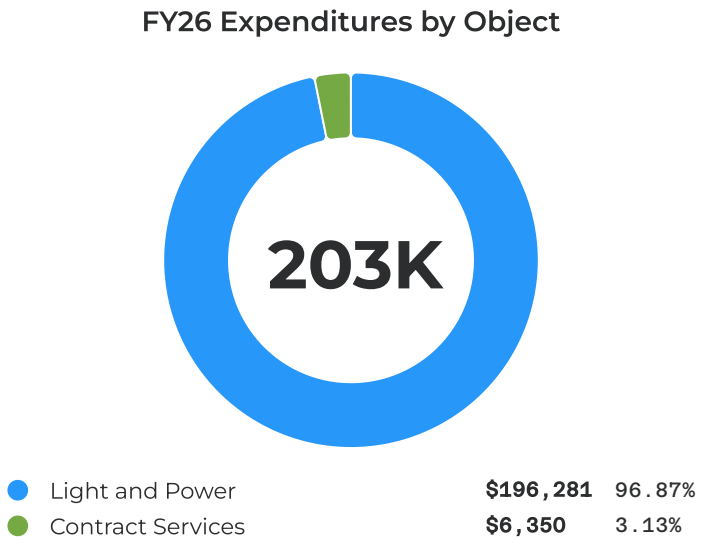


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Assessments	$137,996.00	$137,420.00	-0.42%
Transfer in	$64,635.00	$65,211.00	0.89%
Total Revenues	**$202,631.00**	**$202,631.00**	**0.00%**

Expenditures by Object

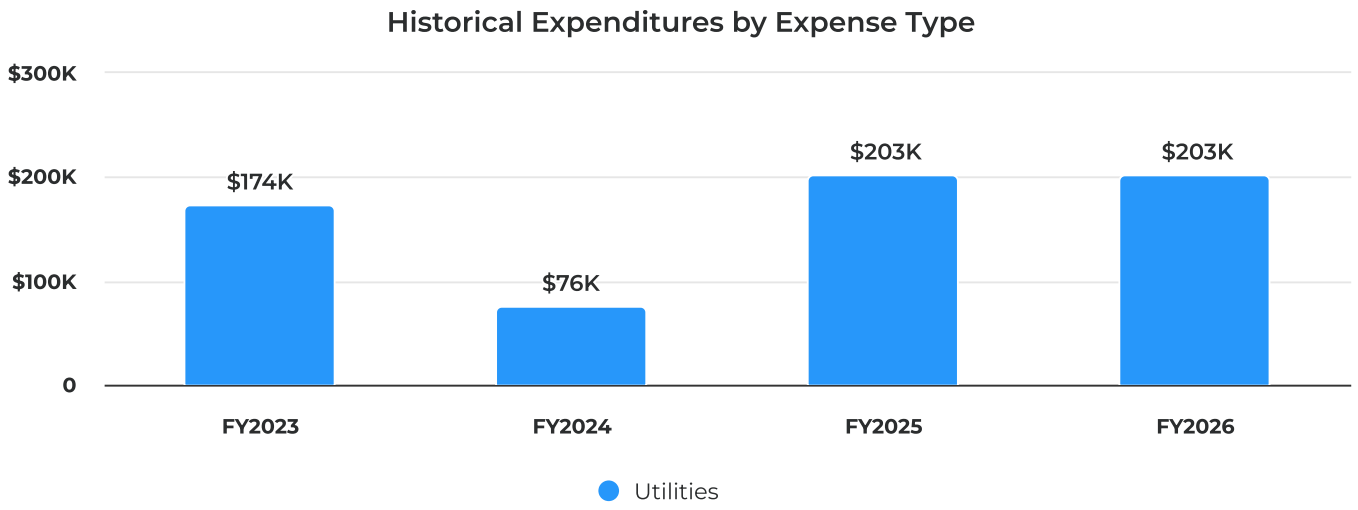


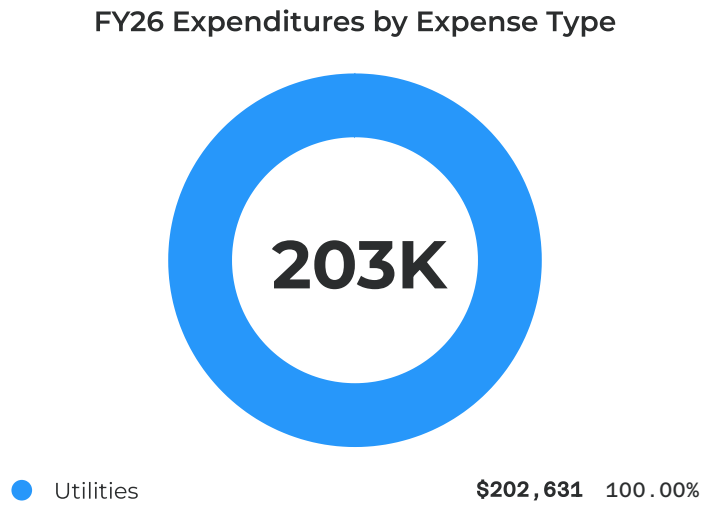


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$7,631.00	$6,350.00	-16.79%
Light and Power	$195,000.00	$196,281.00	0.66%
Total Expenditures	**$202,631.00**	**$202,631.00**	**0.00%**

Expenditures by Expense Type

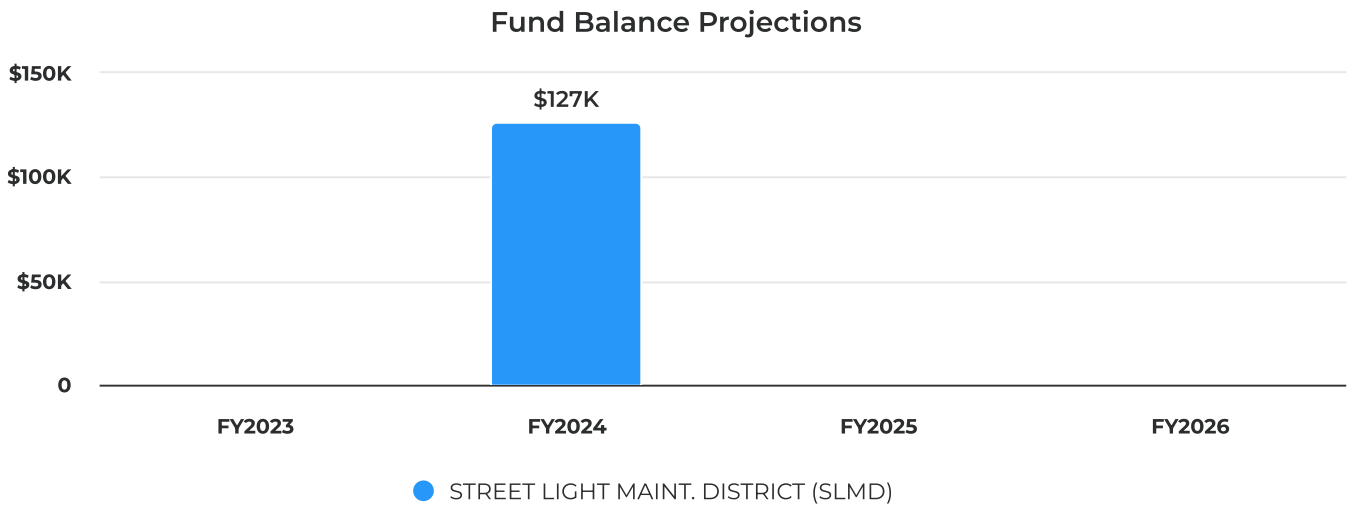




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	$202,631.00	$202,631.00	0.00%
Total Expenditures	**$202,631.00**	**$202,631.00**	**0.00%**

Fund Balance

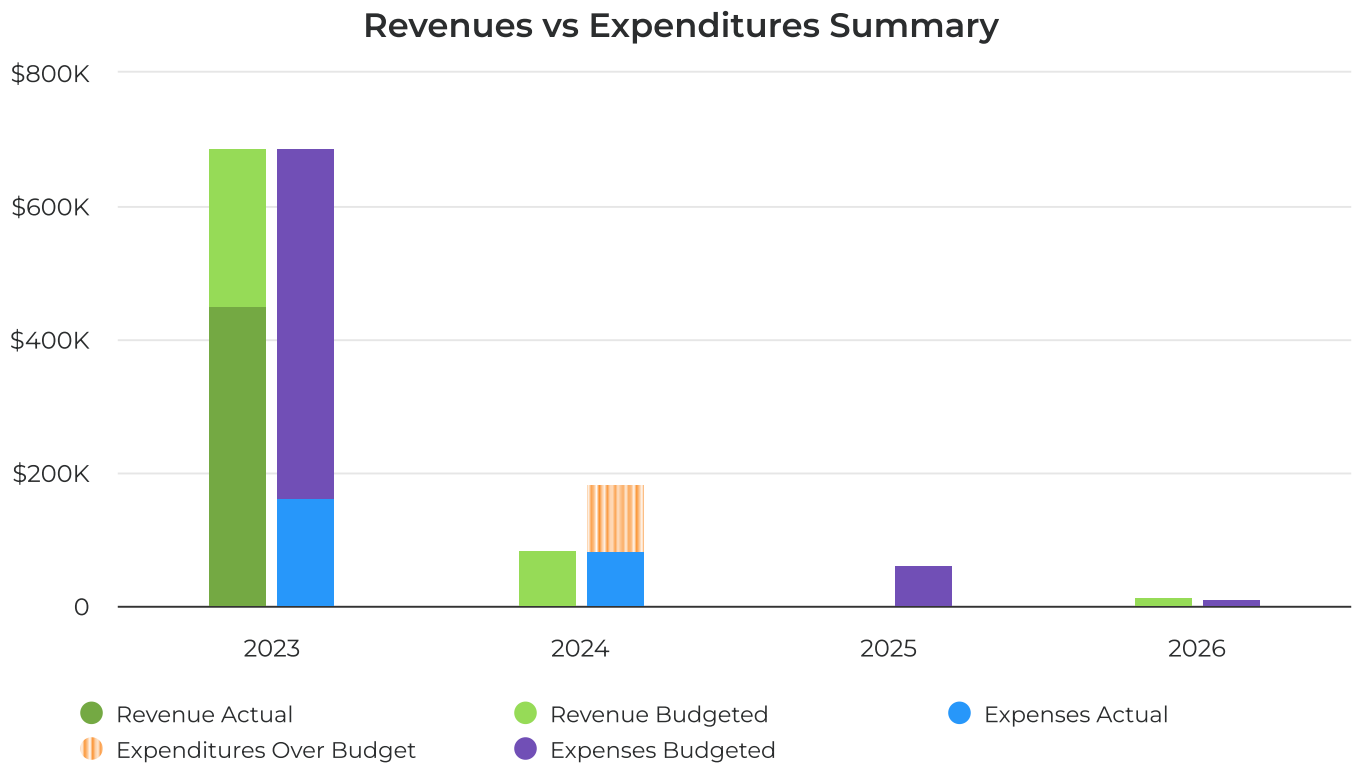


CAL FIRE URBAN FIRE GRANT

The CAL Fire Urban Grant program is a Grant from the State of California to expand the City's Urban Forest and reduce greenhouse gases and urban heat island impacts through tree planting. FY 26 funds the maintenance of the trees planted in previous fiscal years.

Summary

In Fiscal Year 2025-26, funds will be used to continue maintaining planted trees to support the City's urban forest, reduce greenhouse gas emissions, and mitigate the urban heat island effect.



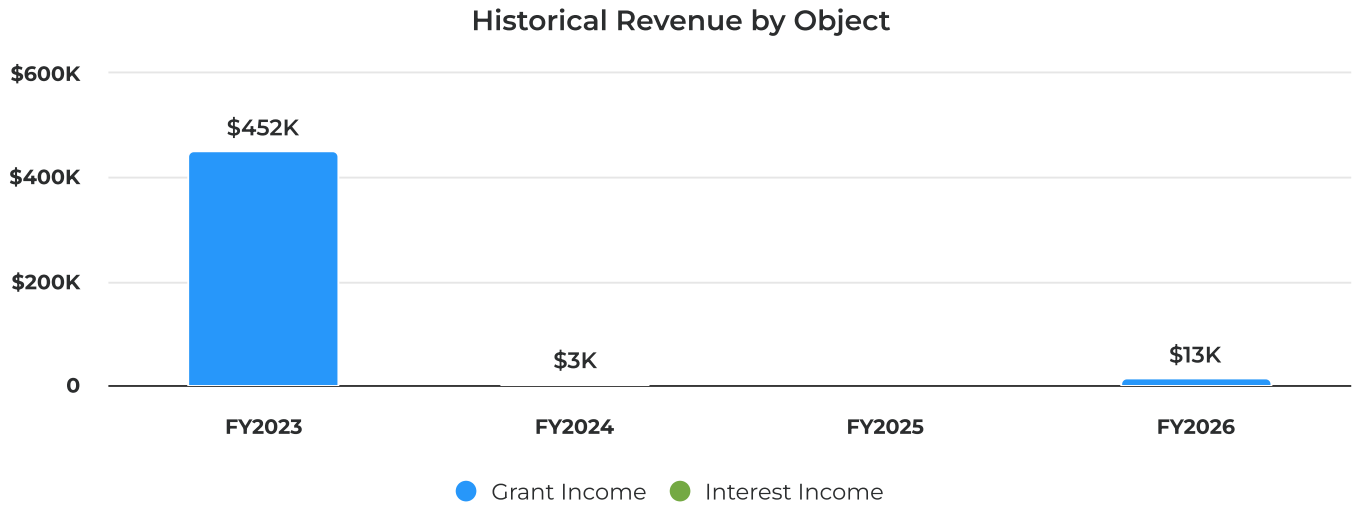
Comprehensive Fund Summary

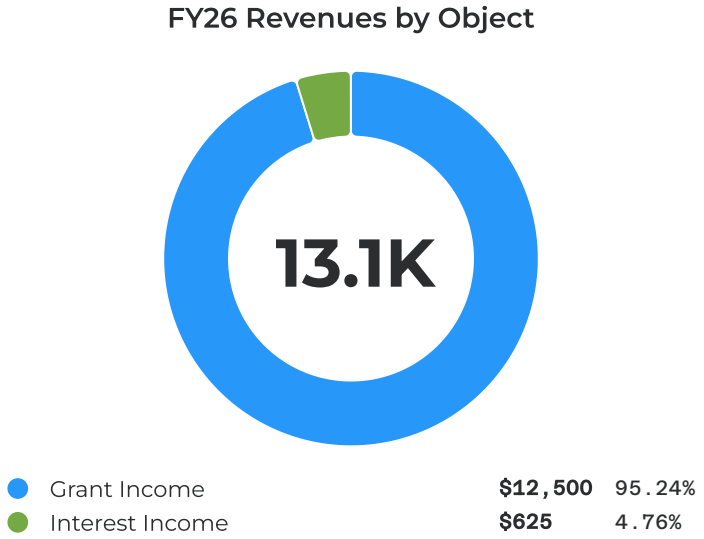
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**-$19,840.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	-	$13,125.00
Total Revenues	**-**	**$13,125.00**
Expenditures		
Utilities	$62,544.60	$12,500.00
Total Expenditures	**$62,544.60**	**$12,500.00**
Total Revenues Less Expenditures	**-$62,544.60**	**$625.00**

Category	FY 2025 Amended	FY 2026 Budgeted
Ending Fund Balance	-$82,384.60	$625.00

Revenues by Object

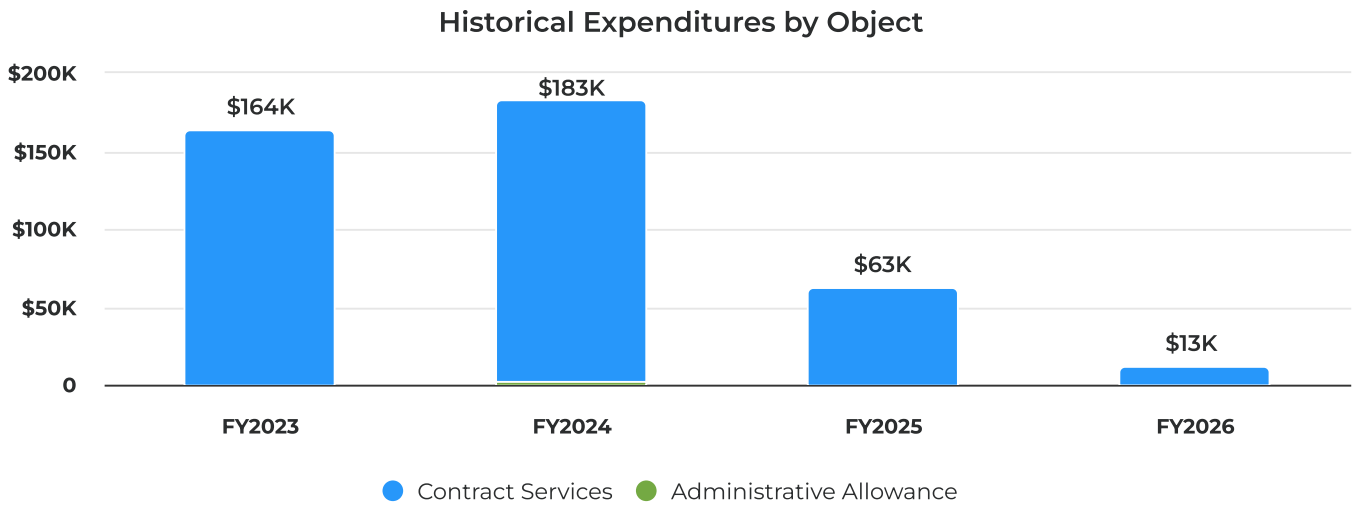


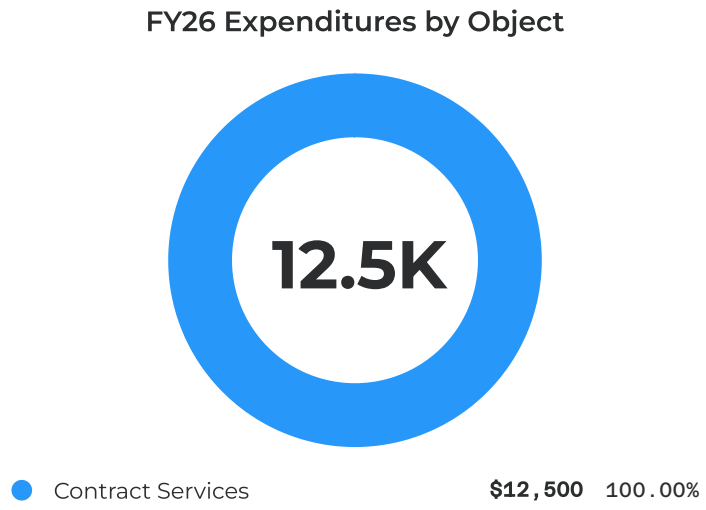


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	-	$12,500.00	-
Interest Income	-	$625.00	-
Total Revenues	**-**	**$13,125.00**	**-**

Expenditures by Object

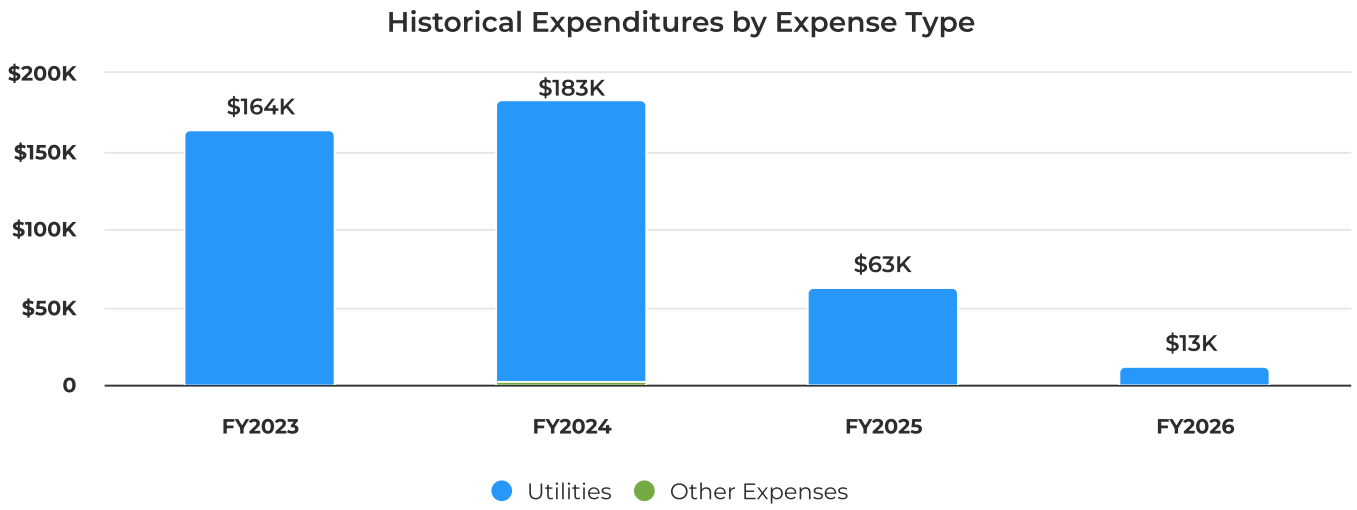


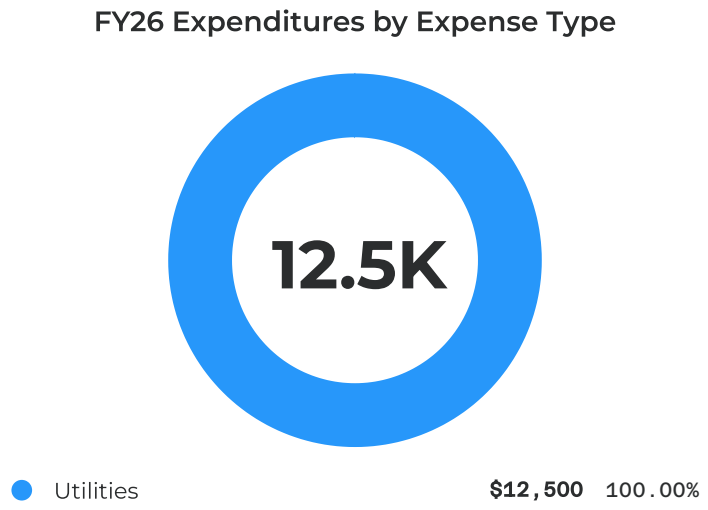


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$62,544.60	$12,500.00	-80.01%
Total Expenditures	**$62,544.60**	**$12,500.00**	**-80.01%**

Expenditures by Expense Type

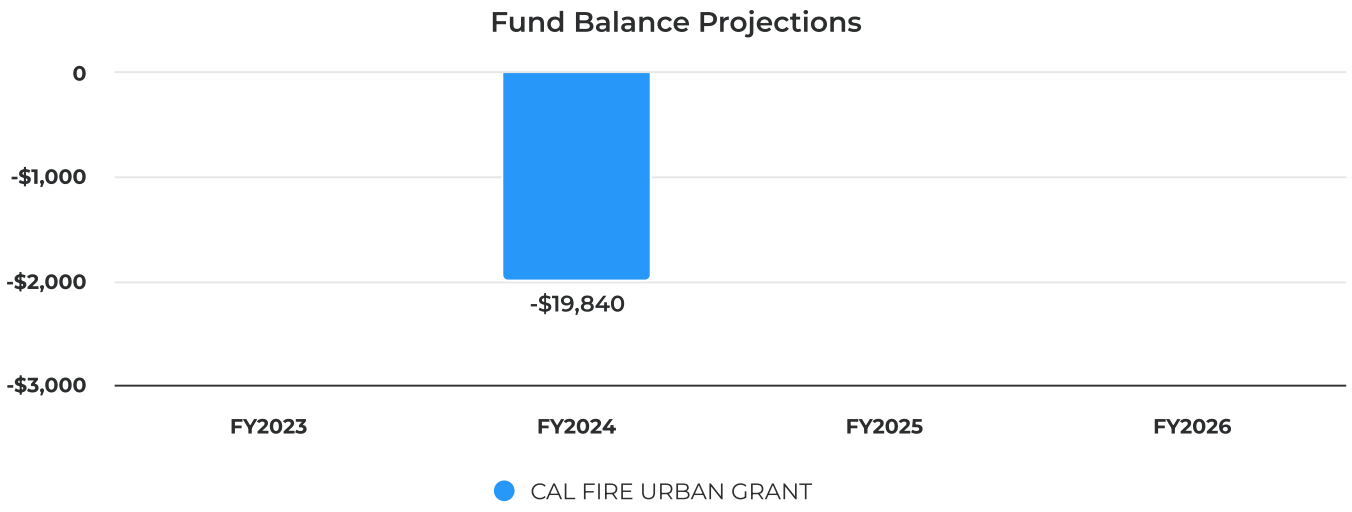




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	$62,544.60	$12,500.00	-80.01%
Total Expenditures	**$62,544.60**	**$12,500.00**	**-80.01%**

Fund Balance

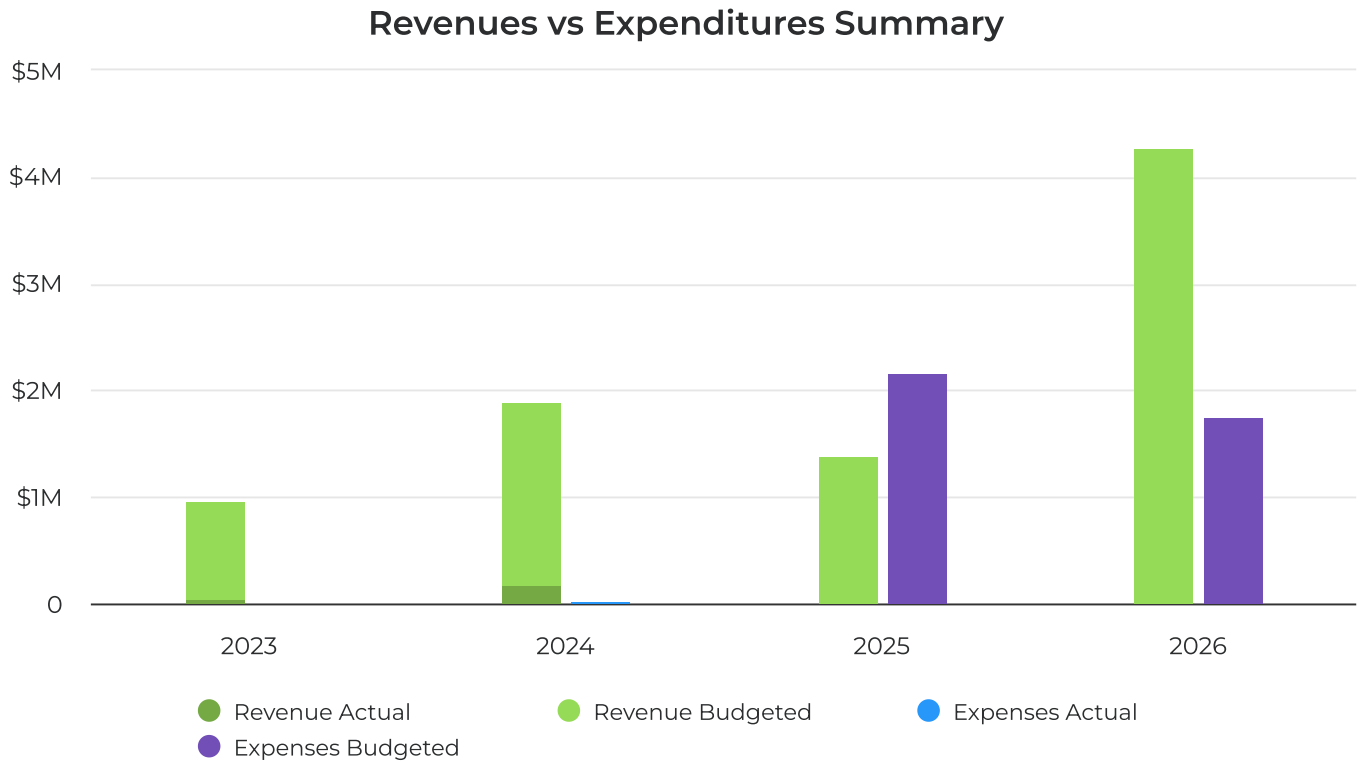


DEVELOPMENT IMPACT FEES (DIF)

The City's Development Impact Fees are charged on specific developments for the purpose of defraying all or a portion of the cost of public facilities related to the development project. All money received by the City is used for specific projects under the following five categories: public facilities, traffic facilities, storm drain facilities, parks and recreation facilities, and community center facilities.

Summary

Funds were used in Fiscal Year 2024-25 to support community infrastructure by constructing the Public Service Center and replacing the playground restroom facility at Artesia Park.



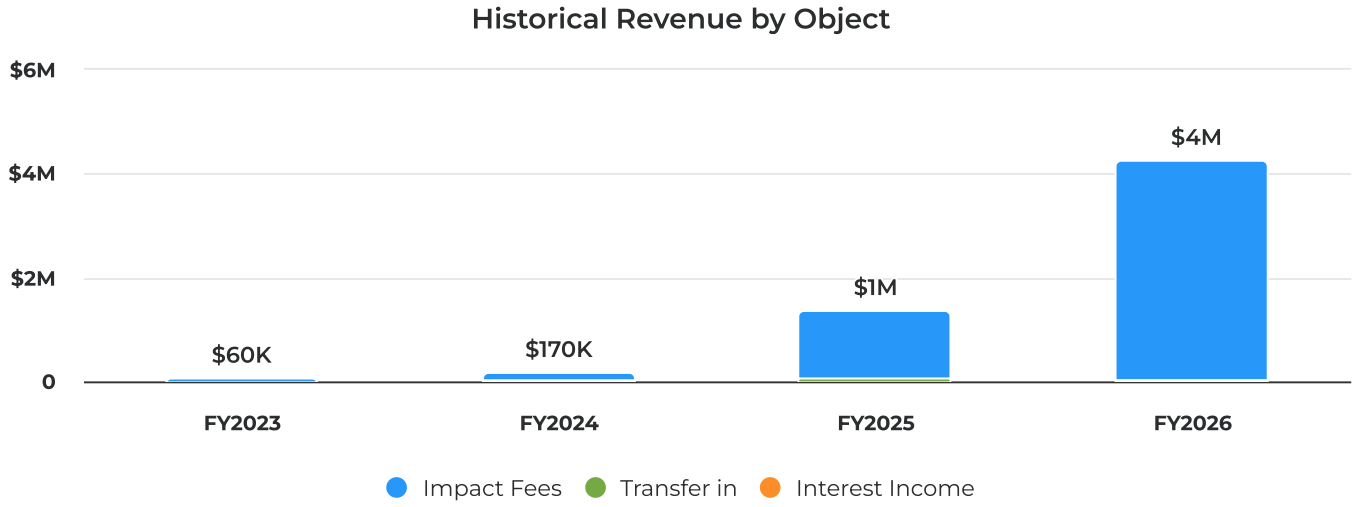
Comprehensive Fund Summary

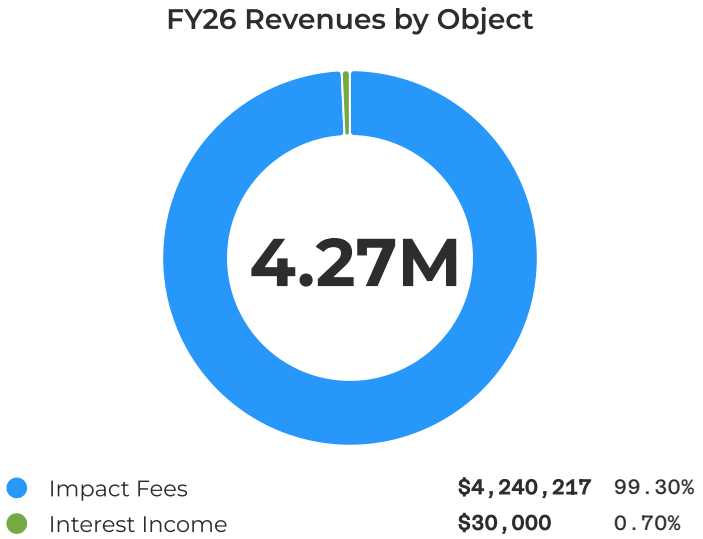
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$830,189.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	-	$30,000.00
Planning, Building and Safety, and Community Development Fees	$1,317,315.00	$4,240,217.00
Transfers In	$73,685.00	-
Total Revenues	**$1,391,000.00**	**$4,270,217.00**
Expenditures		

Category	FY 2025 Amended	FY 2026 Budgeted
Other Expenses	$1,875.00	$1,875.00
Utilities	$168,289.00	-
Capital	$1,990,000.00	$1,750,000.00
Total Expenditures	**$2,160,164.00**	**$1,751,875.00**
Total Revenues Less Expenditures	**-$769,164.00**	**$2,518,342.00**
Ending Fund Balance	**$61,025.00**	**$2,518,342.00**

Revenues by Object

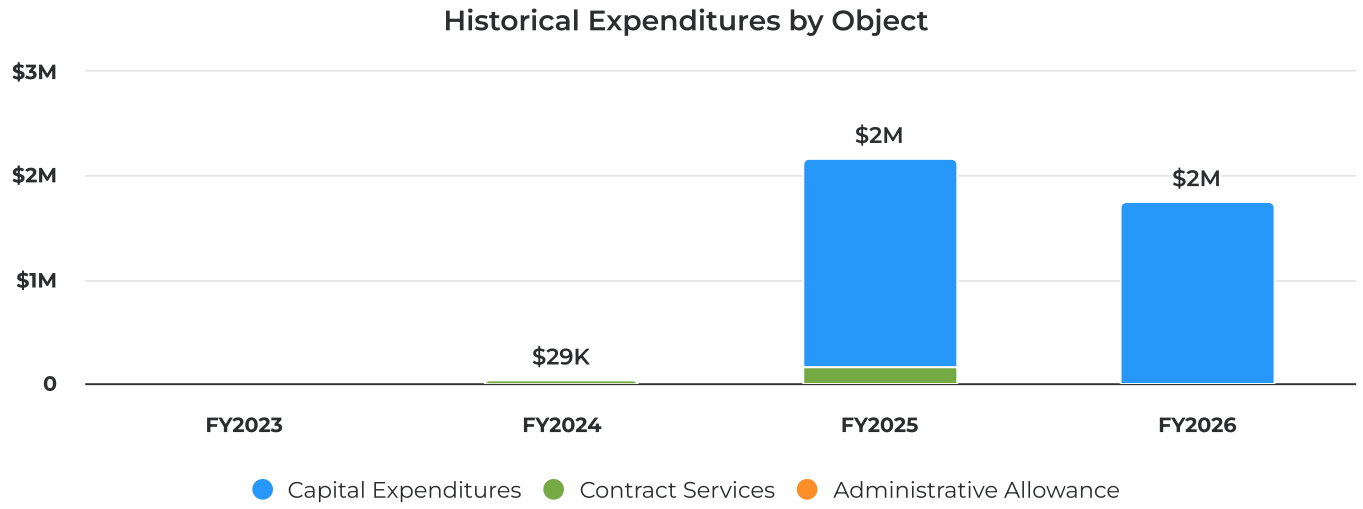


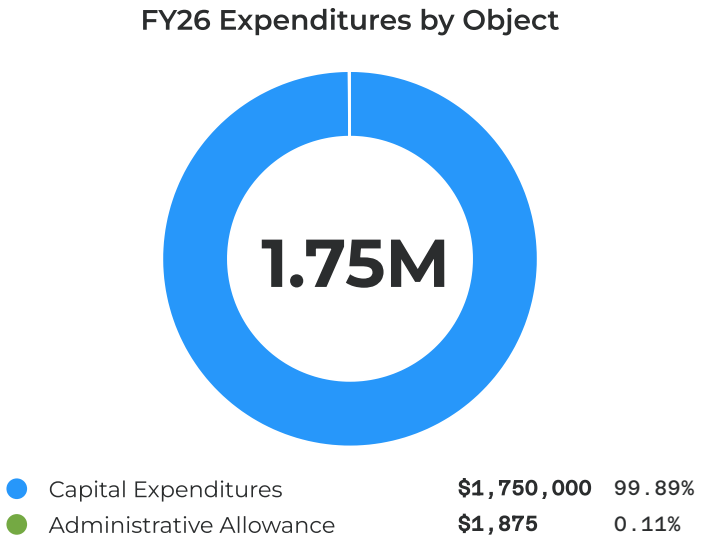


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Interest Income	-	$30,000.00	-
Impact Fees	$1,317,315.00	$4,240,217.00	221.88%
Transfer in	$73,685.00	-	-100.00%
Total Revenues	**$1,391,000.00**	**$4,270,217.00**	**206.99%**

Expenditures by Object

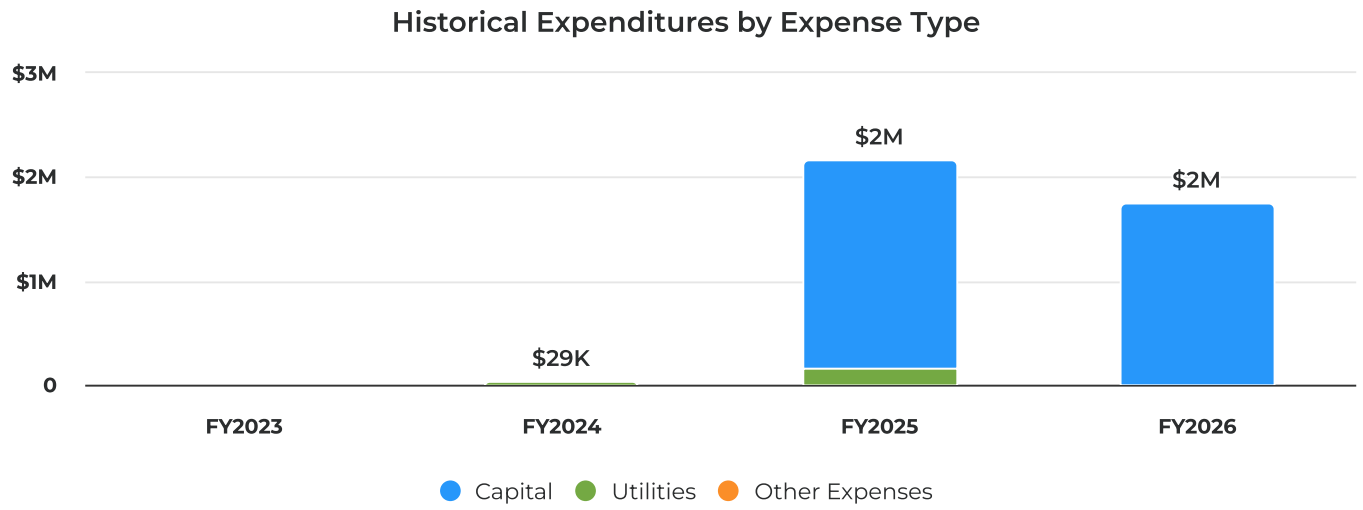


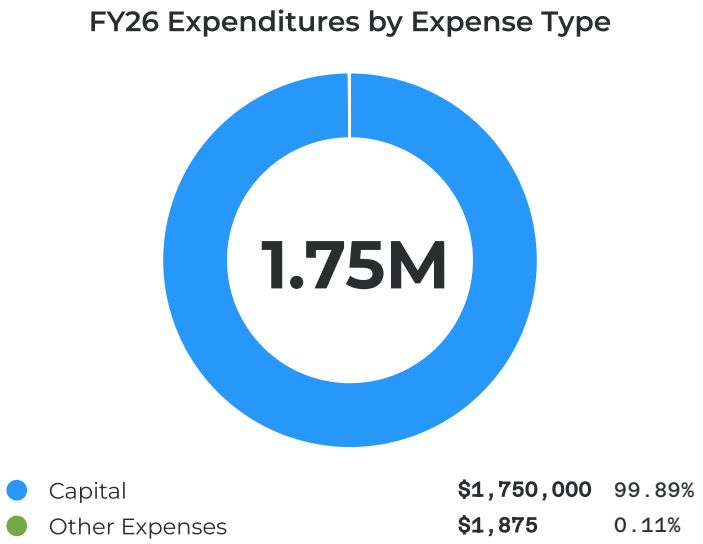


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$1,875.00	$1,875.00	0.00%
Contract Services	$168,289.00	-	-100.00%
Capital Expenditures	$1,990,000.00	$1,750,000.00	-12.06%
Total Expenditures	**$2,160,164.00**	**$1,751,875.00**	**-18.90%**

Expenditures by Expense Type

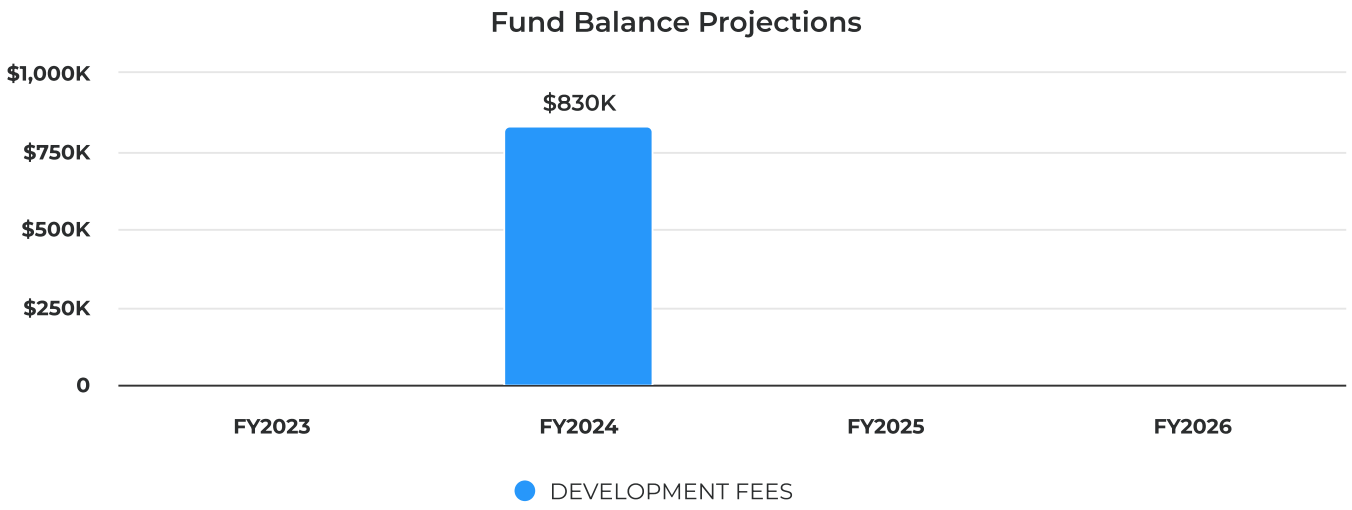




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$1,875.00	$1,875.00	0.00%
Utilities	$168,289.00	-	-100.00%
Capital	$1,990,000.00	$1,750,000.00	-12.06%
Total Expenditures	**$2,160,164.00**	**$1,751,875.00**	**-18.90%**

Fund Balance

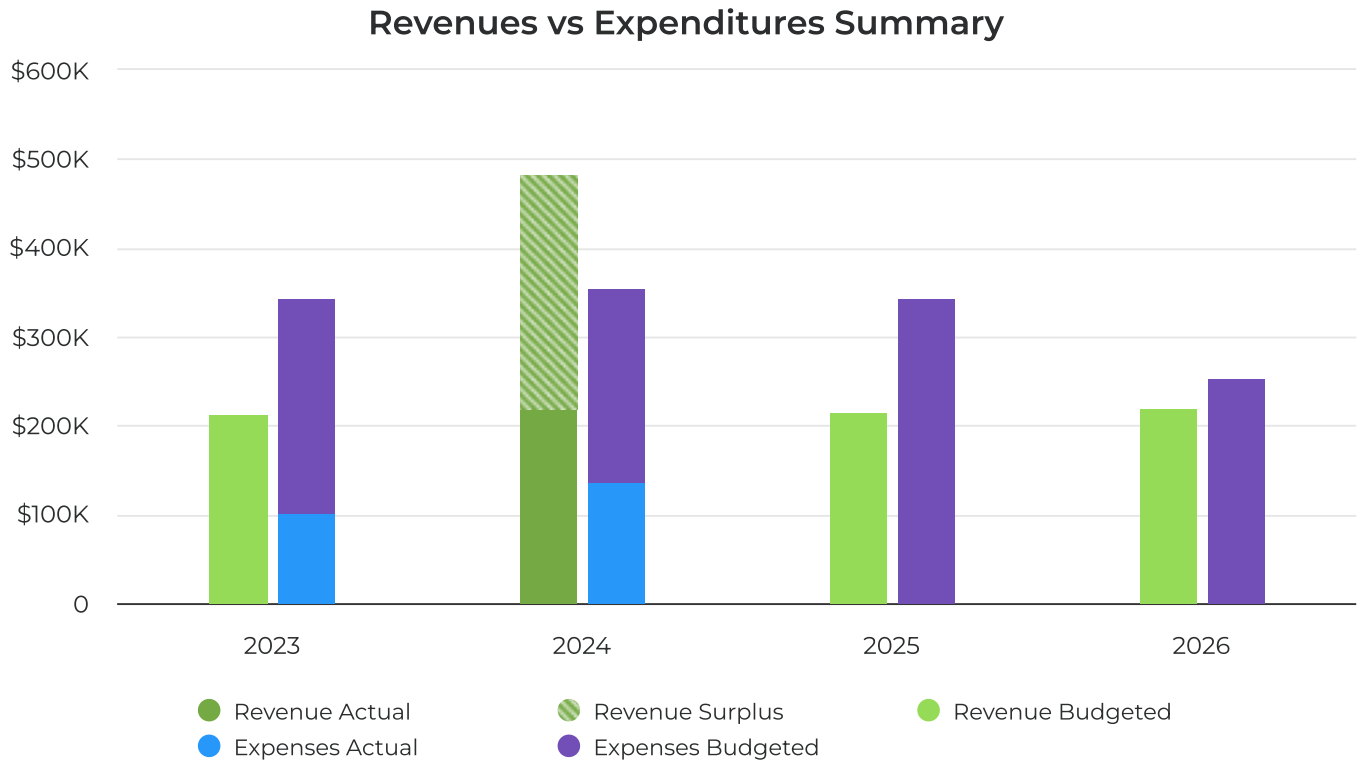


MEASURE W

Measure W are funds allocated to the City by the State of California to provide local, dedicated funding to reduce pollution and flooding caused by stormwater runoff through projects and programs that capture, treat, and reuse stormwater.

Summary

Recent accomplishments include installing trash capture devices throughout the City in stormdrains that could be retrofitted, and continued outreach at City events to educate the public on stormwater pollution prevention.



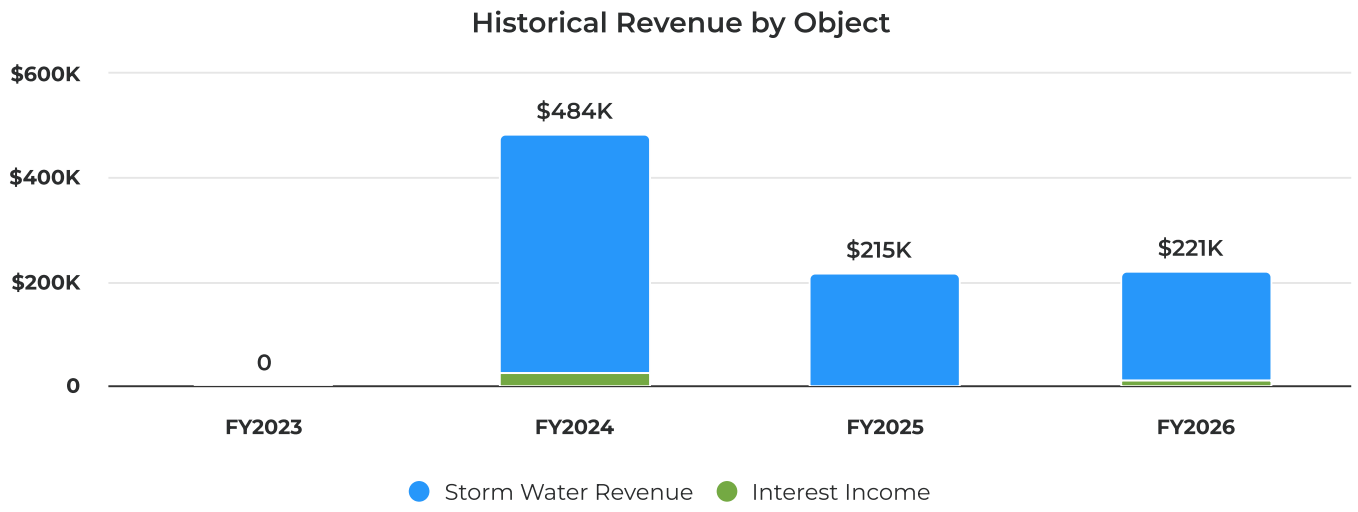
Comprehensive Fund Summary

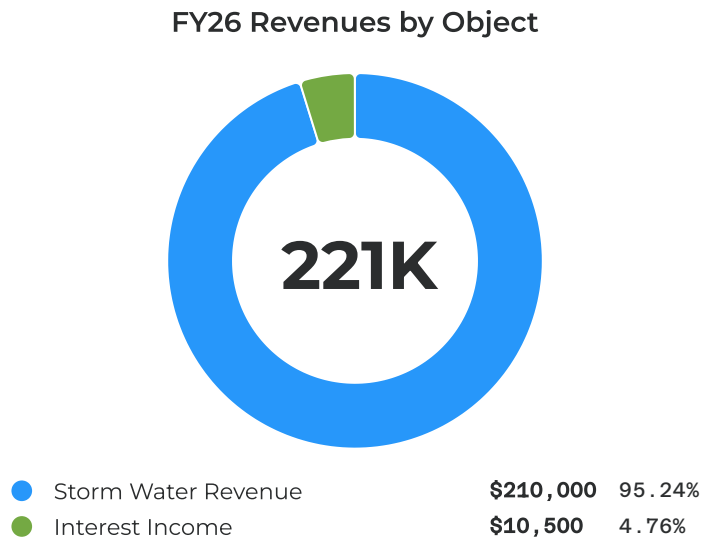
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$794,334.00**	**-**
Revenues		
Special Revenue	$215,199.00	$210,000.00
Miscellaneous (Interest, Rent, etc.)	-	$10,500.00
Total Revenues	**$215,199.00**	**$220,500.00**
Expenditures		
Salaries	$29,140.00	$30,879.00
Other Pay	$500.00	-
Benefits	$6,932.00	$8,637.00

Category	FY 2025 Amended	FY 2026 Budgeted
Other Expenses	$40,587.00	$3,340.00
Programs	$4,500.00	$4,500.00
Professional Services	$37,237.00	$56,000.00
Utilities	$54,000.00	$134,500.00
Capital	$156,744.00	-
Fees	$15,000.00	$15,000.00
Total Expenditures	**$344,640.00**	**$252,856.00**
Total Revenues Less Expenditures	**-$129,441.00**	**-$32,356.00**
Ending Fund Balance	**$664,893.00**	**-$32,356.00**

Revenues by Object



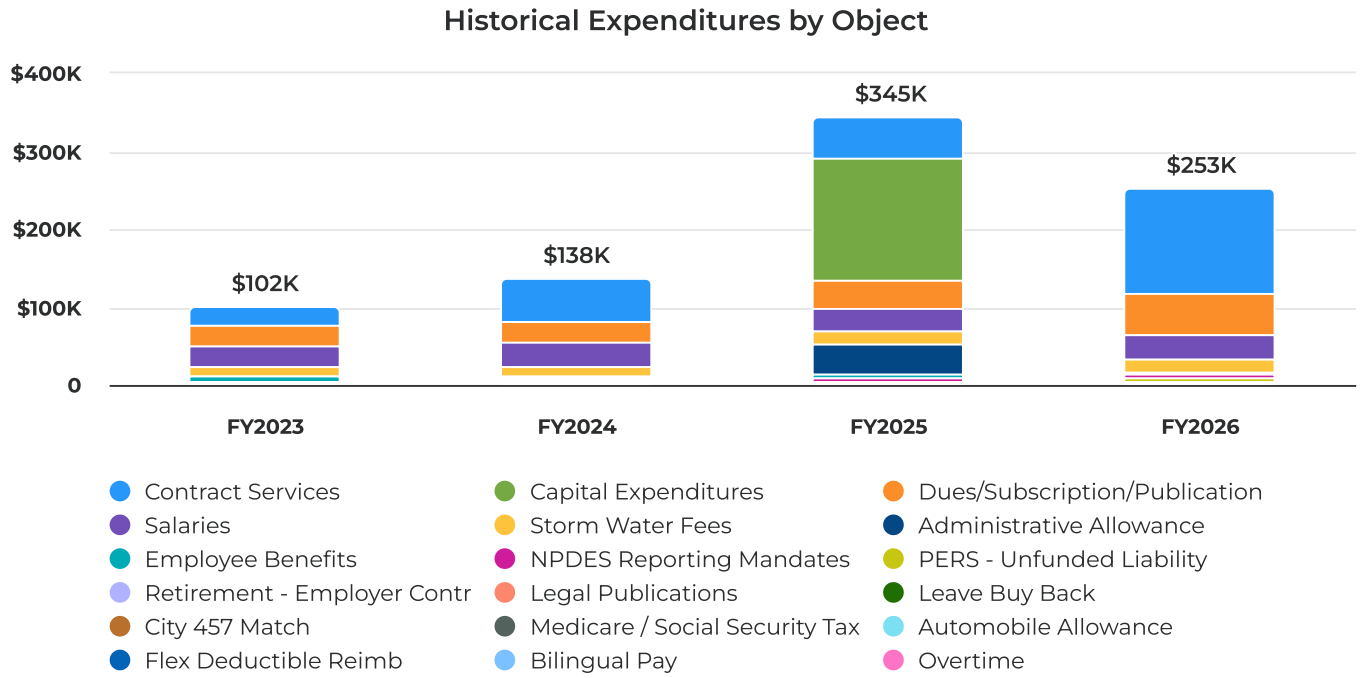


Revenues by Object

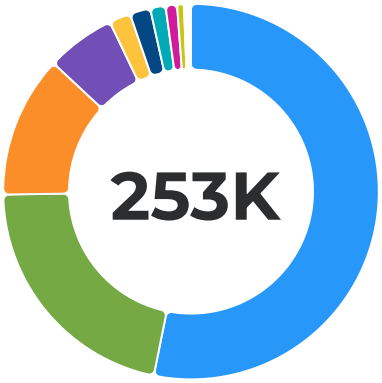
Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Storm Water Revenue	$215,199.00	$210,000.00	-2.42%

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Interest Income	-	$10,500.00	-
Total Revenues	**$215,199.00**	**$220,500.00**	**2.46%**

Expenditures by Object



FY26 Expenditures by Object

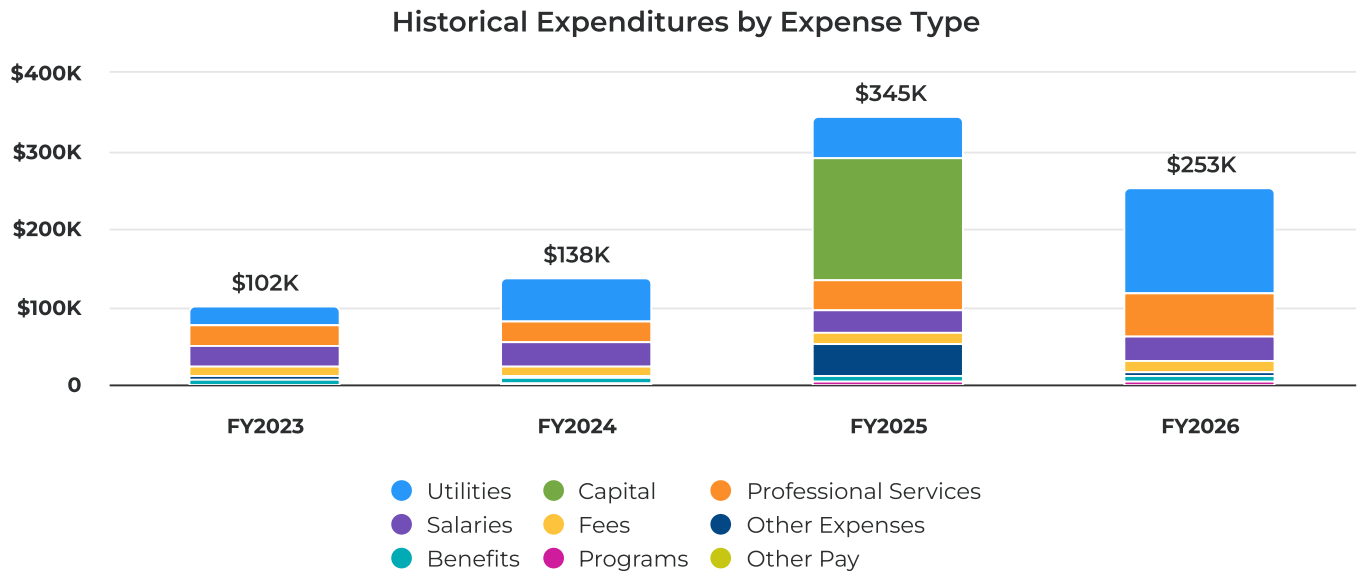


Contract Services	$134,500	53.19%
Dues/Subscription/Publication	$54,500	21.55%
Salaries	$30,879	12.21%
Storm Water Fees	$15,000	5.93%
Employee Benefits	$4,667	1.85%
NPDES Reporting Mandates	$4,500	1.78%
PERS - Unfunded Liability	$3,340	1.32%
Retirement - Employer Contr	$2,458	0.97%
Legal Publications	$1,500	0.59%
Medicare / Social Security Tax	$448	0.18%
City 457 Match	$412	0.16%
Flex Deductible Reimb	$382	0.15%
Automobile Allowance	$195	0.08%
Bilingual Pay	$75	0.03%

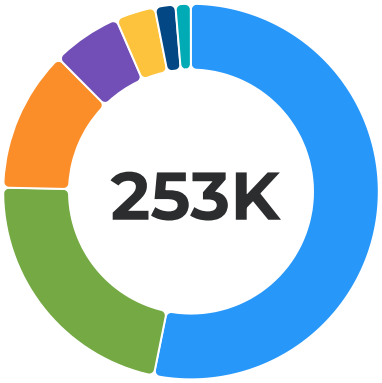
Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$29,040.00	$30,879.00	6.33%
Overtime	$100.00	-	-100.00%
Leave Buy Back	$500.00	-	-100.00%
Retirement - Employer Contr	$2,285.00	$2,458.00	7.57%
PERS - Unfunded Liability	-	$3,340.00	-
Medicare / Social Security Tax	$421.00	$448.00	6.41%
Employee Benefits	$3,164.00	$4,667.00	47.50%
City 457 Match	$337.00	$412.00	22.26%
Flex Deductible Reimb	$320.00	$382.00	19.38%
Automobile Allowance	$255.00	$195.00	-23.53%
Bilingual Pay	$150.00	$75.00	-50.00%
Administrative Allowance	$40,587.00	-	-100.00%
Contract Services	$54,000.00	$134,500.00	149.07%
Dues/Subscription/Publication	$35,737.00	$54,500.00	52.50%
Legal Publications	$1,500.00	$1,500.00	0.00%
Storm Water Fees	$15,000.00	$15,000.00	0.00%
NPDES Reporting Mandates	$4,500.00	$4,500.00	0.00%
Capital Expenditures	$156,744.00	-	-100.00%
Total Expenditures	**$344,640.00**	**$252,856.00**	**-26.63%**

Expenditures by Expense Type



FY26 Expenditures by Expense Type

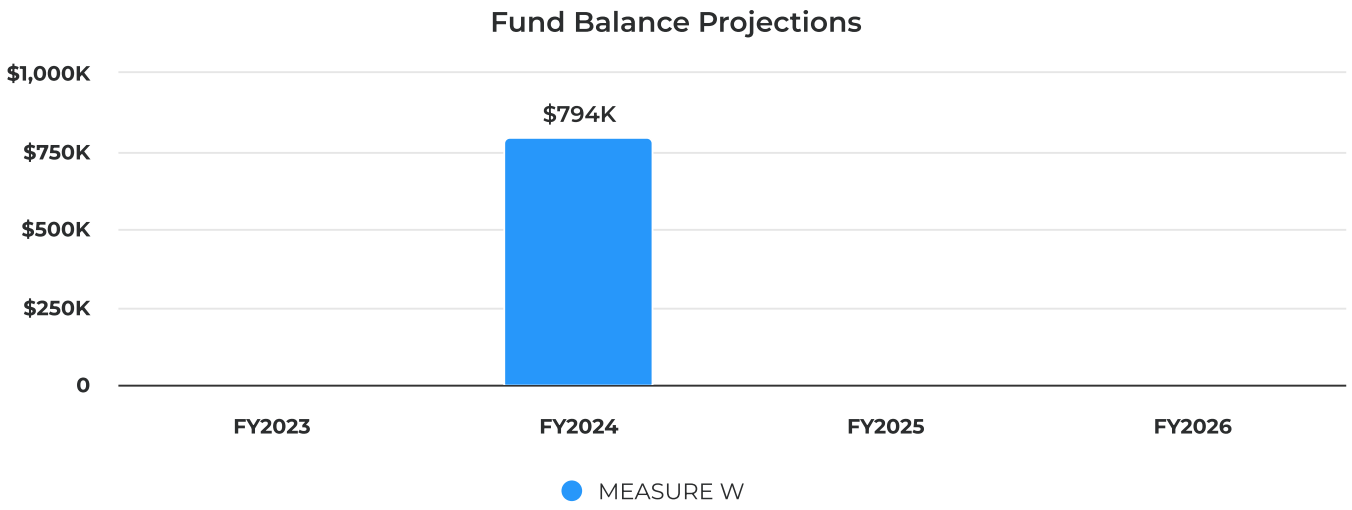


Utilities	**$134,500**	53.19%
Professional Services	**$56,000**	22.15%
Salaries	**$30,879**	12.21%
Fees	**$15,000**	5.93%
Benefits	**$8,637**	3.42%
Programs	**$4,500**	1.78%
Other Expenses	**$3,340**	1.32%

Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Salaries	$29,140.00	$30,879.00	5.97%
Other Pay	$500.00	-	-100.00%
Benefits	$6,932.00	$8,637.00	24.60%
Other Expenses	$40,587.00	$3,340.00	-91.77%
Programs	$4,500.00	$4,500.00	0.00%
Professional Services	$37,237.00	$56,000.00	50.39%
Utilities	$54,000.00	$134,500.00	149.07%
Capital	$156,744.00	-	-100.00%
Fees	$15,000.00	$15,000.00	0.00%
Total Expenditures	**$344,640.00**	**$252,856.00**	**-26.63%**

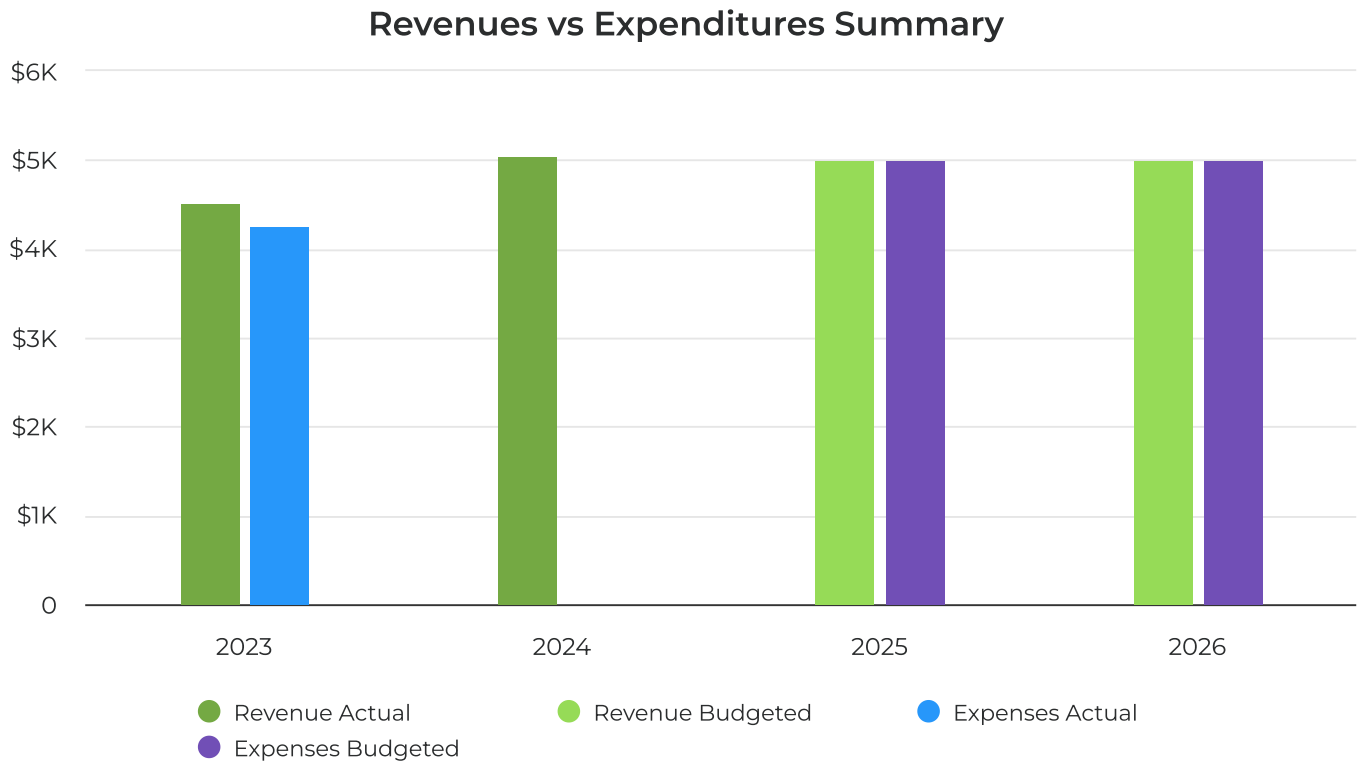
Fund Balance



RECYCLED OIL

This is a grant from the State of California providing funding to promote proper disposal and recycling of used mother oil.

Summary

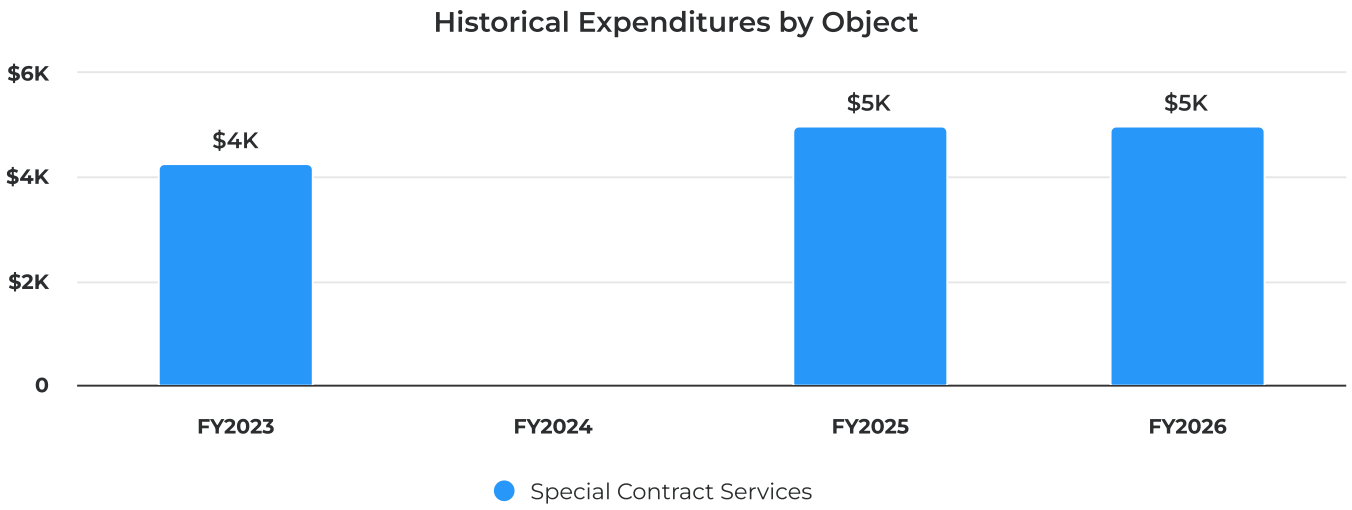


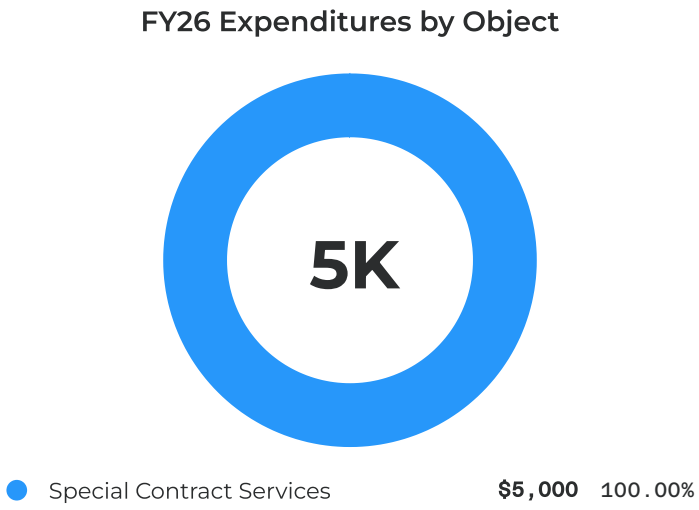
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$5,077.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$5,000.00	$5,000.00
Total Revenues	**$5,000.00**	**$5,000.00**
Expenditures		
Utilities	$5,000.00	$5,000.00
Total Expenditures	**$5,000.00**	**$5,000.00**
Total Revenues Less Expenditures	**-**	**-**
Ending Fund Balance	**$5,077.00**	**-**

Expenditures by Object

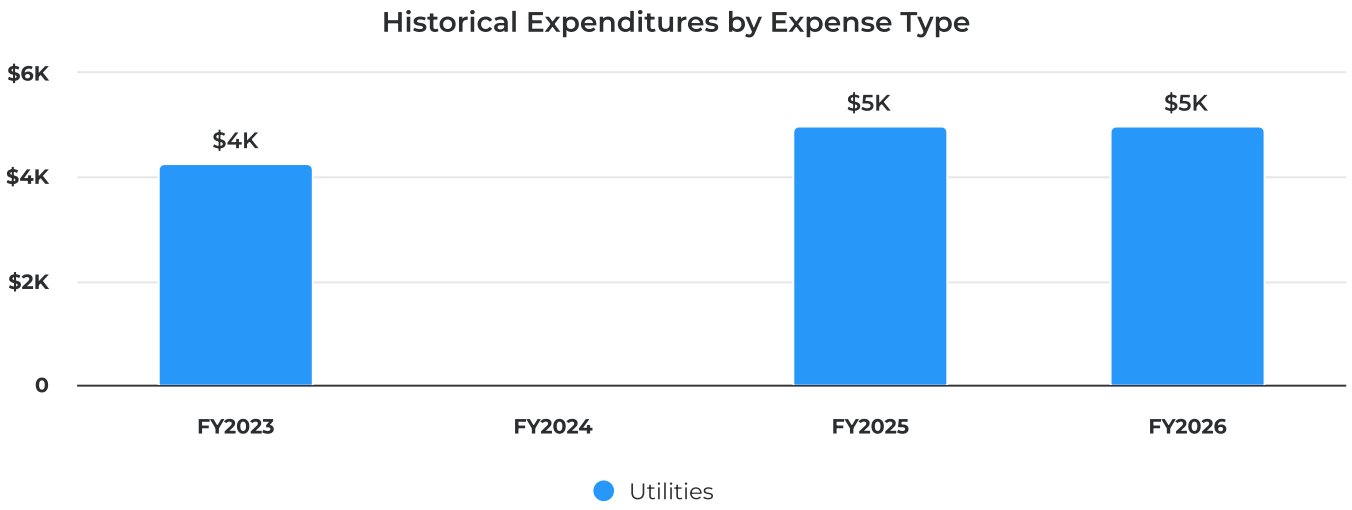


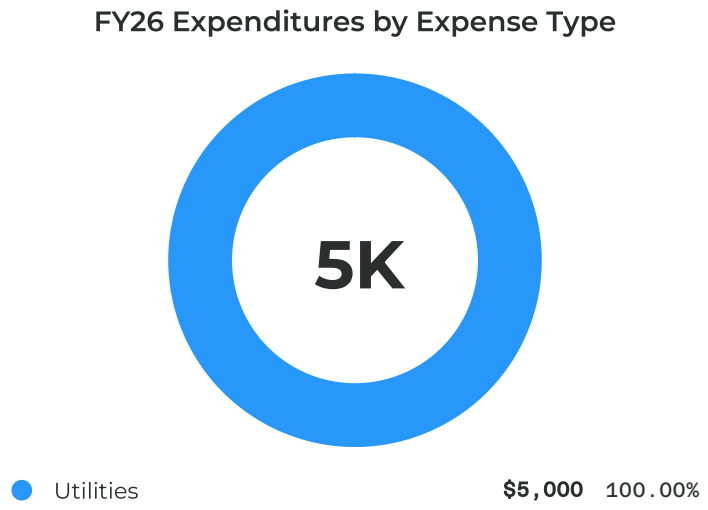


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Special Contract Services	$5,000.00	$5,000.00	0.00%
Total Expenditures	**$5,000.00**	**$5,000.00**	**0.00%**

Expenditures by Expense Type

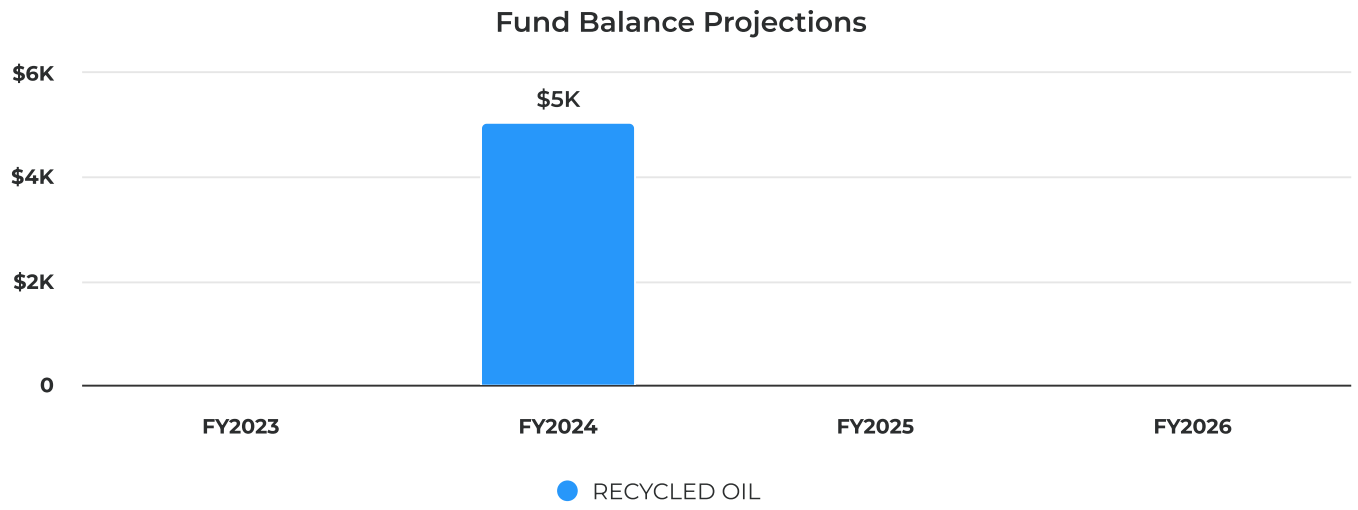




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	$5,000.00	$5,000.00	0.00%
Total Expenditures	**$5,000.00**	**$5,000.00**	**0.00%**

Fund Balance

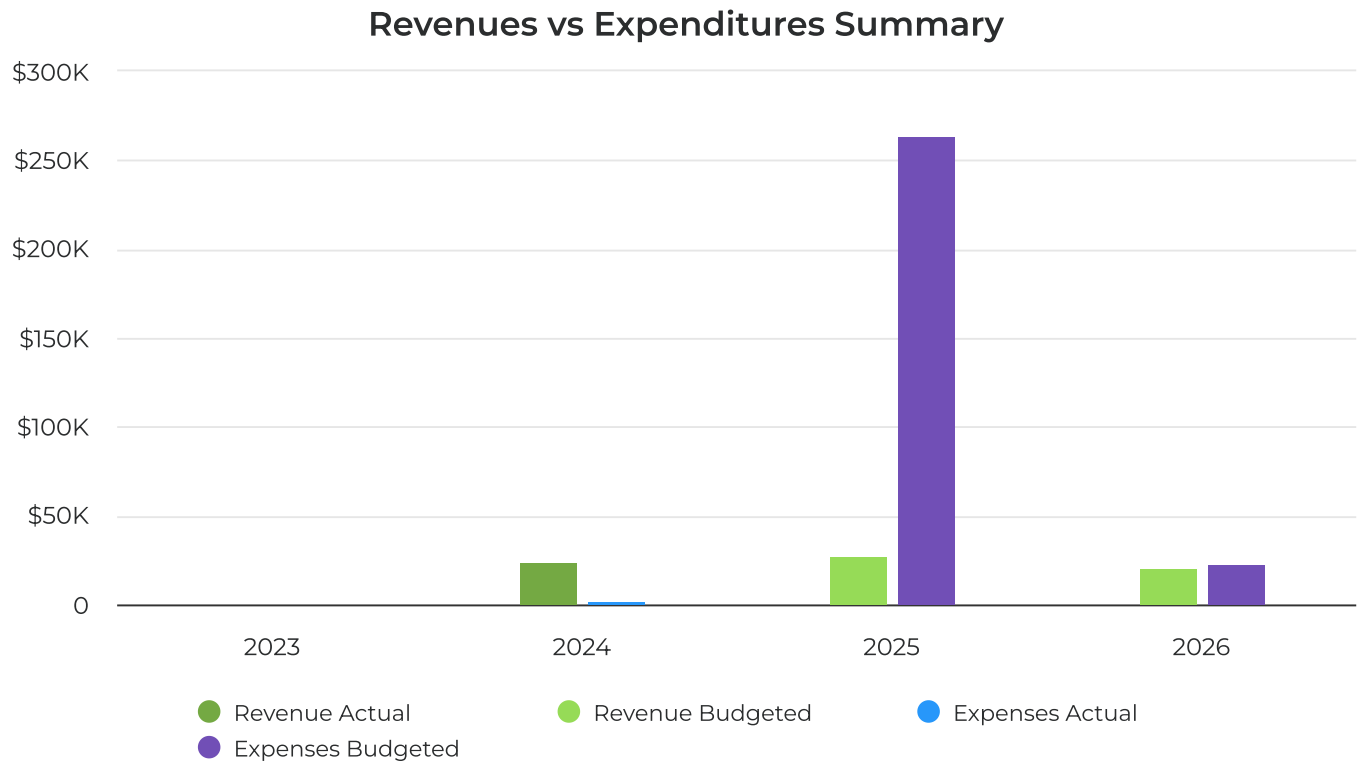


PUBLIC, EDUCATION AND GOVERNMENT (PEG)

PEG fees are paid by utility franchises to the City, and revenue can be used by the City to facilitate public access to City Council Meetings to the public via live-stream.

Summary

In Fiscal Year 2024–25, allocated funds were used to complete the audiovisual system upgrade in the Council Chamber.



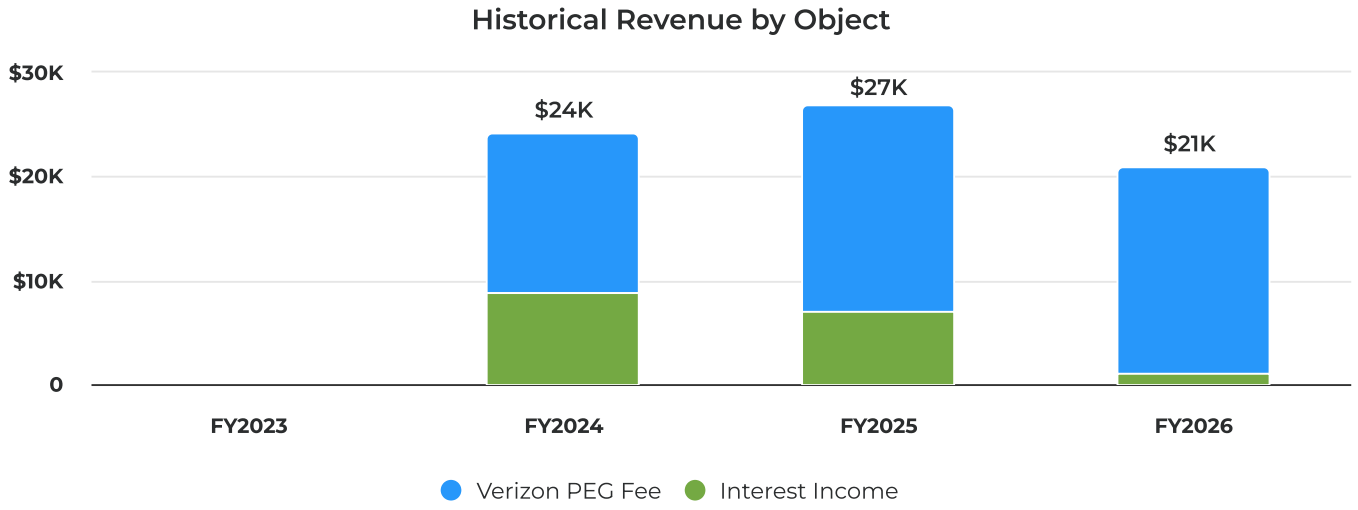
Comprehensive Fund Summary

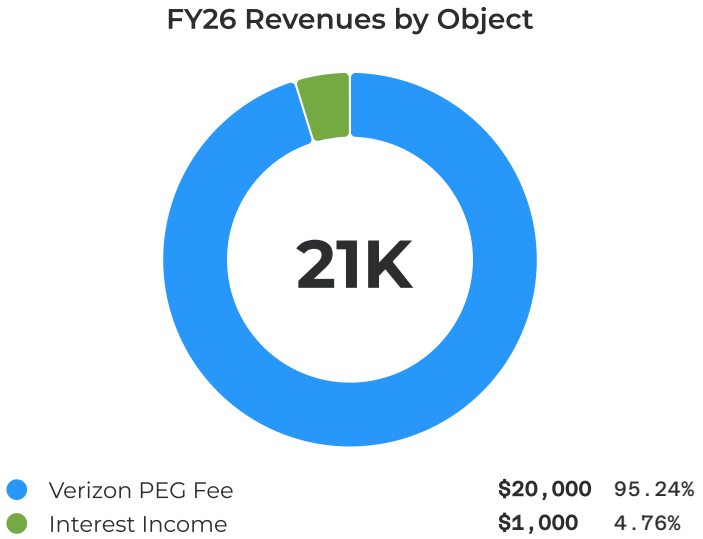
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$226,352.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$7,000.00	$1,000.00
Franchises and Peg Fees	$20,000.00	$20,000.00
Total Revenues	**$27,000.00**	**$21,000.00**
Expenditures		
Utilities	$111,760.00	$22,786.00
Capital	$152,570.00	-

Category	FY 2025 Amended	FY 2026 Budgeted
Total Expenditures	$264,330.00	$22,786.00
Total Revenues Less Expenditures	-$237,330.00	-$1,786.00
Ending Fund Balance	-$10,978.00	-$1,786.00

Revenues by Object

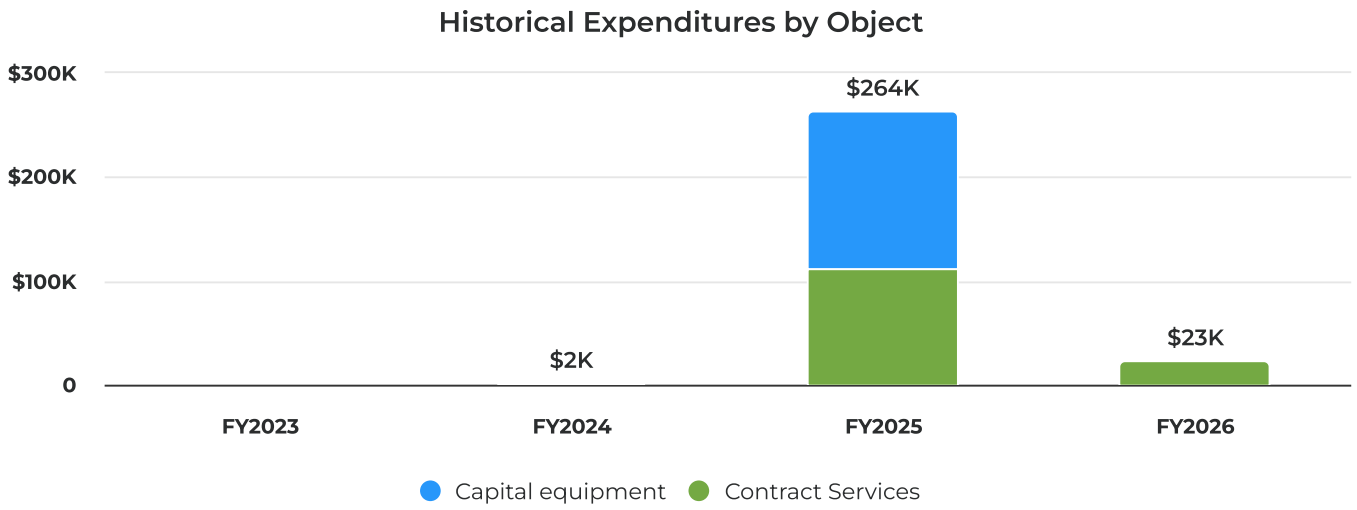


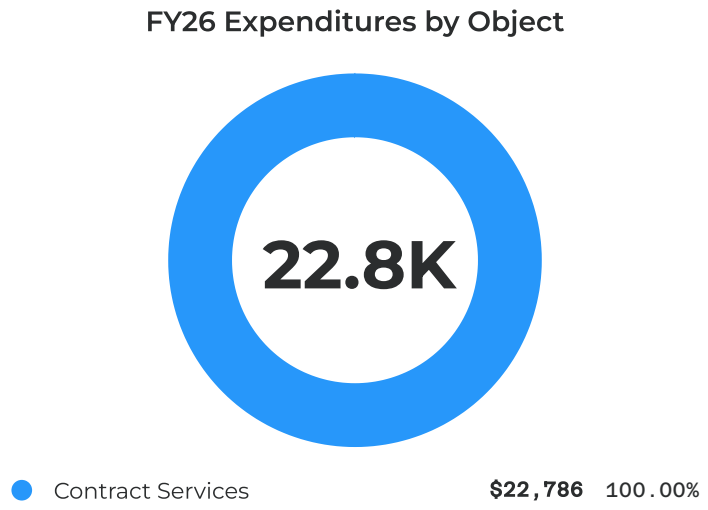


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Verizon PEG Fee	$20,000.00	$20,000.00	0.00%
Interest Income	$7,000.00	$1,000.00	-85.71%
Total Revenues	**$27,000.00**	**$21,000.00**	**-22.22%**

Expenditures by Object

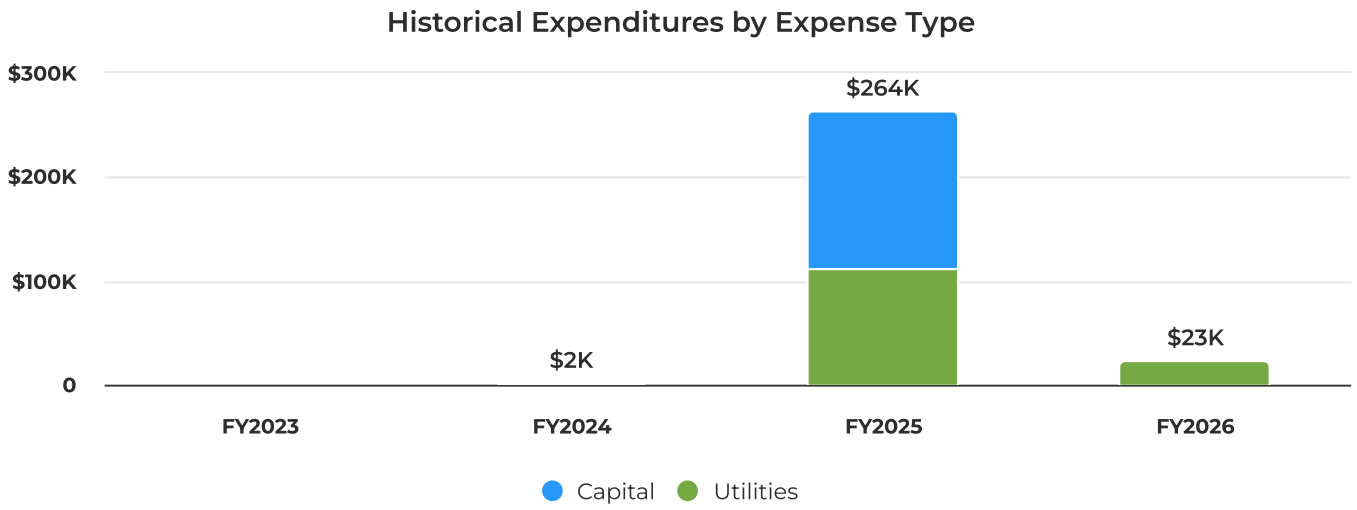


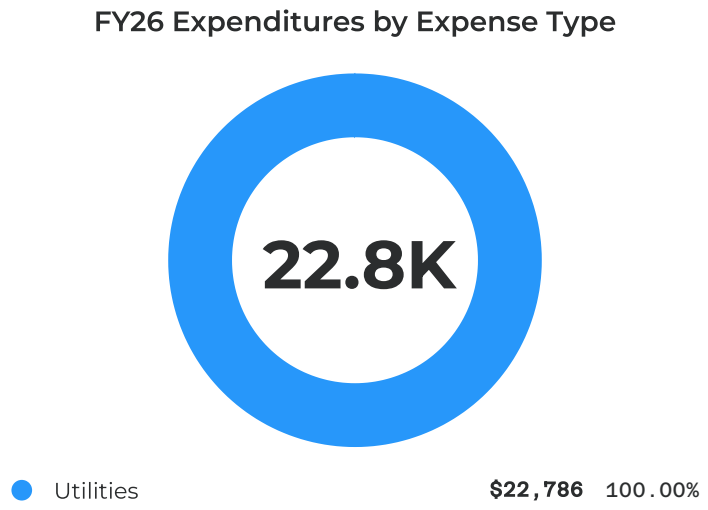


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$111,760.00	$22,786.00	-79.61%
Capital equipment	$152,570.00	-	-100.00%
Total Expenditures	**$264,330.00**	**$22,786.00**	**-91.38%**

Expenditures by Expense Type

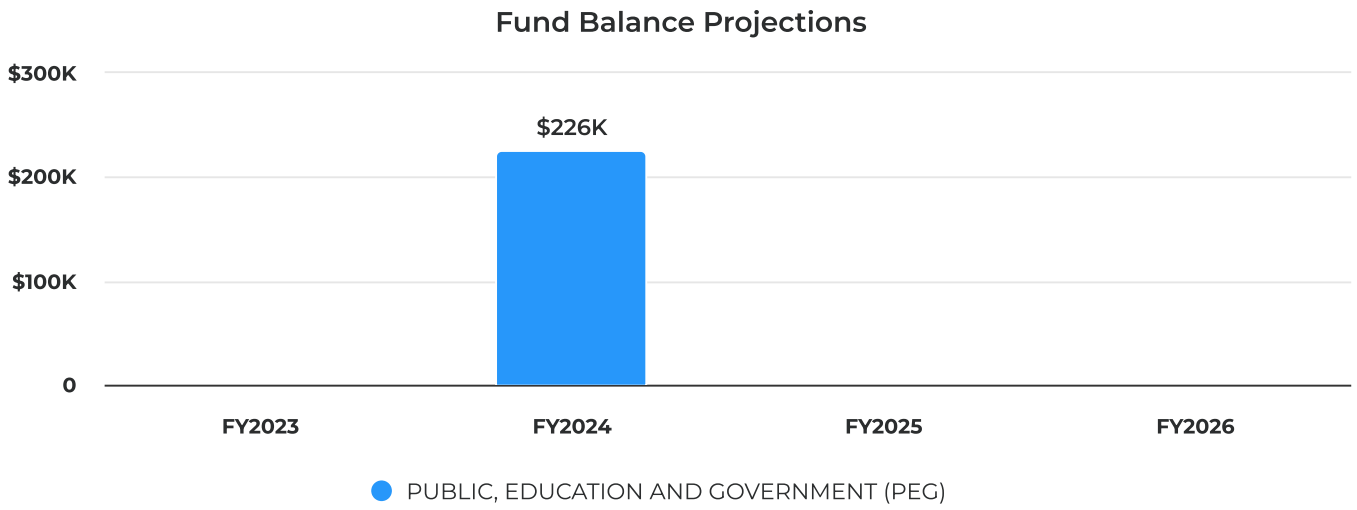




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	$111,760.00	$22,786.00	-79.61%
Capital	$152,570.00	-	-100.00%
Total Expenditures	**$264,330.00**	**$22,786.00**	**-91.38%**

Fund Balance

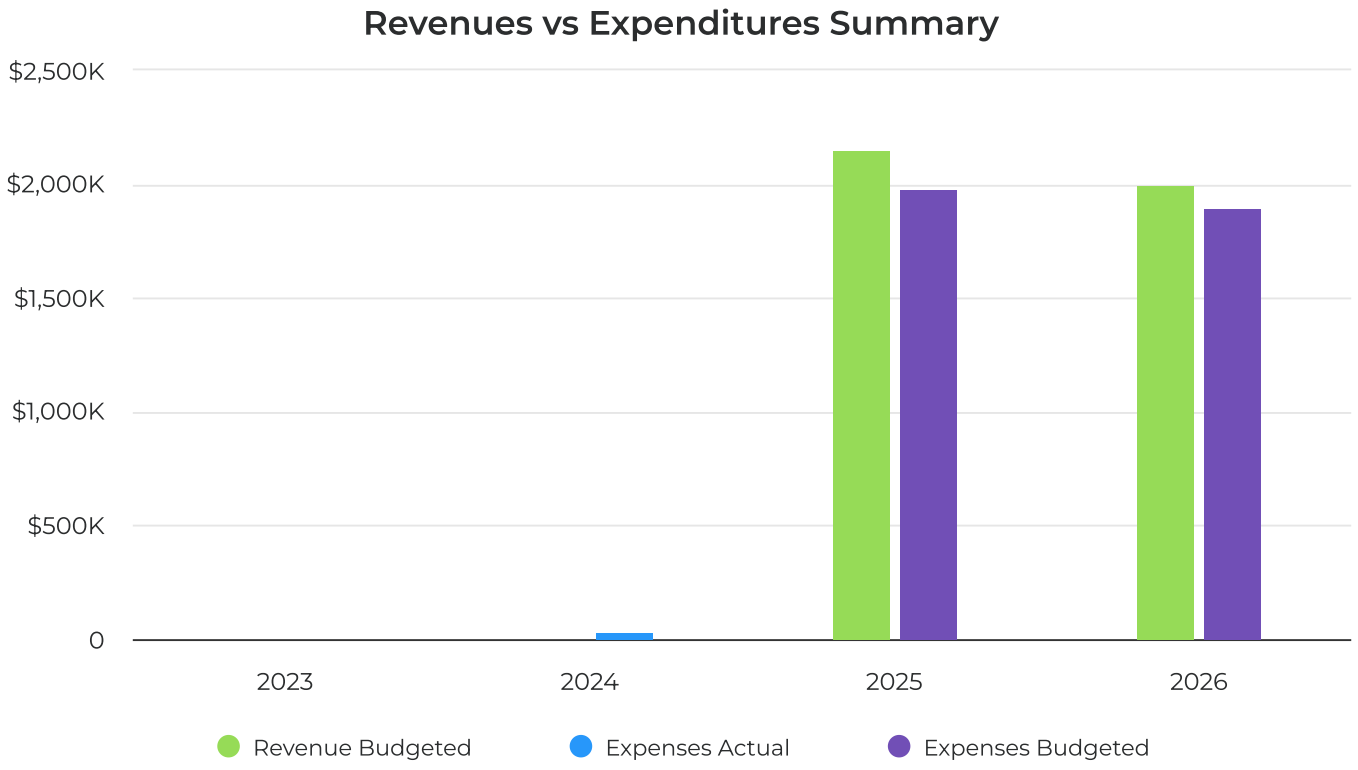


CNRA SPECIFIED GRANT

This fund is comprised of two separate grants from the State of California to develop and improve parks and recreation facilities. The Artesia Botanical Garden received $2 Million in funding for the development of the new park space. The Fund also includes a $1.2 million grant for the Artesia Parks Facility Improvements Project which includes projects at both Artesia Park and AJ Padelford Park.

Summary

In Fiscal Year 2024–25, Artesia utilized this funding to advance the development of a new Botanical Garden and support the rehabilitation of facilities at Artesia Park.



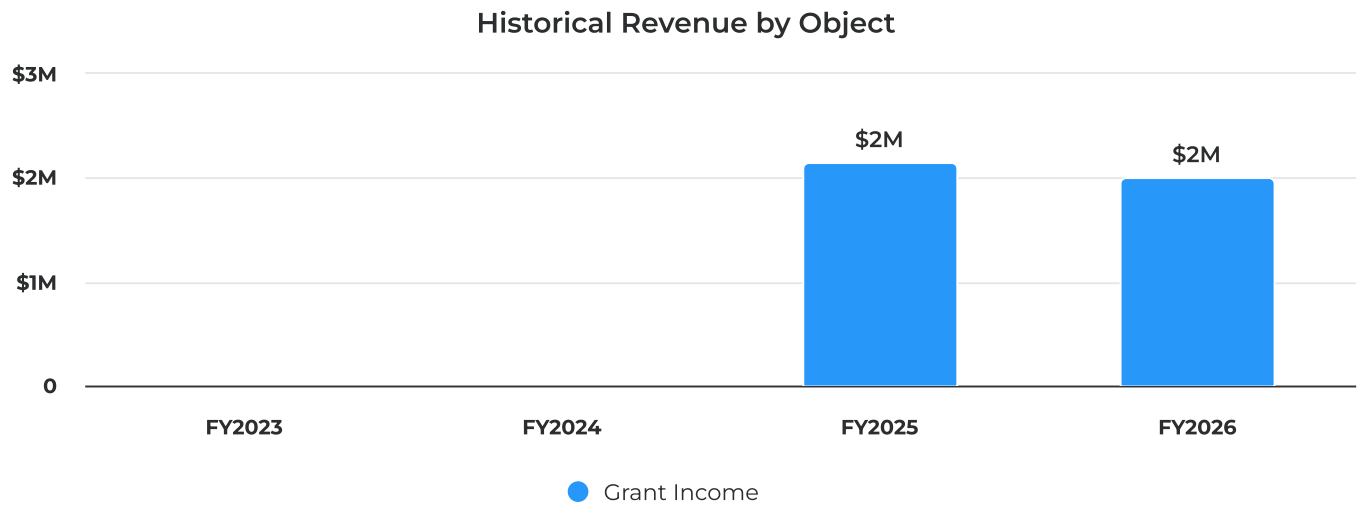
Comprehensive Fund Summary

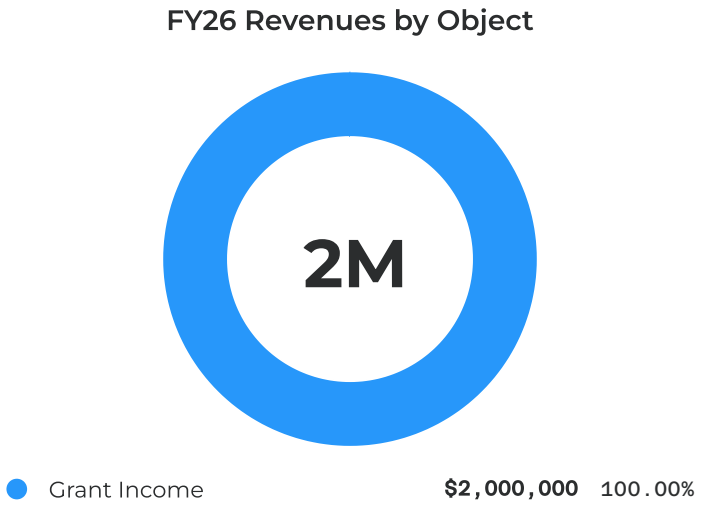
Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**-$29,762.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$2,150,000.00	$2,000,000.00
Total Revenues	**$2,150,000.00**	**$2,000,000.00**
Expenditures		
Other Expenses	$15,000.00	-
Utilities	$1,935,755.00	$1,895,000.00

Category	FY 2025 Amended	FY 2026 Budgeted
Capital	$32,907.00	-
Total Expenditures	**$1,983,662.00**	**$1,895,000.00**
Total Revenues Less Expenditures	**$166,338.00**	**$105,000.00**
Ending Fund Balance	**$136,576.00**	**$105,000.00**

Revenues by Object

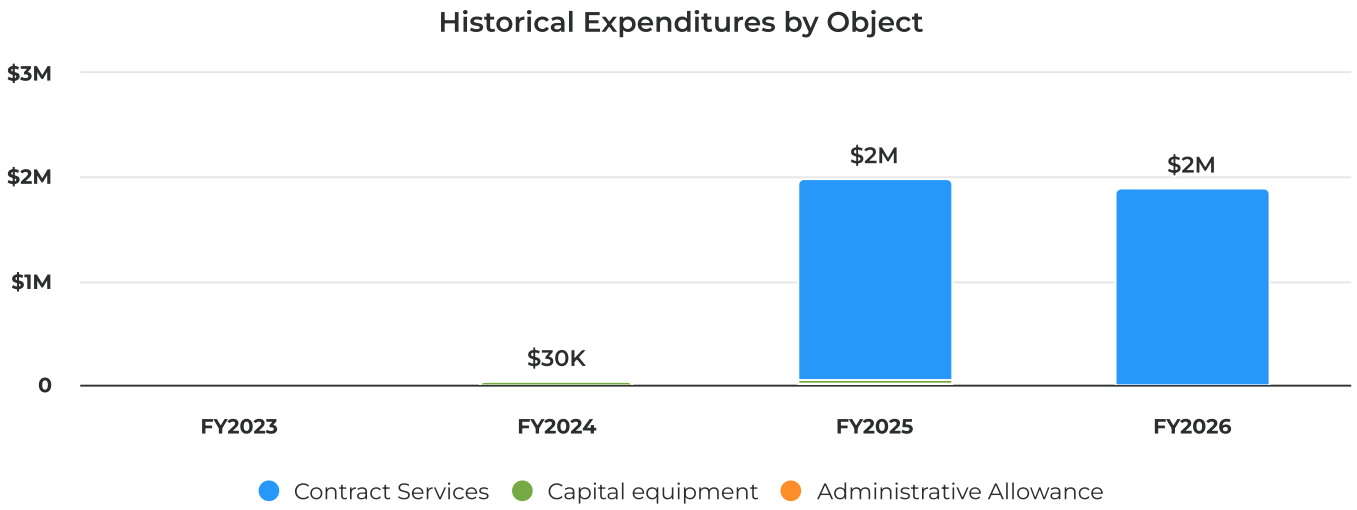


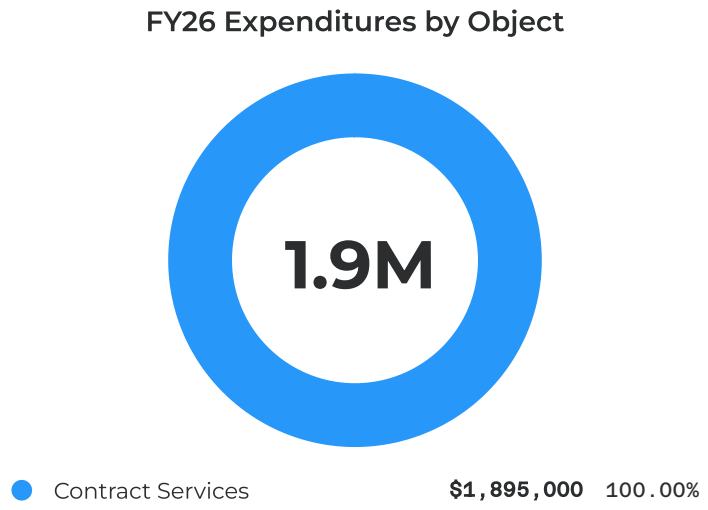


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	$2,150,000.00	$2,000,000.00	-6.98%
Total Revenues	**$2,150,000.00**	**$2,000,000.00**	**-6.98%**

Expenditures by Object

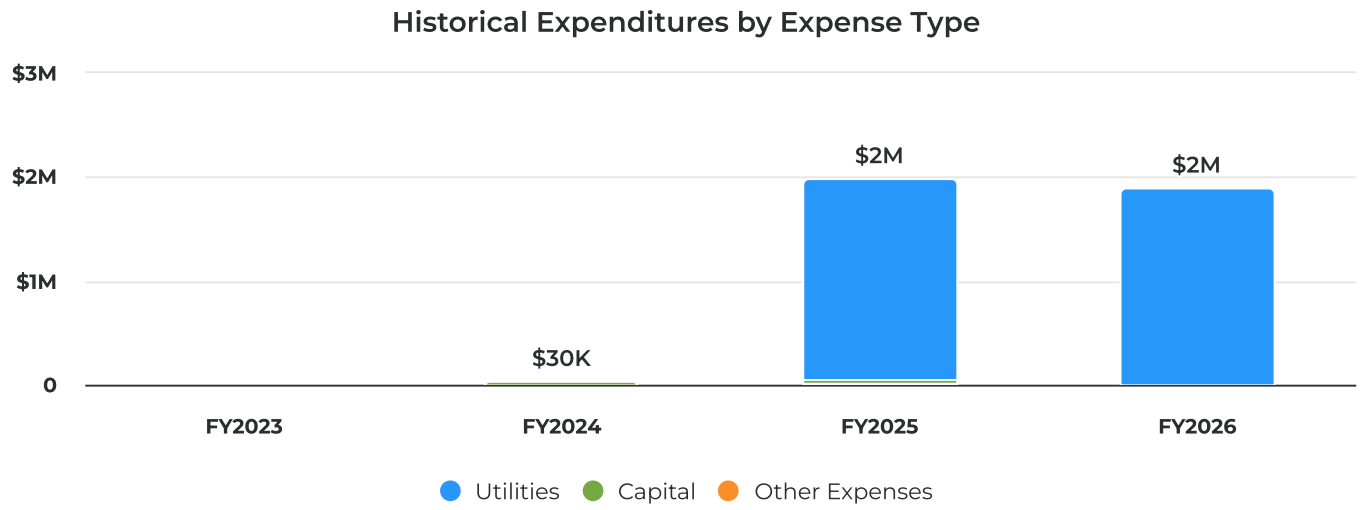


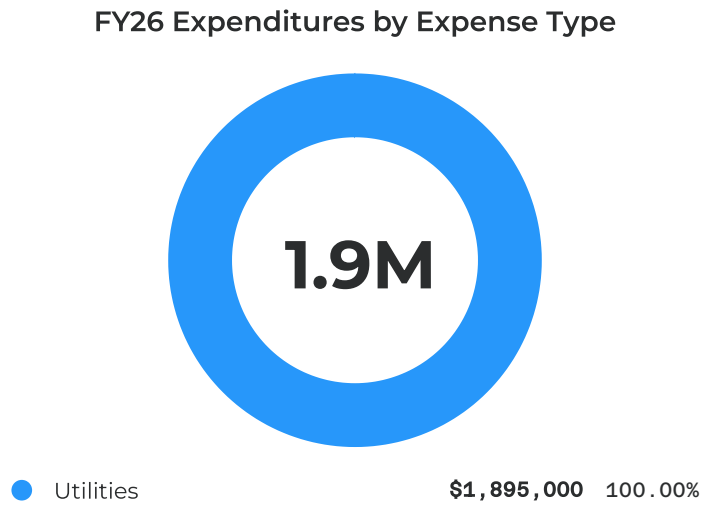


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$15,000.00	-	-100.00%
Contract Services	$1,935,755.00	$1,895,000.00	-2.11%
Capital equipment	$32,907.00	-	-100.00%
Total Expenditures	**$1,983,662.00**	**$1,895,000.00**	**-4.47%**

Expenditures by Expense Type

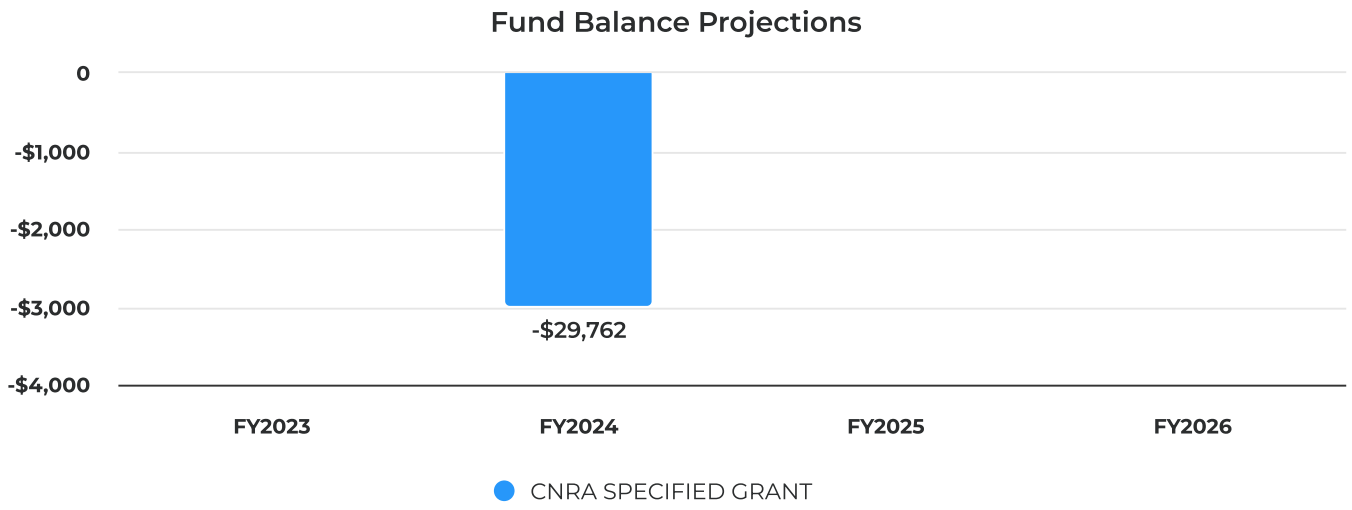




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$15,000.00	-	-100.00%
Utilities	$1,935,755.00	$1,895,000.00	-2.11%
Capital	$32,907.00	-	-100.00%
Total Expenditures	**$1,983,662.00**	**$1,895,000.00**	**-4.47%**

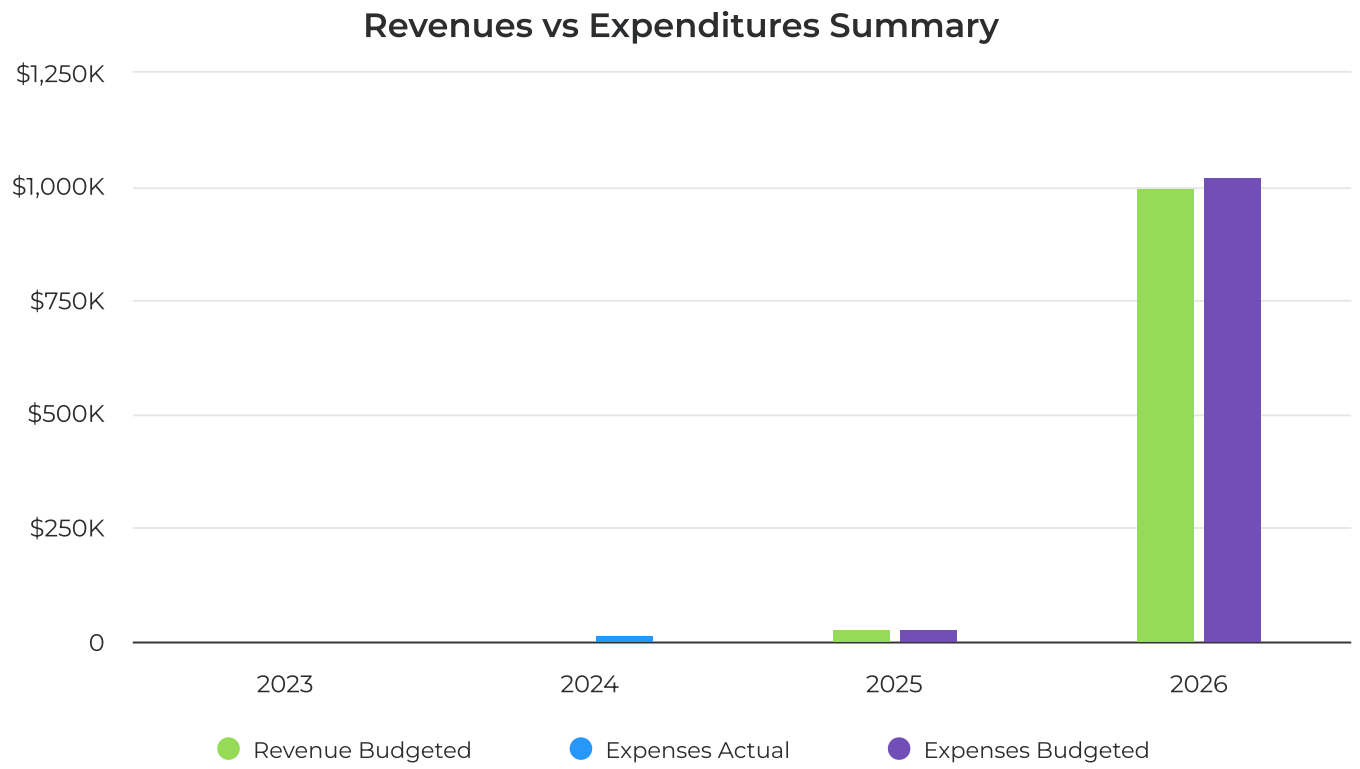
Fund Balance



HOUSING URBAN DEVELOPMENT (HUD)

This Fund accounts for a Federal grant from the Community Project Fund to develop the Artesia Botanical Garden. The HUD grant provides $3 Million in federal appropriations for the Artesia Botanical Garden.

Summary

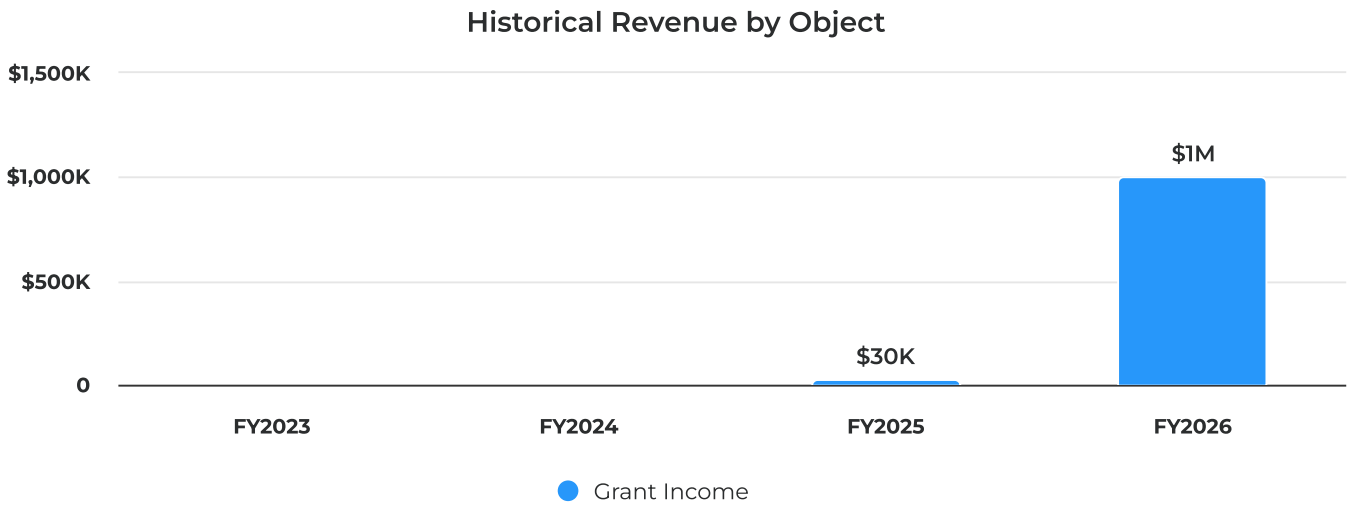


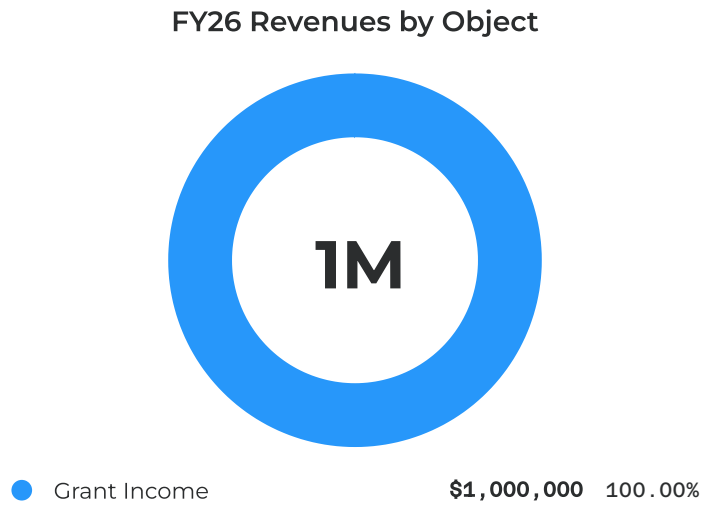
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**-$16,143.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$30,000.00	$1,000,000.00
Total Revenues	**$30,000.00**	**$1,000,000.00**
Expenditures		
Other Expenses	$21,700.00	$25,000.00
Utilities	$8,300.00	$1,000,000.00
Total Expenditures	**$30,000.00**	**$1,025,000.00**
Total Revenues Less Expenditures	**-**	**-$25,000.00**
Ending Fund Balance	**-$16,143.00**	**-$25,000.00**

Revenues by Object

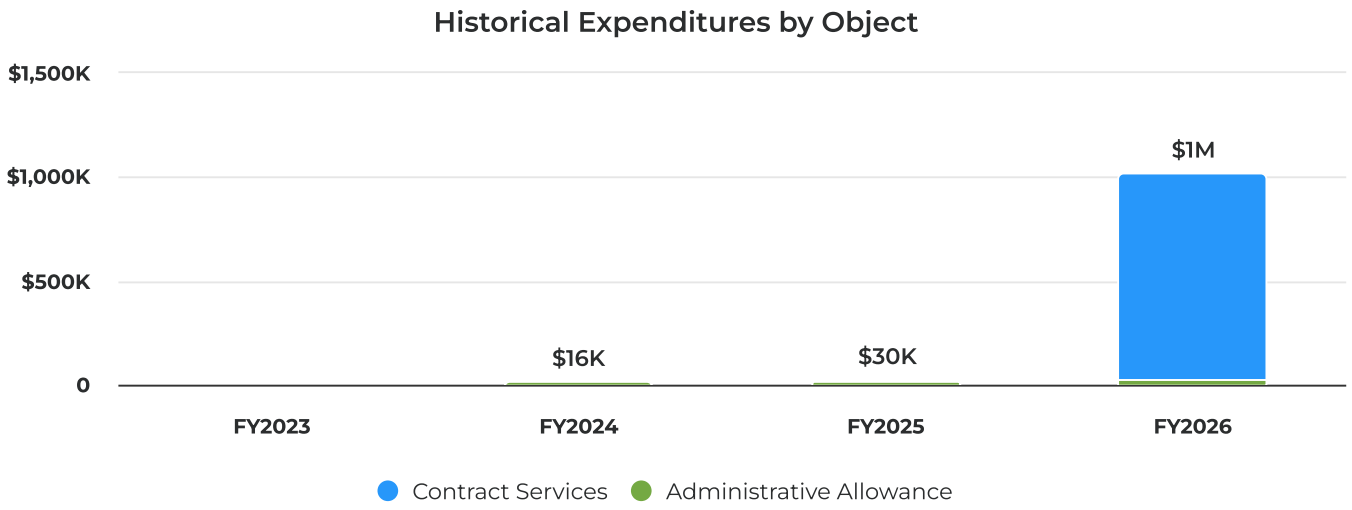


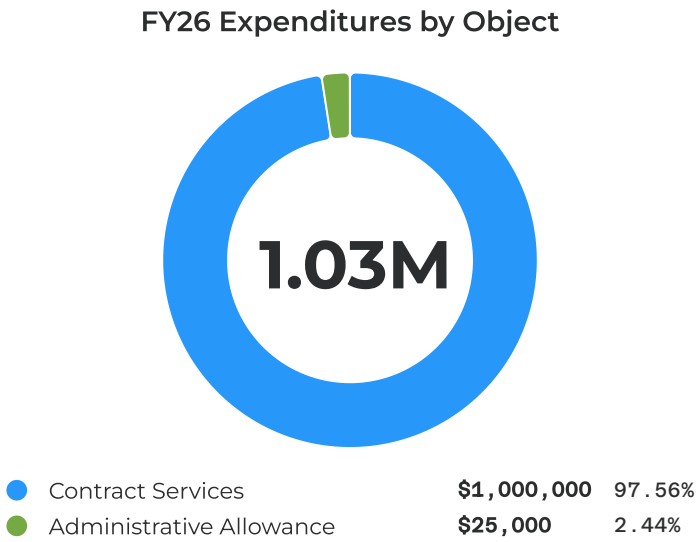


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	$30,000.00	$1,000,000.00	3,233.33%
Total Revenues	**$30,000.00**	**$1,000,000.00**	**3,233.33%**

Expenditures by Object

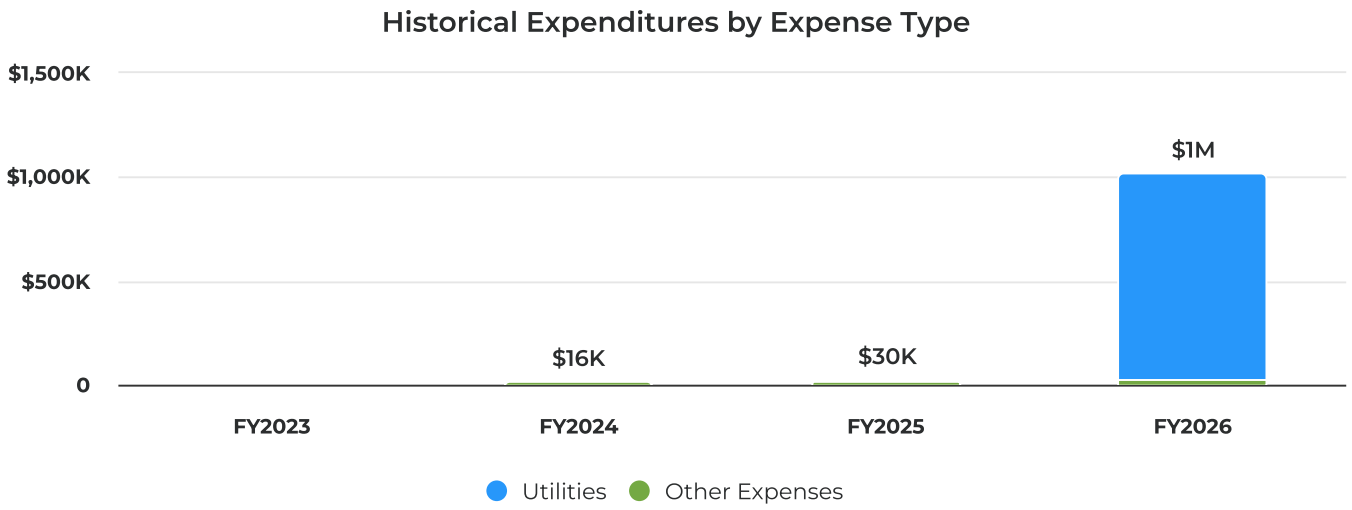


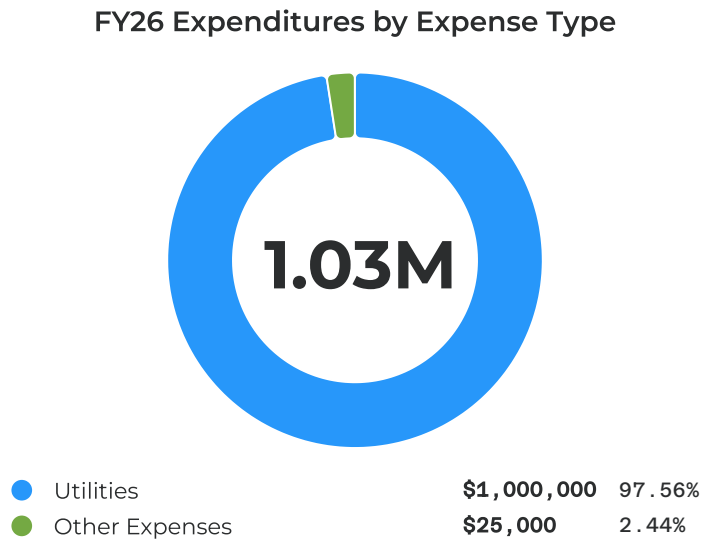


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$21,700.00	$25,000.00	15.21%
Contract Services	$8,300.00	$1,000,000.00	11,948.19%
Total Expenditures	**$30,000.00**	**$1,025,000.00**	**3,316.67%**

Expenditures by Expense Type

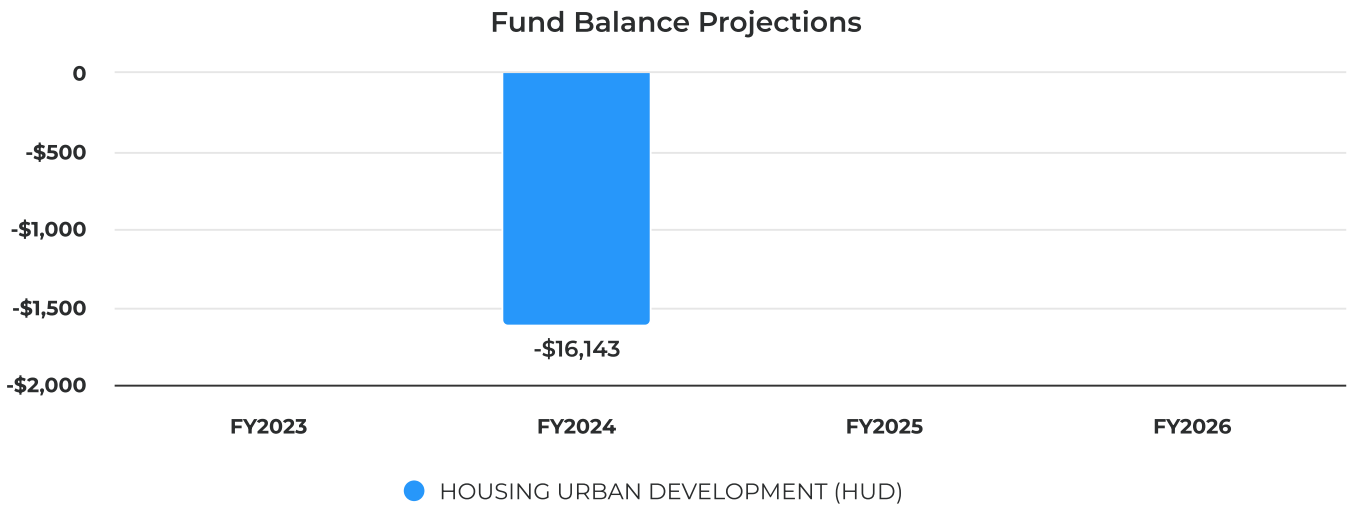




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$21,700.00	$25,000.00	15.21%
Utilities	$8,300.00	$1,000,000.00	11,948.19%
Total Expenditures	**$30,000.00**	**$1,025,000.00**	**3,316.67%**

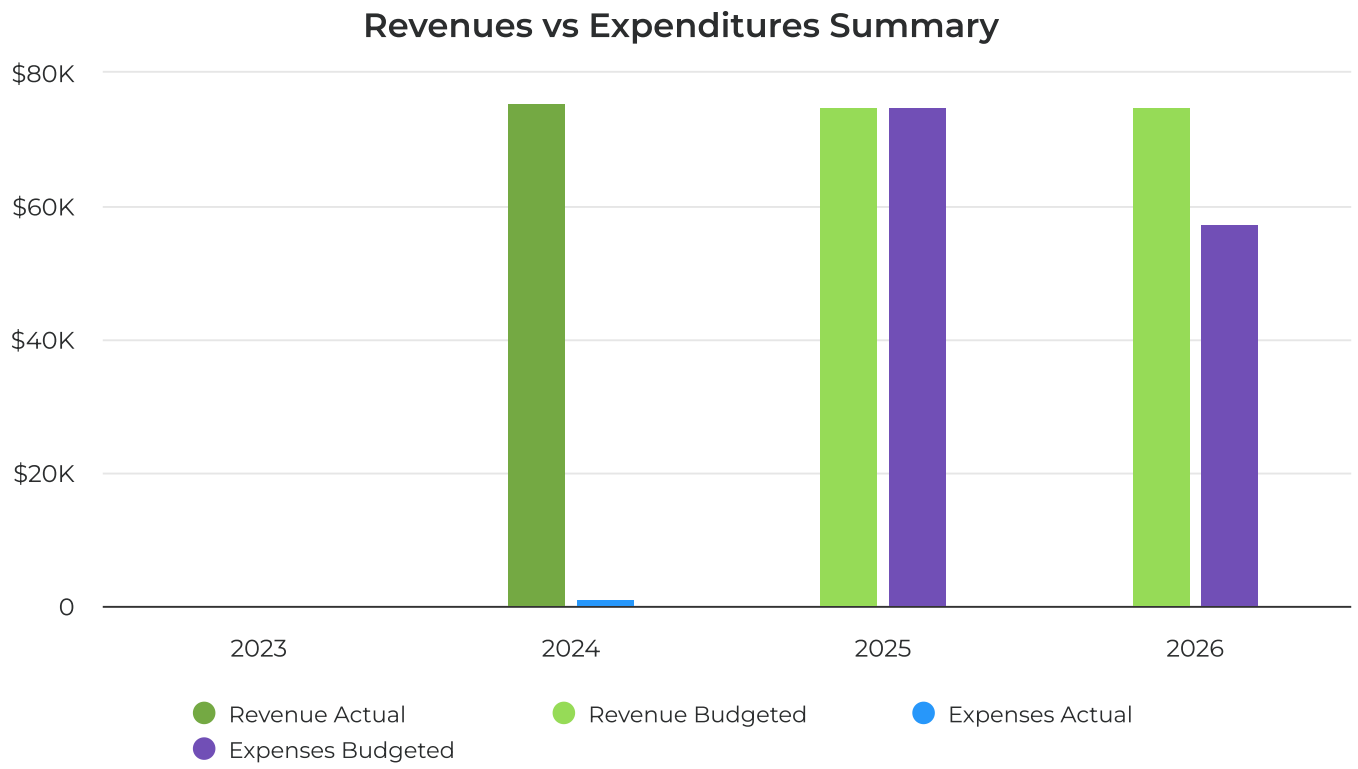
Fund Balance



SB 1383 LOCAL ASSISTANCE GRANT

This is a grant from the State of California to help local governments implement SB 1383, organic waste recycling, requirements.

Summary

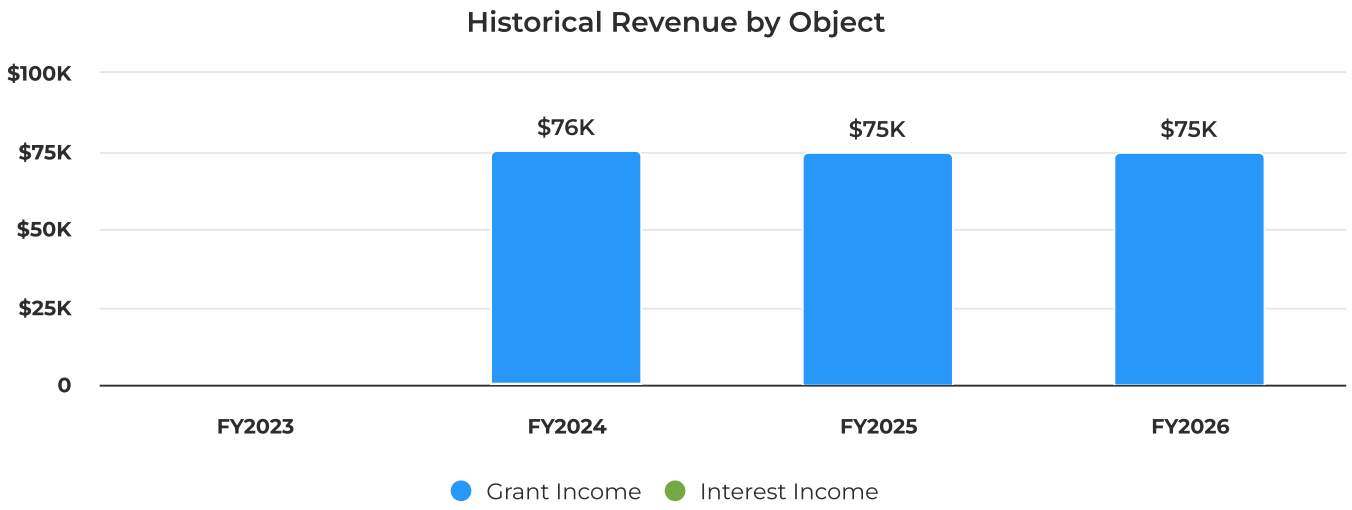


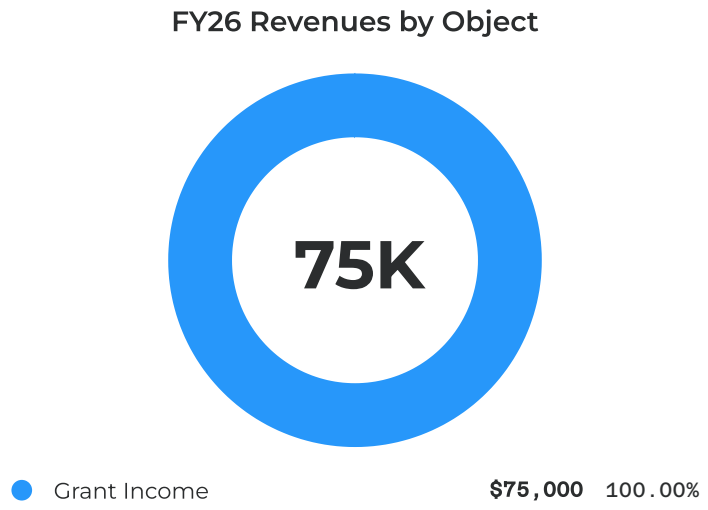
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$74,353.00**	**-**
Revenues		
Miscellaneous (Interest, Rent, etc.)	$75,000.00	$75,000.00
Total Revenues	**$75,000.00**	**$75,000.00**
Expenditures		
Other Expenses	$30,250.00	$30,250.00
Utilities	$44,750.00	$27,125.00
Total Expenditures	**$75,000.00**	**$57,375.00**
Total Revenues Less Expenditures	**-**	**$17,625.00**
Ending Fund Balance	**$74,353.00**	**$17,625.00**

Revenues by Object

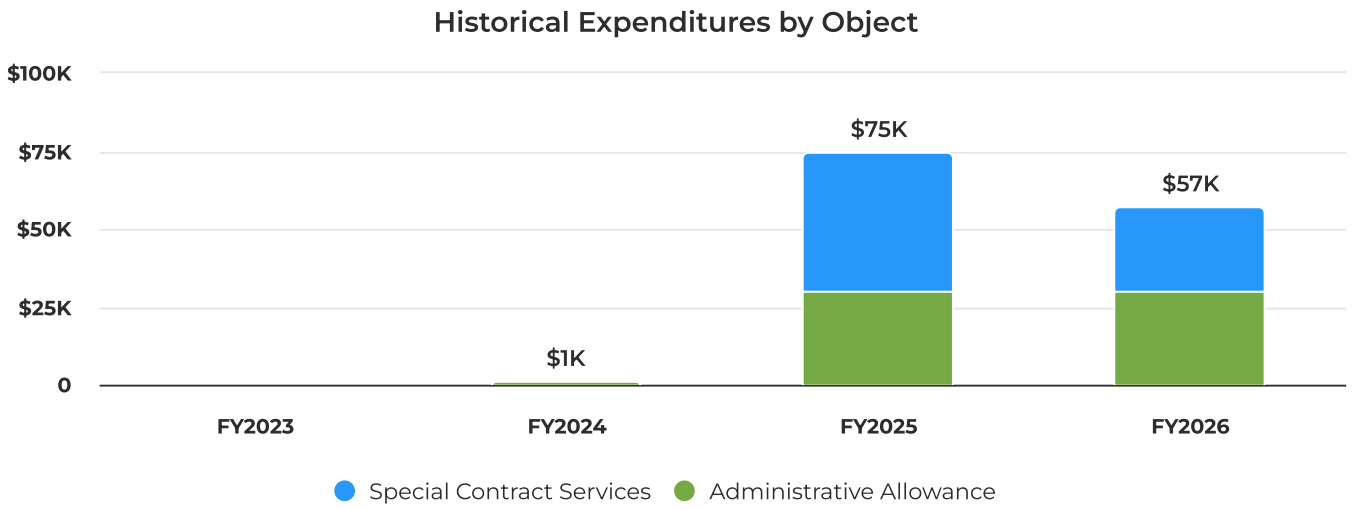


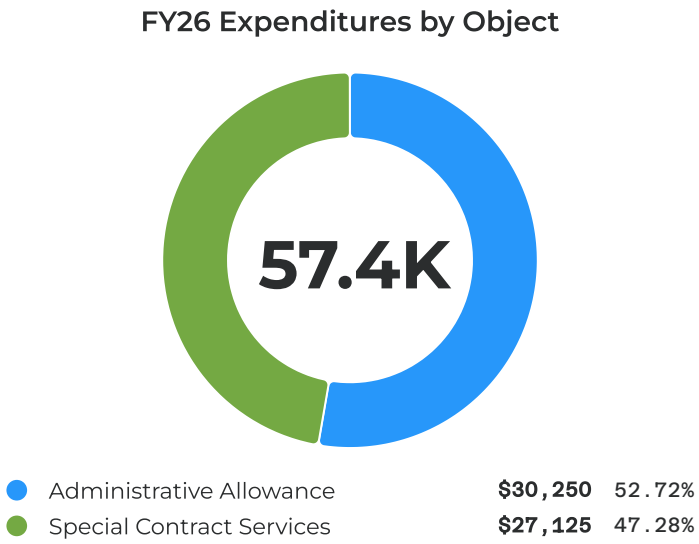


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	$75,000.00	$75,000.00	0.00%
Total Revenues	**$75,000.00**	**$75,000.00**	**0.00%**

Expenditures by Object

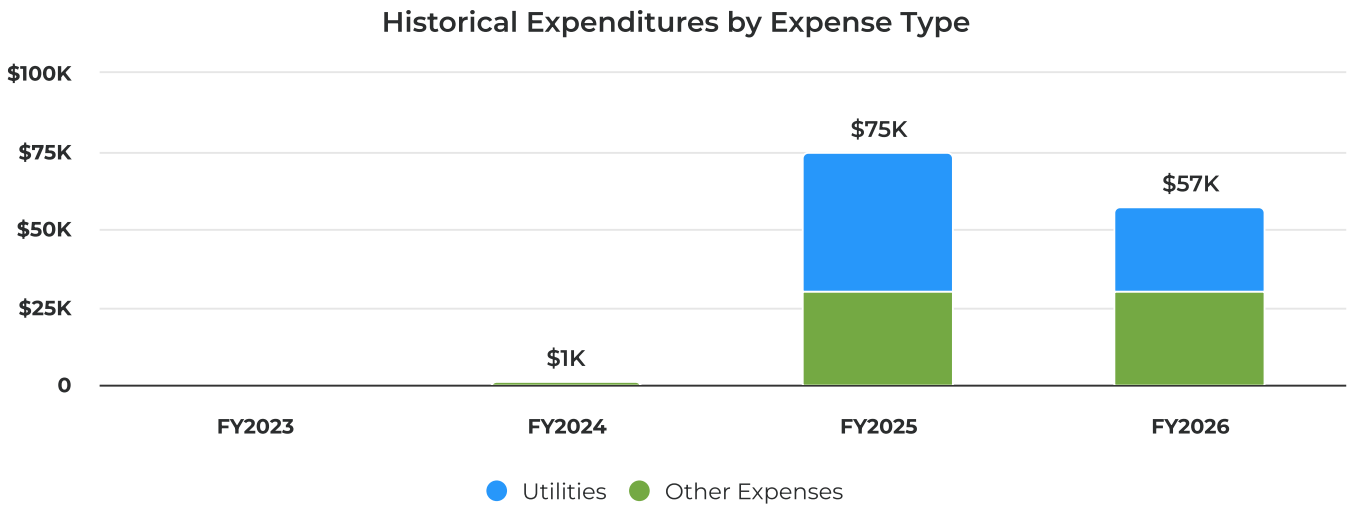


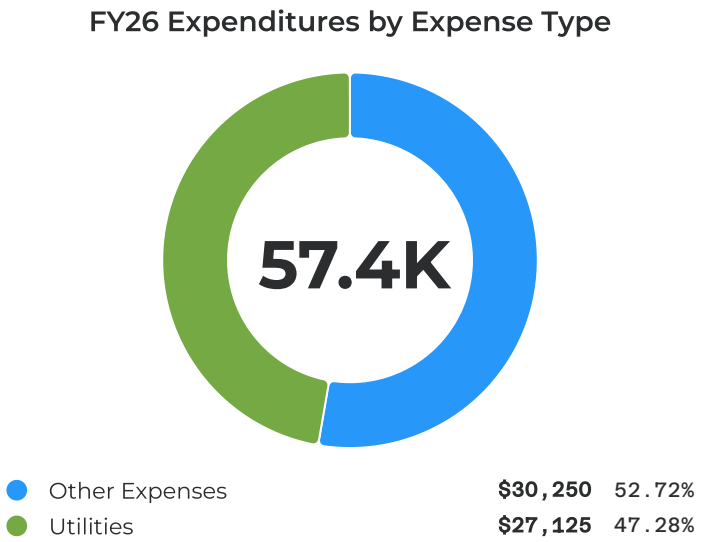


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$30,250.00	$30,250.00	0.00%
Special Contract Services	$44,750.00	$27,125.00	-39.39%
Total Expenditures	**$75,000.00**	**$57,375.00**	**-23.50%**

Expenditures by Expense Type

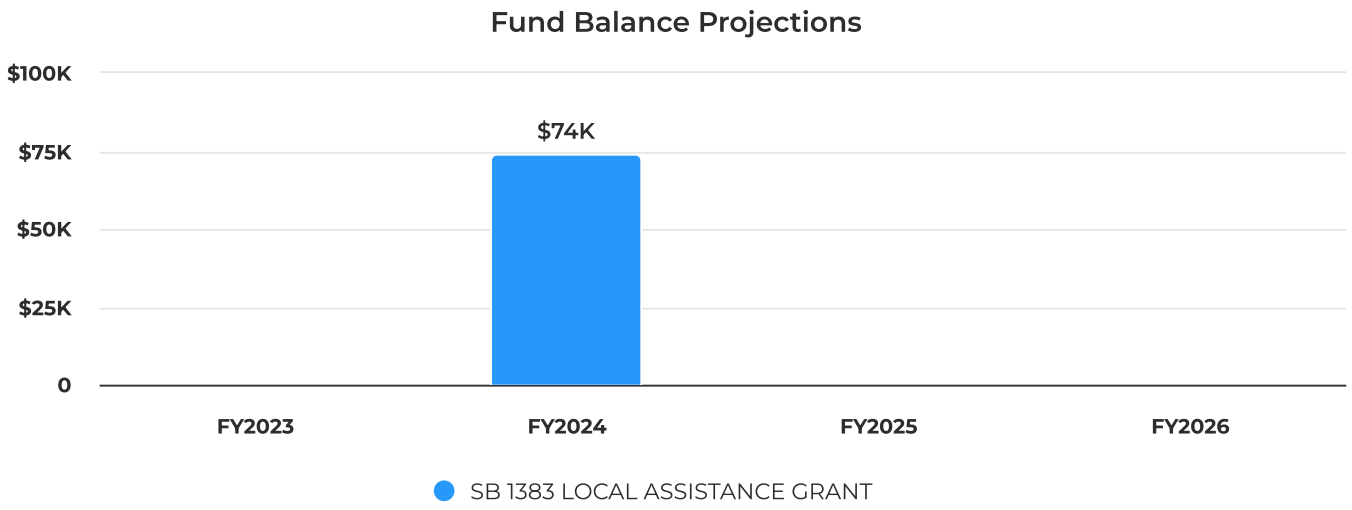




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$30,250.00	$30,250.00	0.00%
Utilities	$44,750.00	$27,125.00	-39.39%
Total Expenditures	**$75,000.00**	**$57,375.00**	**-23.50%**

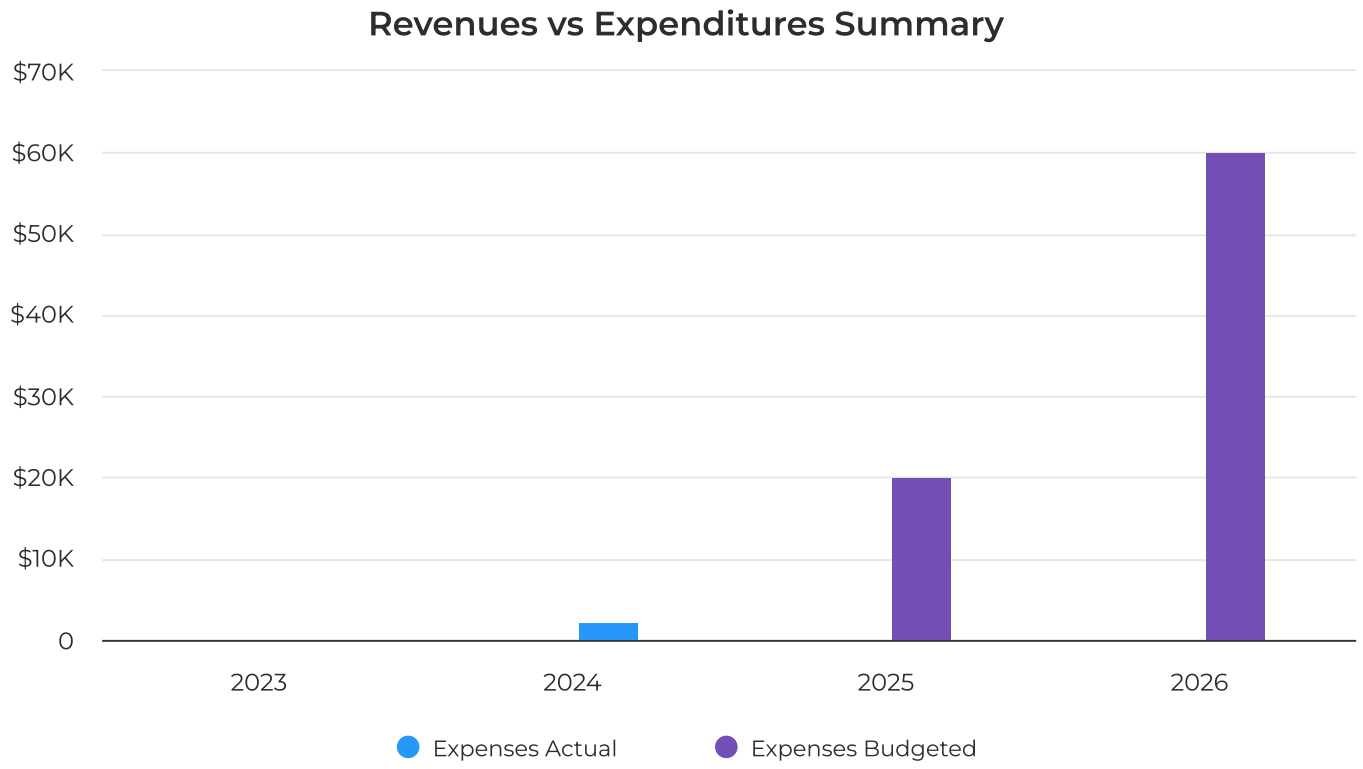
Fund Balance



BOND PROJECT PIONEER BLVD.

Fund records expenditure related to the improvement of Pioneer Blvd.

Summary

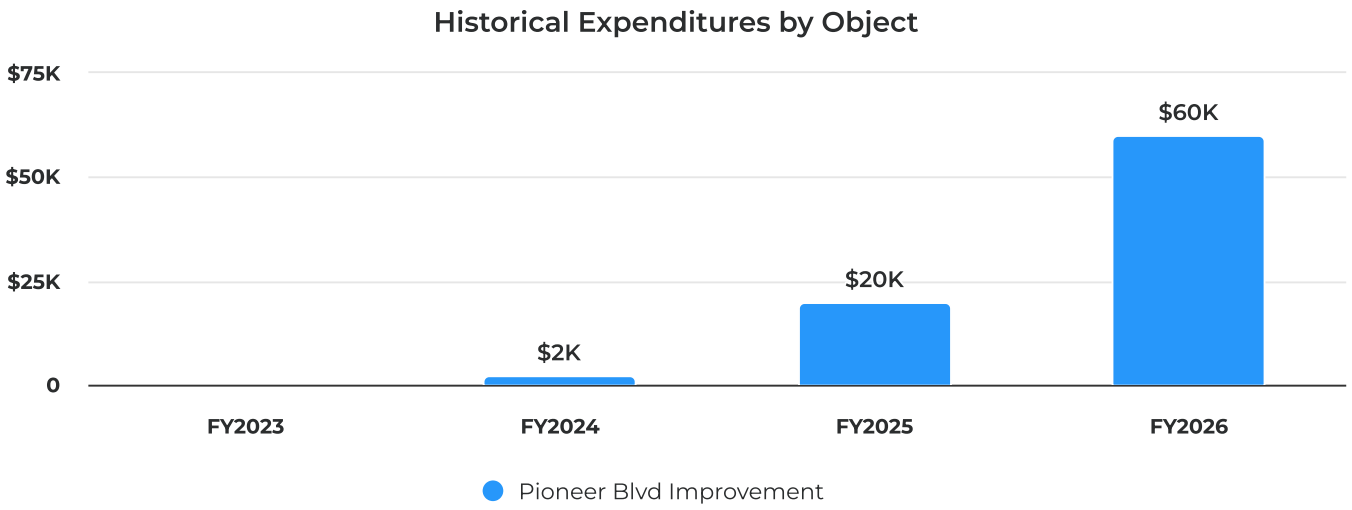


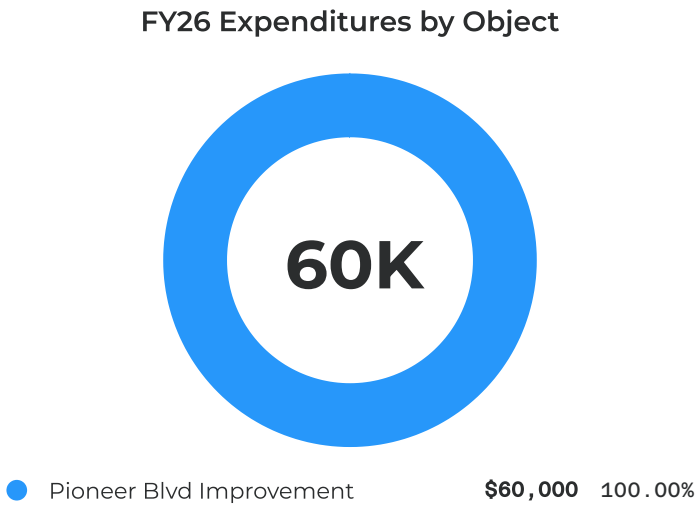
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$384,067.00**	**-**
Revenues		
Total Revenues	**-**	**-**
Expenditures		
Capital	$20,000.00	$60,000.00
Total Expenditures	**$20,000.00**	**$60,000.00**
Total Revenues Less Expenditures	**-$20,000.00**	**-$60,000.00**
Ending Fund Balance	**$364,067.00**	**-$60,000.00**

Expenditures by Object

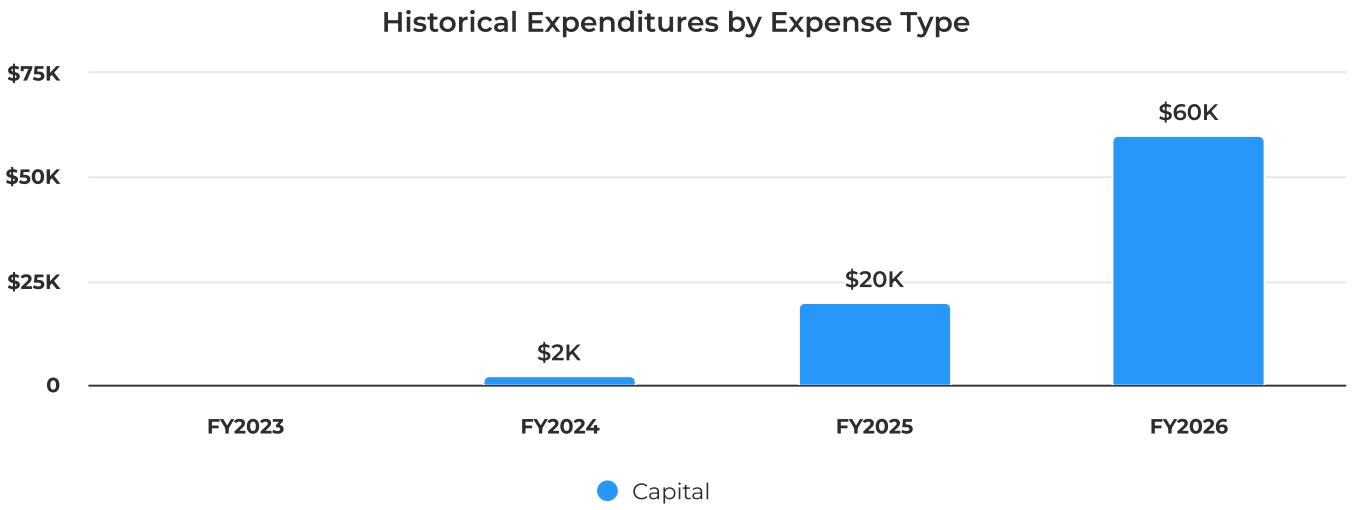


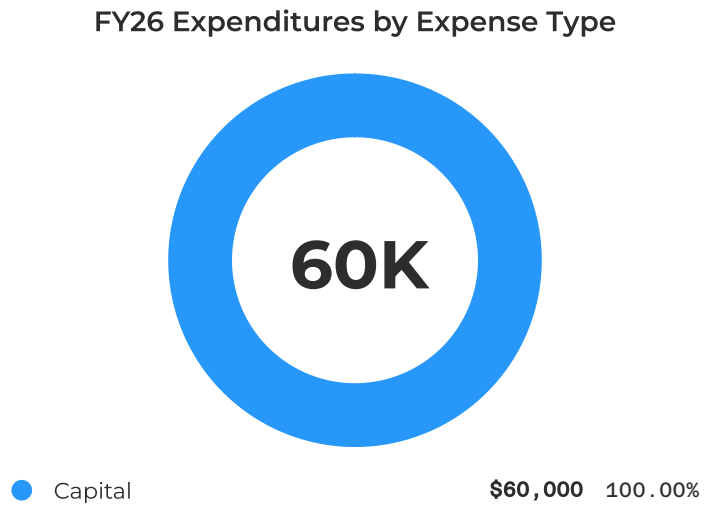


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Pioneer Blvd Improvement	$20,000.00	$60,000.00	200.00%
Total Expenditures	**$20,000.00**	**$60,000.00**	**200.00%**

Expenditures by Expense Type

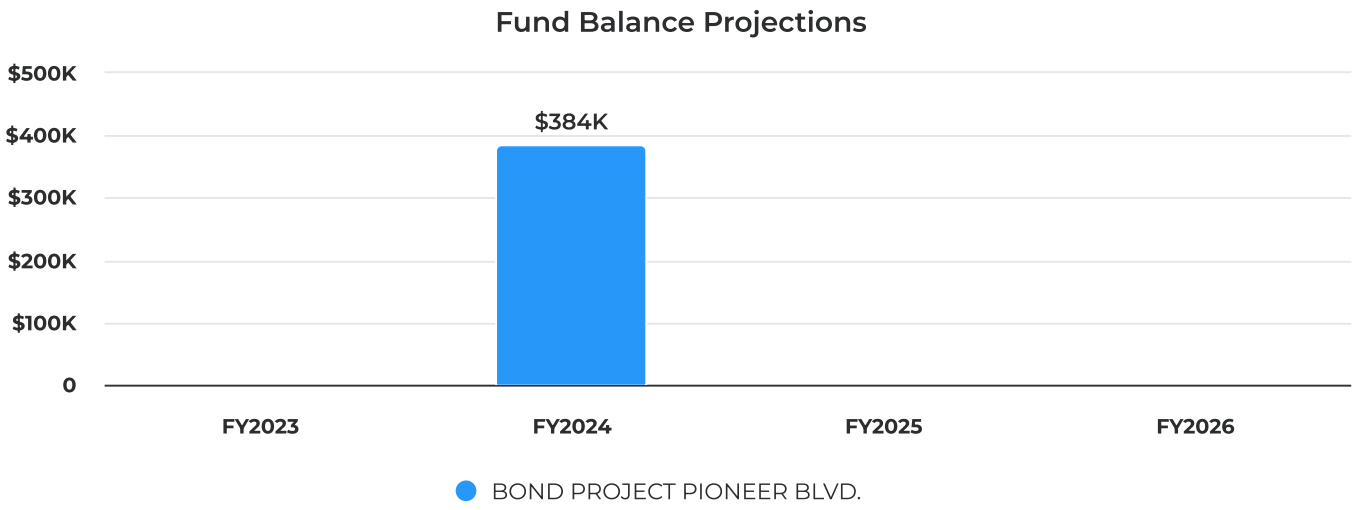




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Capital	$20,000.00	$60,000.00	200.00%
Total Expenditures	**$20,000.00**	**$60,000.00**	**200.00%**

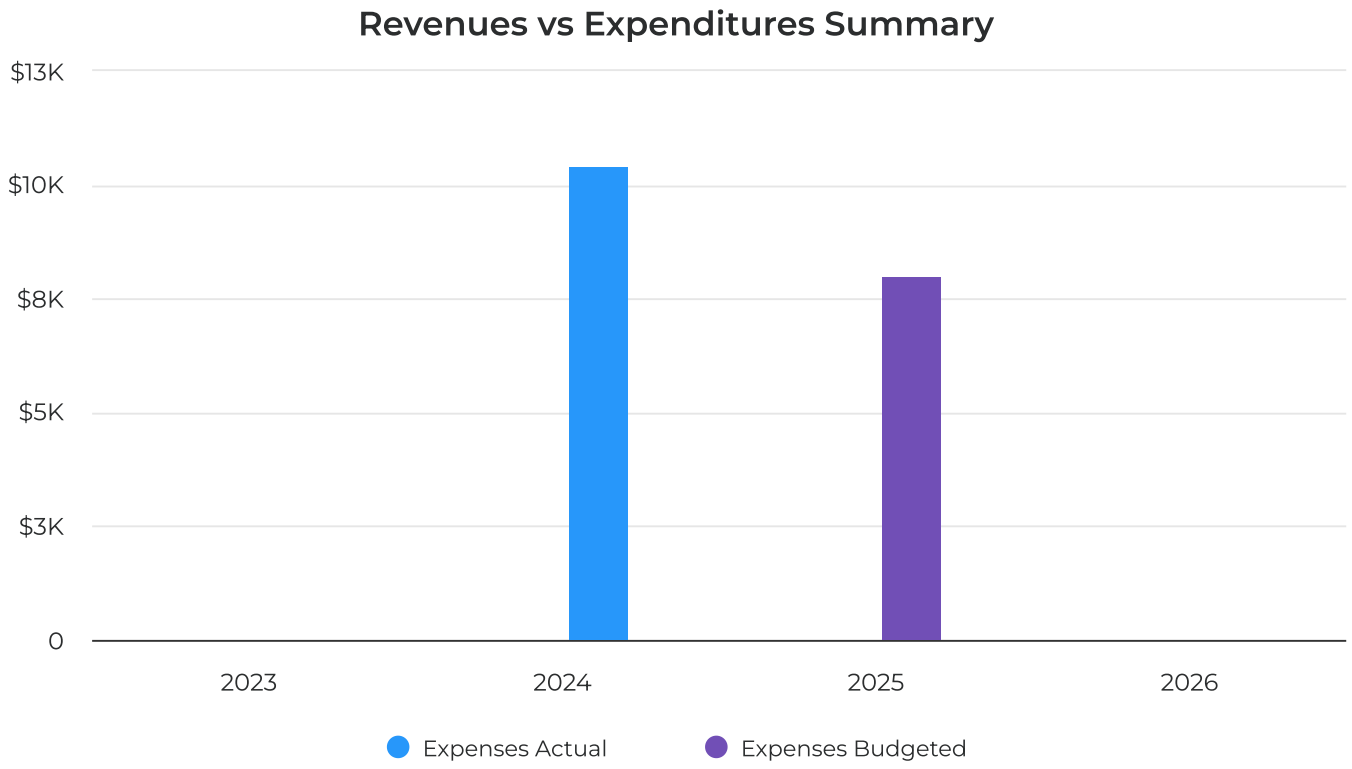
Fund Balance



BOND PROJECT HISTORICAL DISTRICT

Fund records expenditure related to the improvement of the Historic District Recreational Trails Area.

Summary

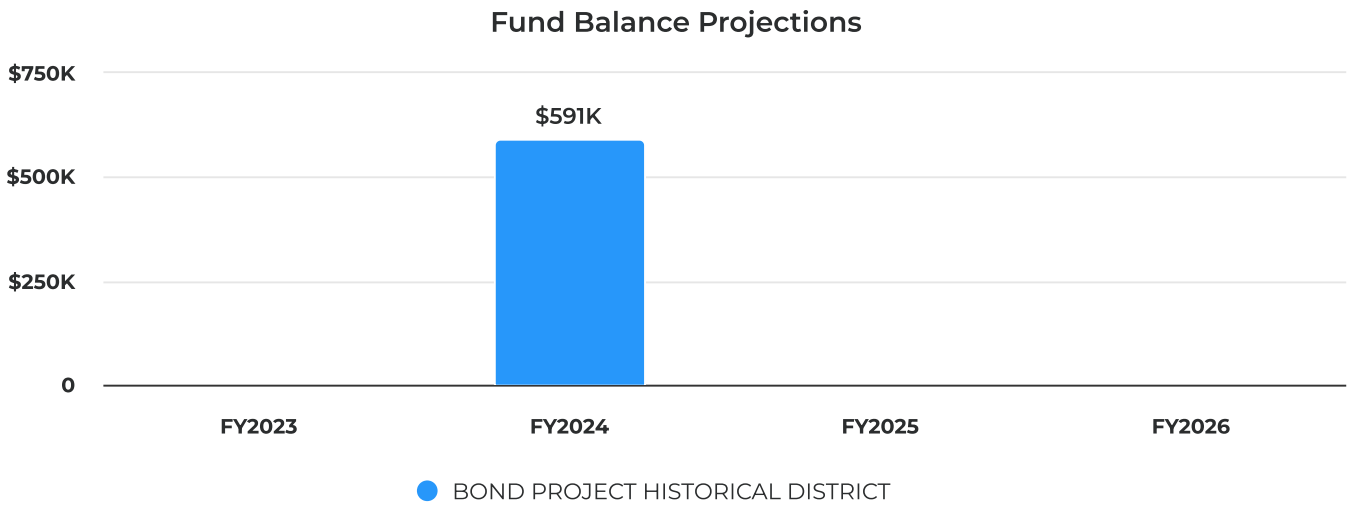


Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$591,118.00**	**-**
Revenues		
Total Revenues	**-**	**-**
Expenditures		
Capital	$8,000.00	-
Total Expenditures	**$8,000.00**	**-**
Total Revenues Less Expenditures	**-$8,000.00**	**-**
Ending Fund Balance	**$583,118.00**	**-**

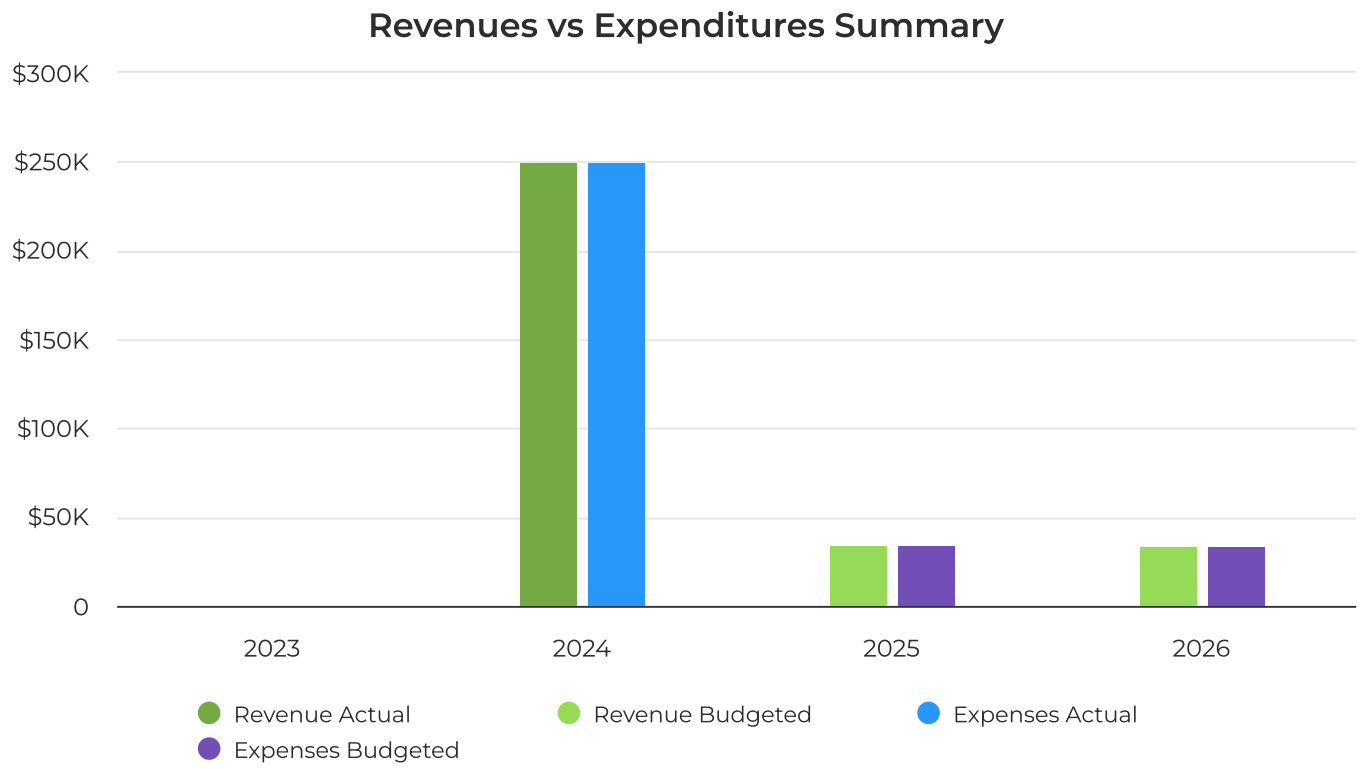
Fund Balance



SUCCESSOR AGENCY ADMIN

The Successor Agency Recognized Obligation Payment Schedule (ROPS) Fund pays the obligations on the State approved ROPS Form.

Summary

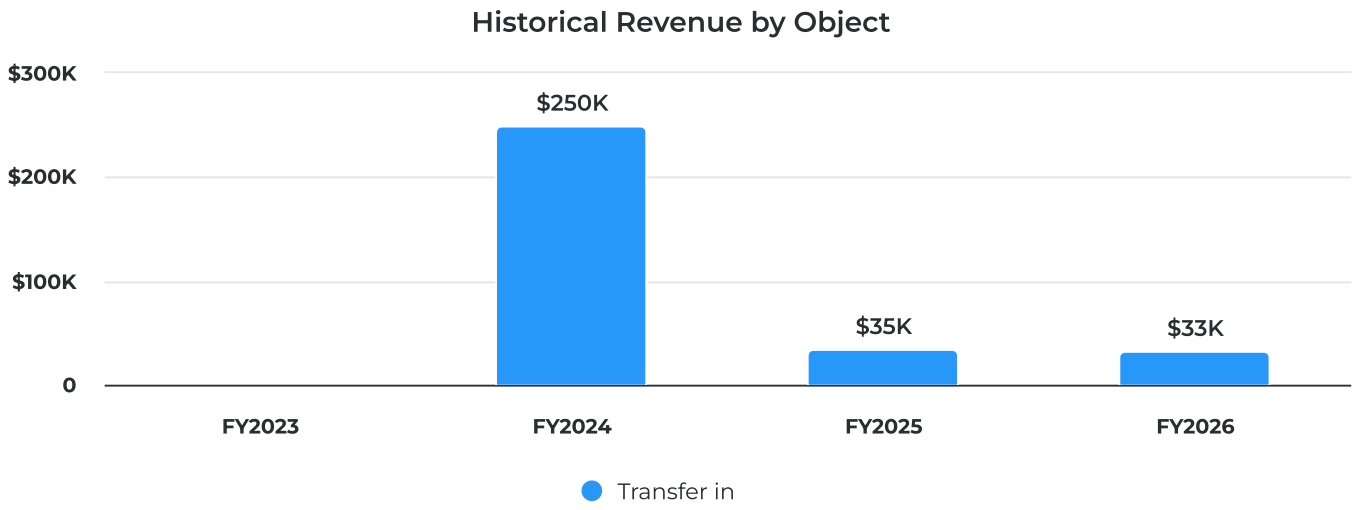


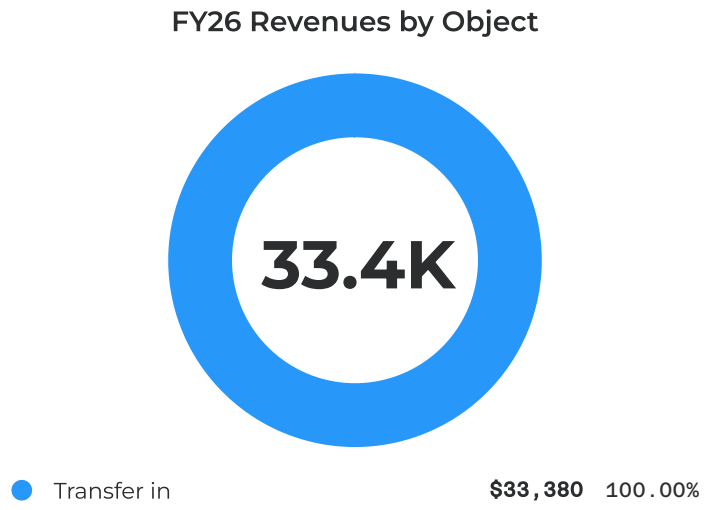
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	-	-
Revenues		
Transfers In	$35,176.00	$33,380.00
Total Revenues	**$35,176.00**	**$33,380.00**
Expenditures		
Other Expenses	$35,176.00	$33,380.00
Total Expenditures	**$35,176.00**	**$33,380.00**
Total Revenues Less Expenditures	-	-
Ending Fund Balance	-	-

Revenues by Object

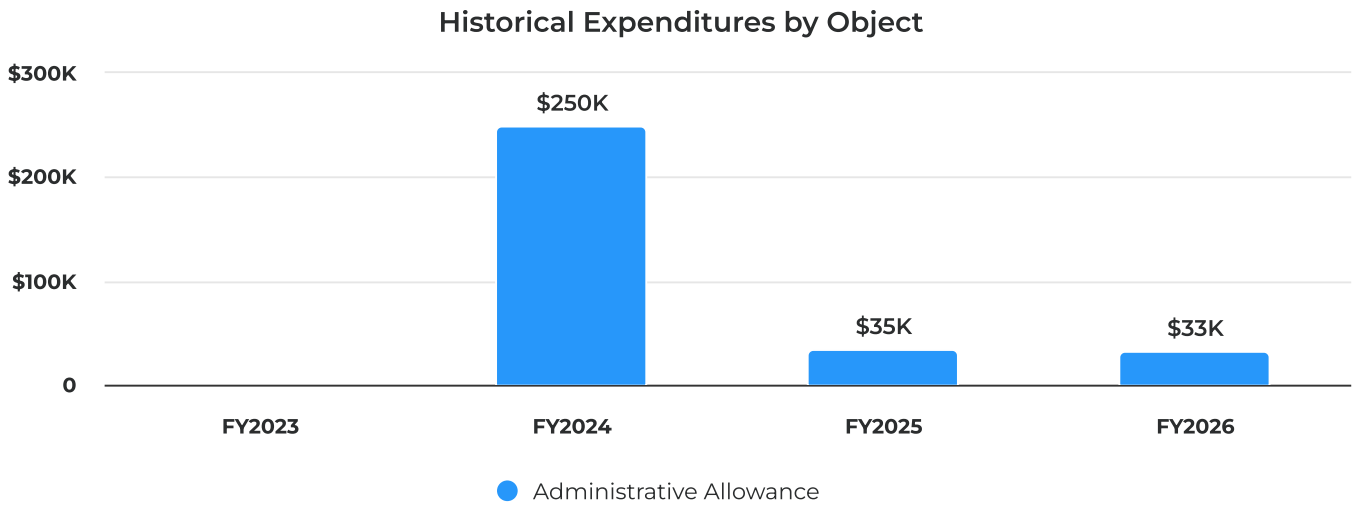


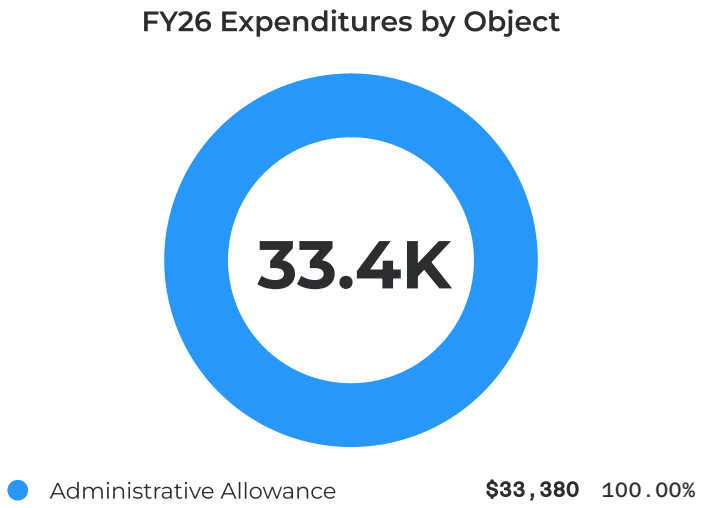


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Transfer in	$35,176.00	$33,380.00	-5.11%
Total Revenues	**$35,176.00**	**$33,380.00**	**-5.11%**

Expenditures by Object

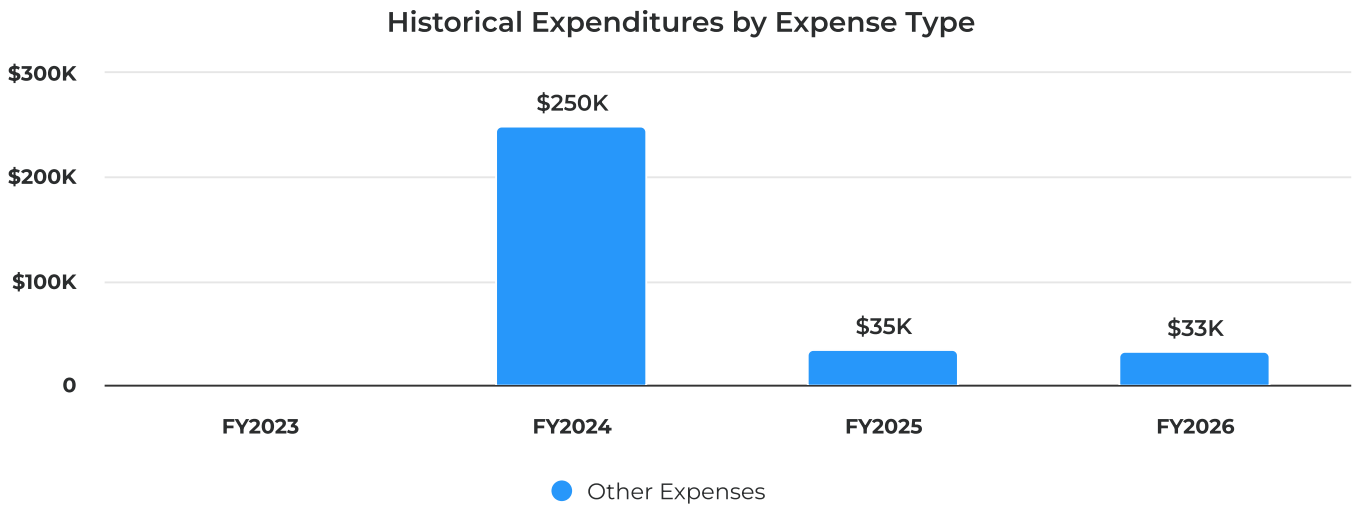


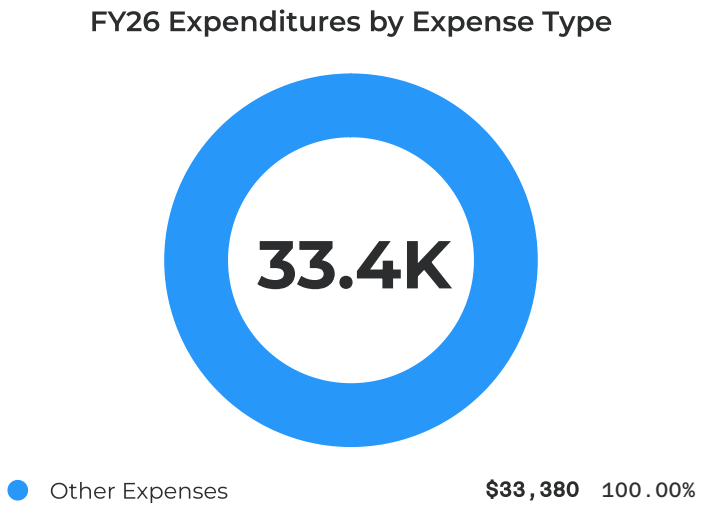


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Administrative Allowance	$35,176.00	$33,380.00	-5.11%
Total Expenditures	**$35,176.00**	**$33,380.00**	**-5.11%**

Expenditures by Expense Type





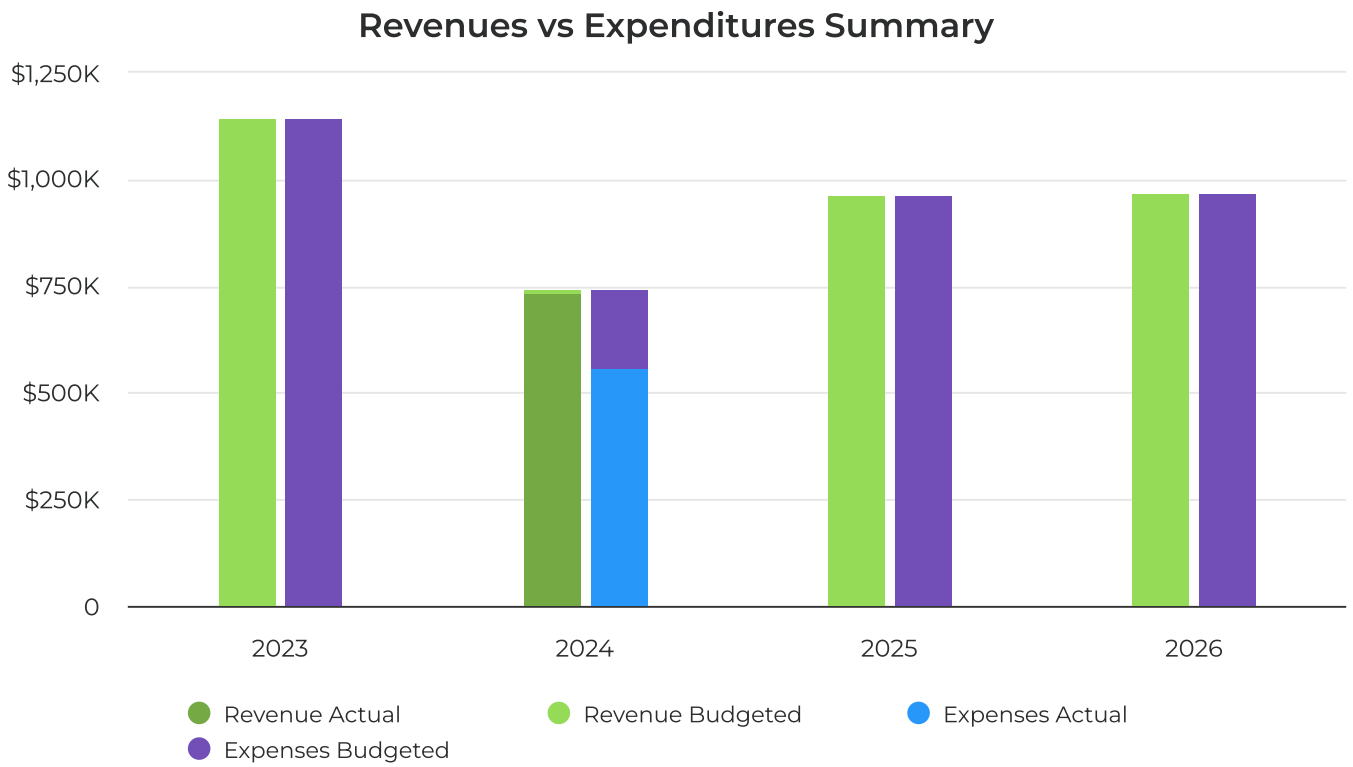
Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Other Expenses	$35,176.00	$33,380.00	-5.11%
Total Expenditures	**$35,176.00**	**$33,380.00**	**-5.11%**

SUCCESSOR AGENCY BOND

The Successor Agency Recognized Obligation Payment Schedule (ROPS) Fund pays the obligations on the State approved ROPS Form.

Summary

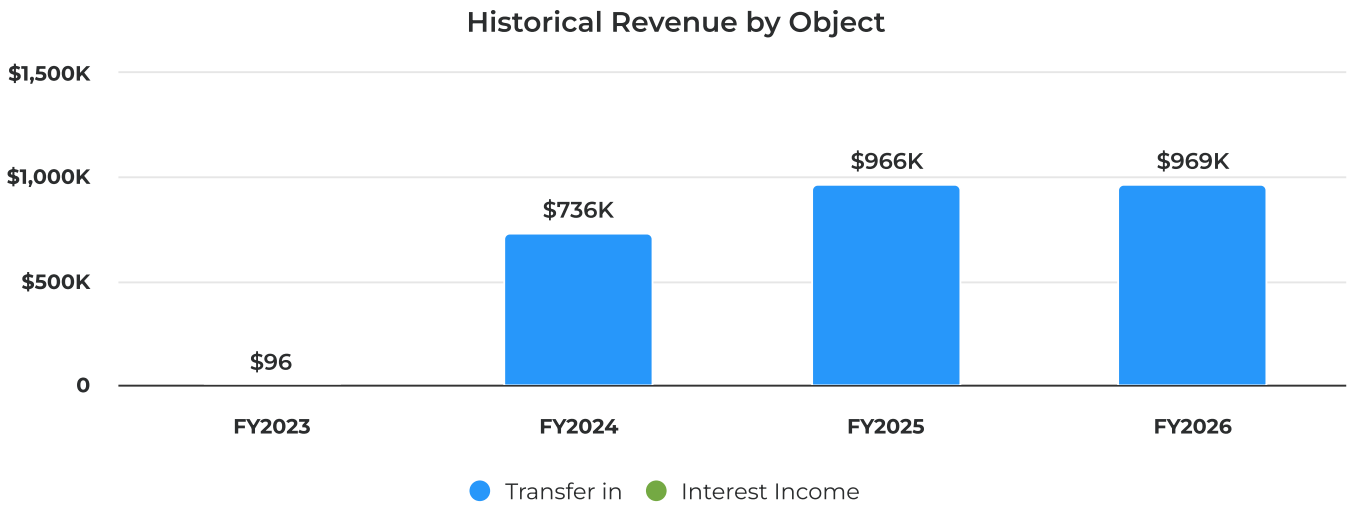


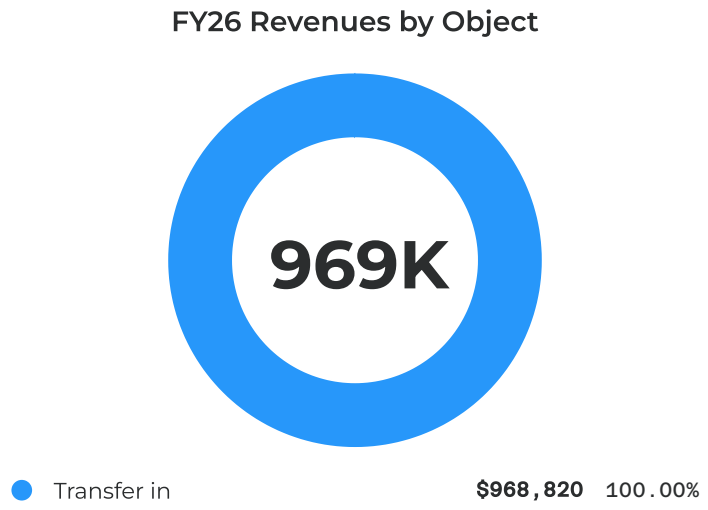
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**-$11,888,302.00**	**-**
Revenues		
Transfers In	$965,505.00	$968,820.00
Total Revenues	**$965,505.00**	**$968,820.00**
Expenditures		
Utilities	$8,800.00	$8,800.00
Bond	$956,705.00	$960,020.00
Total Expenditures	**$965,505.00**	**$968,820.00**
Total Revenues Less Expenditures	**-**	**-**
Ending Fund Balance	**-$11,888,302.00**	**-**

Revenues by Object

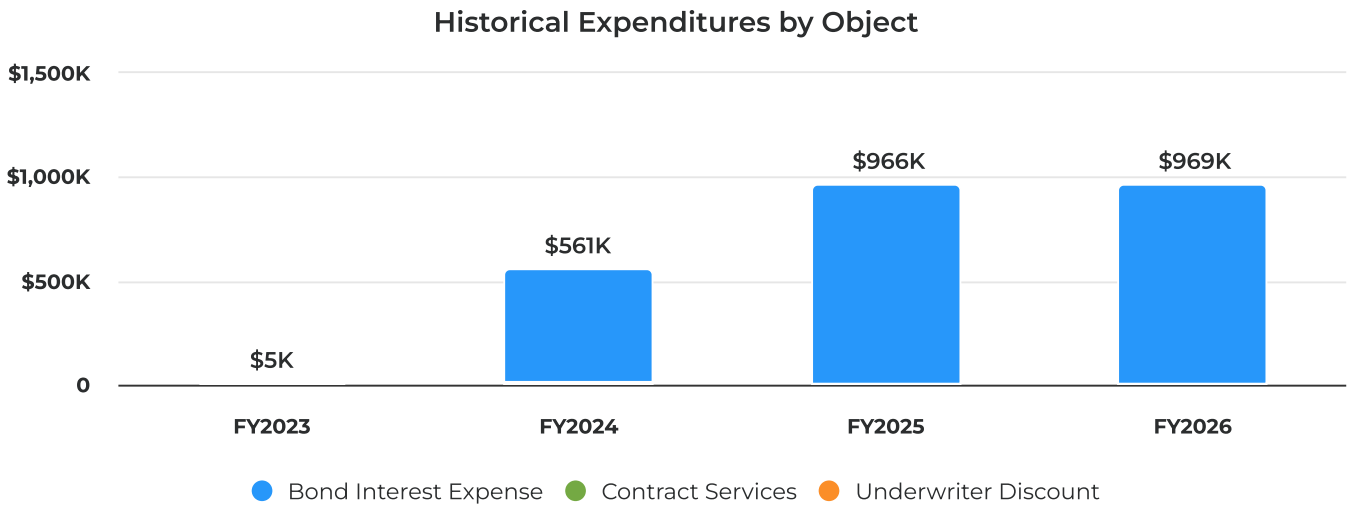


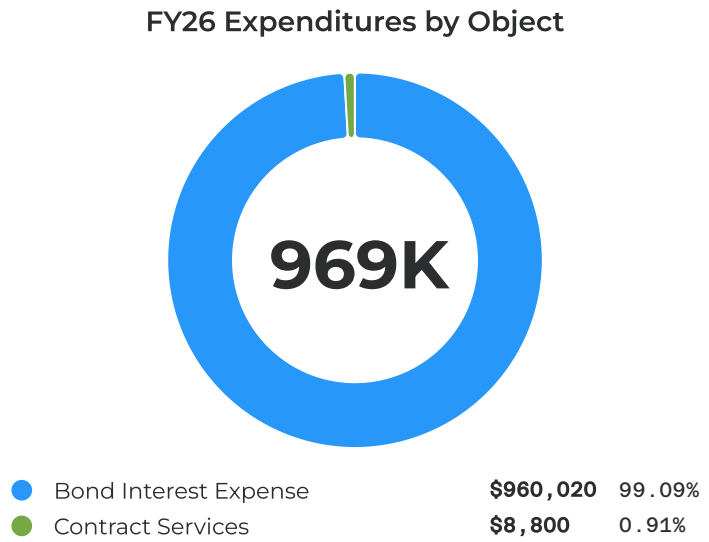


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Transfer in	$965,505.00	$968,820.00	0.34%
Total Revenues	**$965,505.00**	**$968,820.00**	**0.34%**

Expenditures by Object

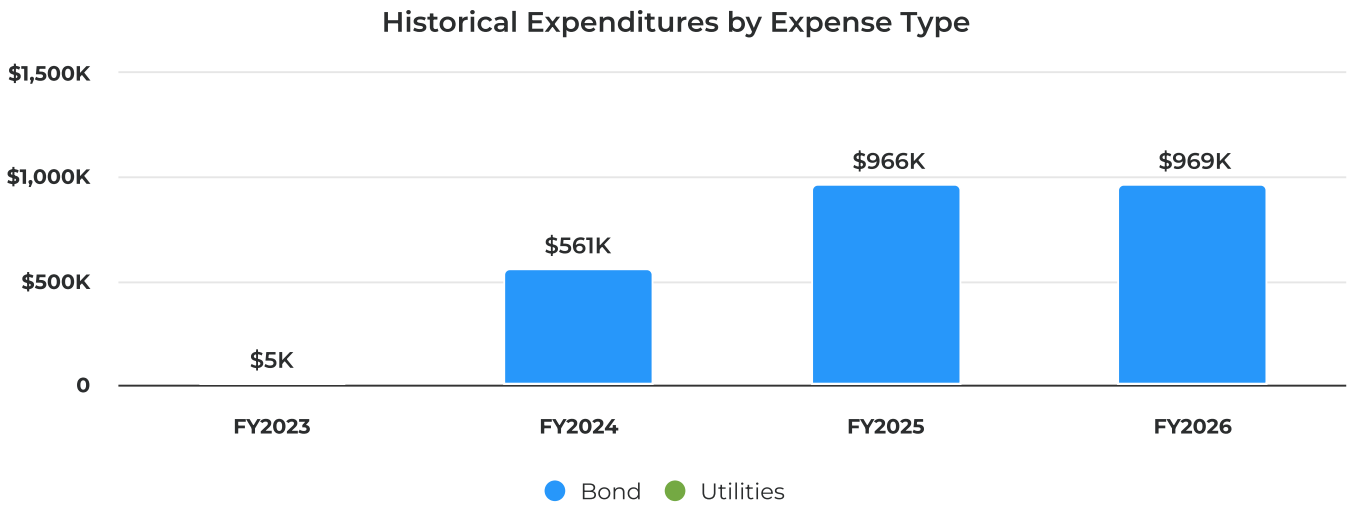


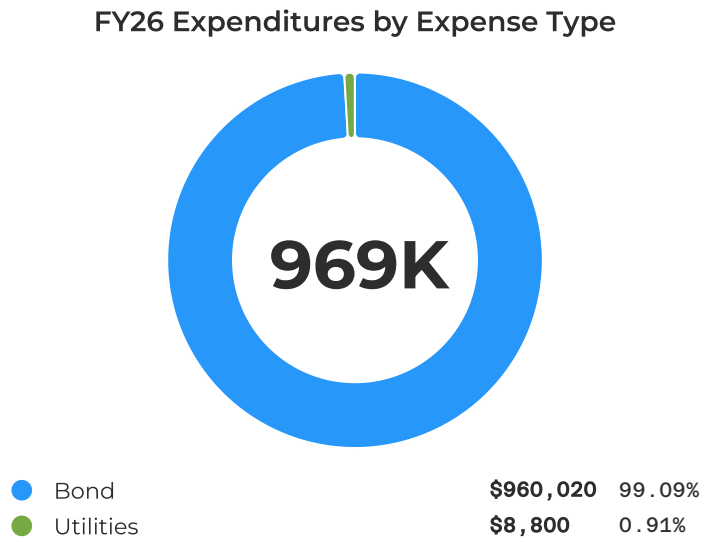


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	$8,800.00	$8,800.00	0.00%
Bond Interest Expense	$956,705.00	$960,020.00	0.35%
Total Expenditures	**$965,505.00**	**$968,820.00**	**0.34%**

Expenditures by Expense Type

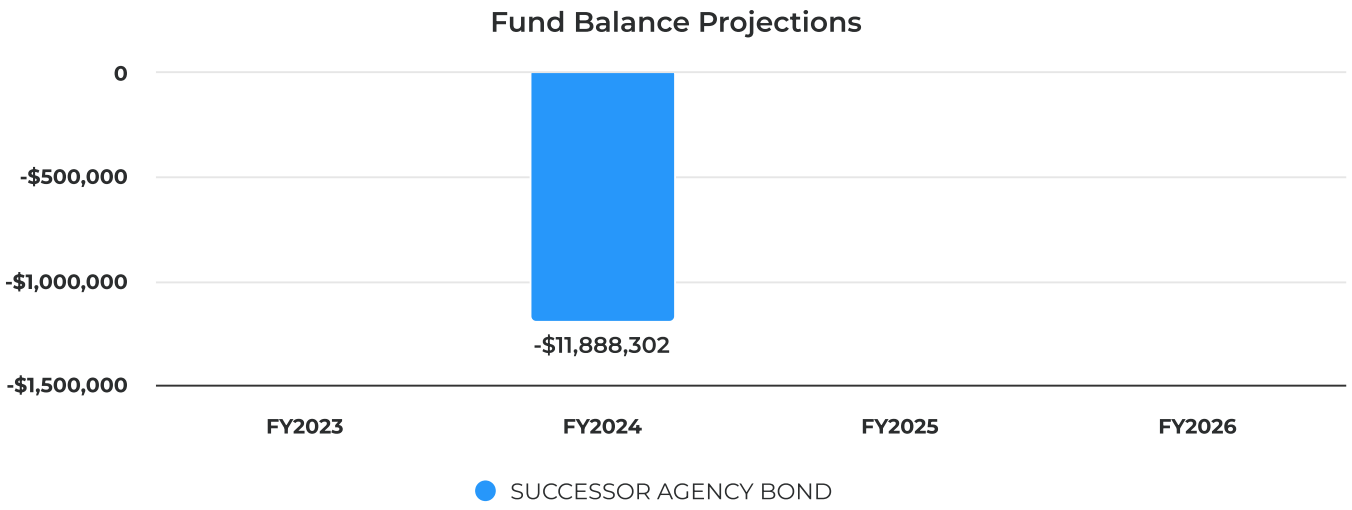




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	$8,800.00	$8,800.00	0.00%
Bond	$956,705.00	$960,020.00	0.35%
Total Expenditures	**$965,505.00**	**$968,820.00**	**0.34%**

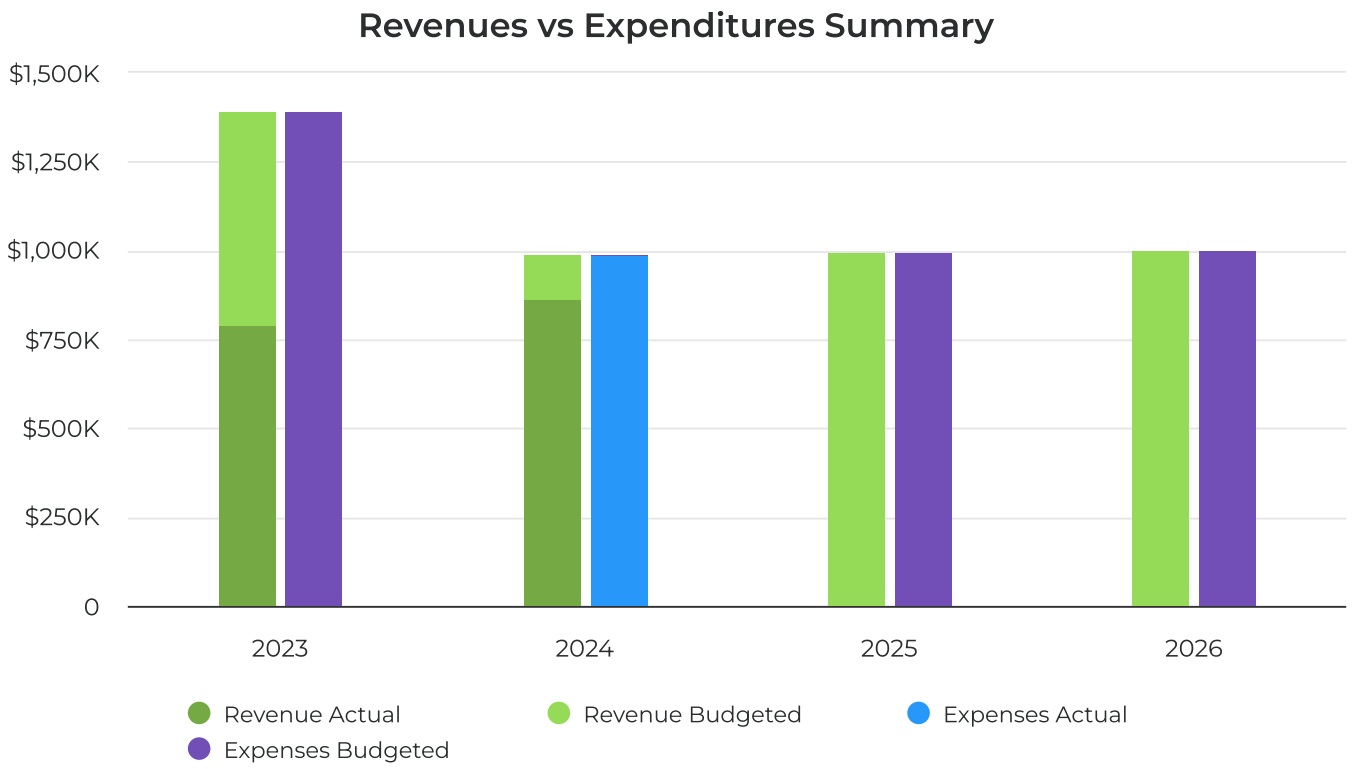
Fund Balance



SUCCESSOR AGENCY RORF

The Successor Agency Redevelopment Obligation Retirement (RORF) received Real Property Tax Trust Fund (RPTTF) revenues and transfers them to the ROPS and General Funds.

Summary

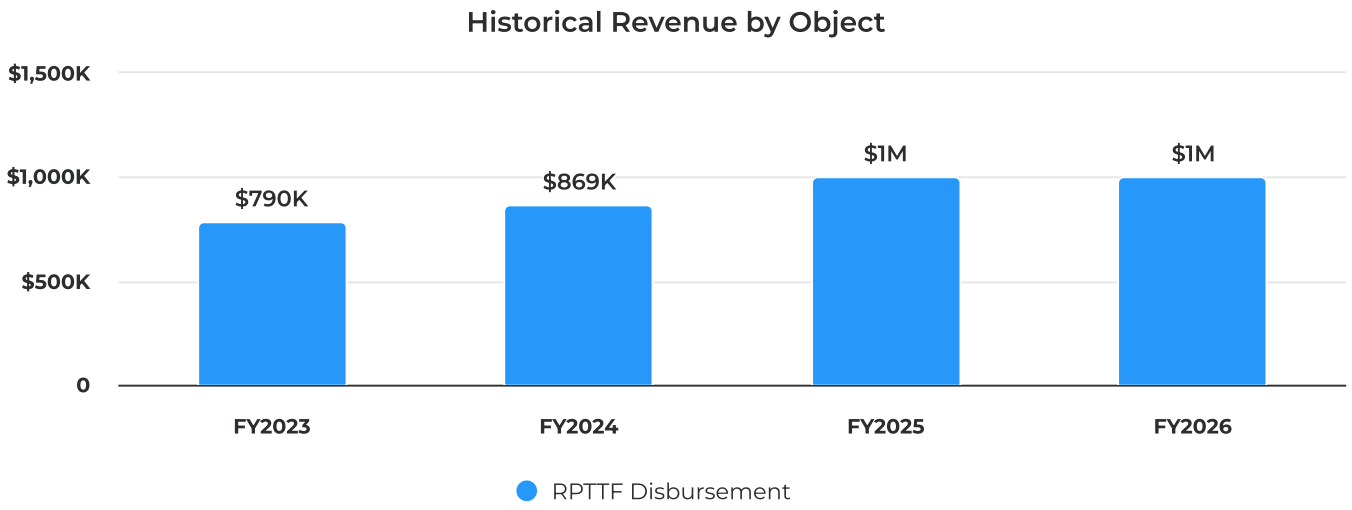


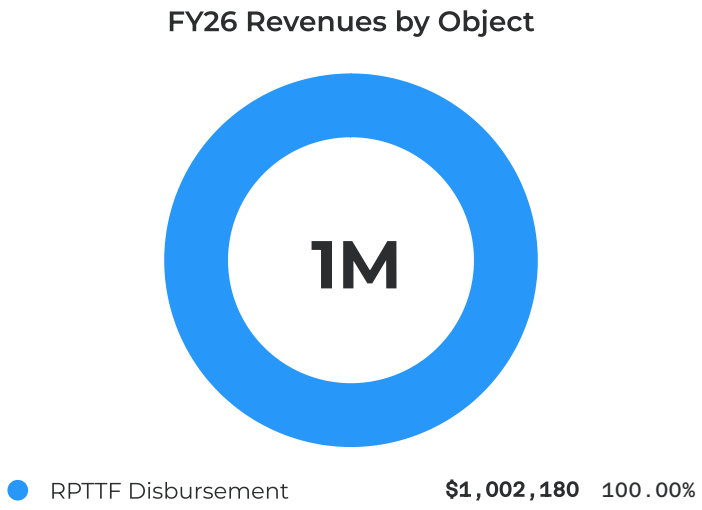
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	**$632,925.00**	**-**
Revenues		
Taxes	$1,000,681.00	$1,002,180.00
Total Revenues	**$1,000,681.00**	**$1,002,180.00**
Expenditures		
Transfers	$1,000,681.00	$1,002,180.00
Total Expenditures	**$1,000,681.00**	**$1,002,180.00**
Total Revenues Less Expenditures	**-**	**-**
Ending Fund Balance	**$632,925.00**	**-**

Revenues by Object

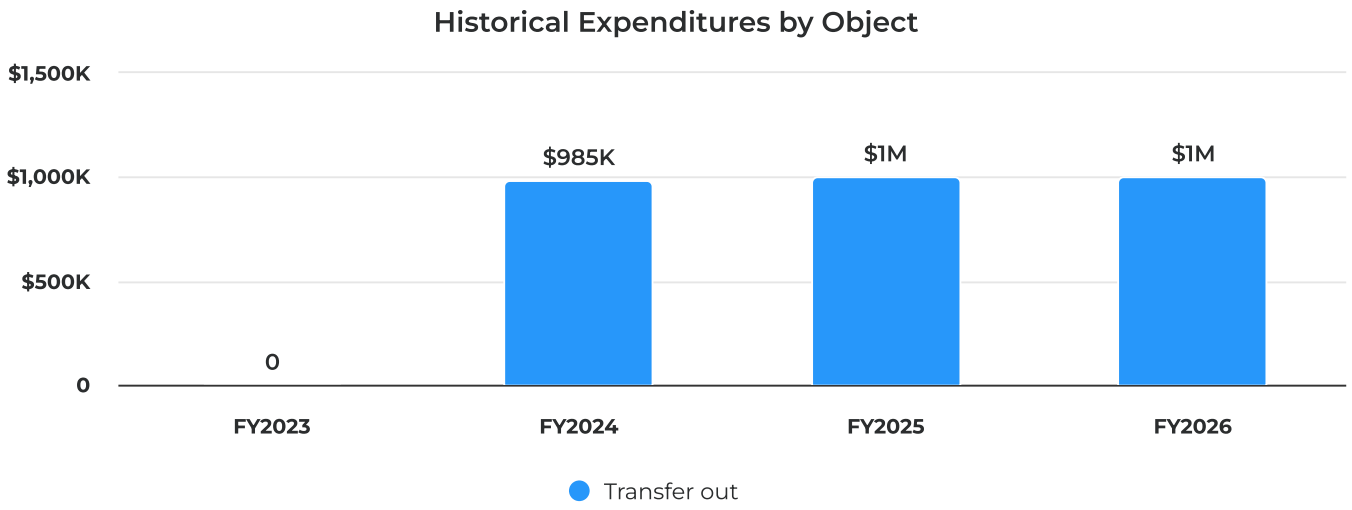


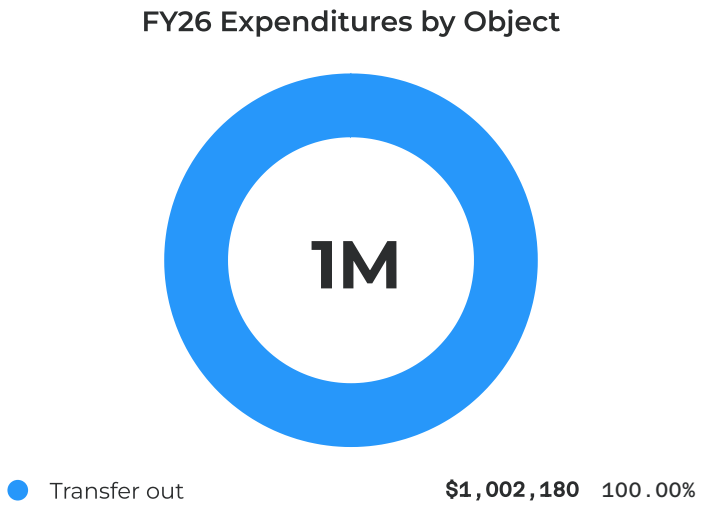


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
RPTTF Disbursement	$1,000,681.00	$1,002,180.00	0.15%
Total Revenues	**$1,000,681.00**	**$1,002,180.00**	**0.15%**

Expenditures by Object

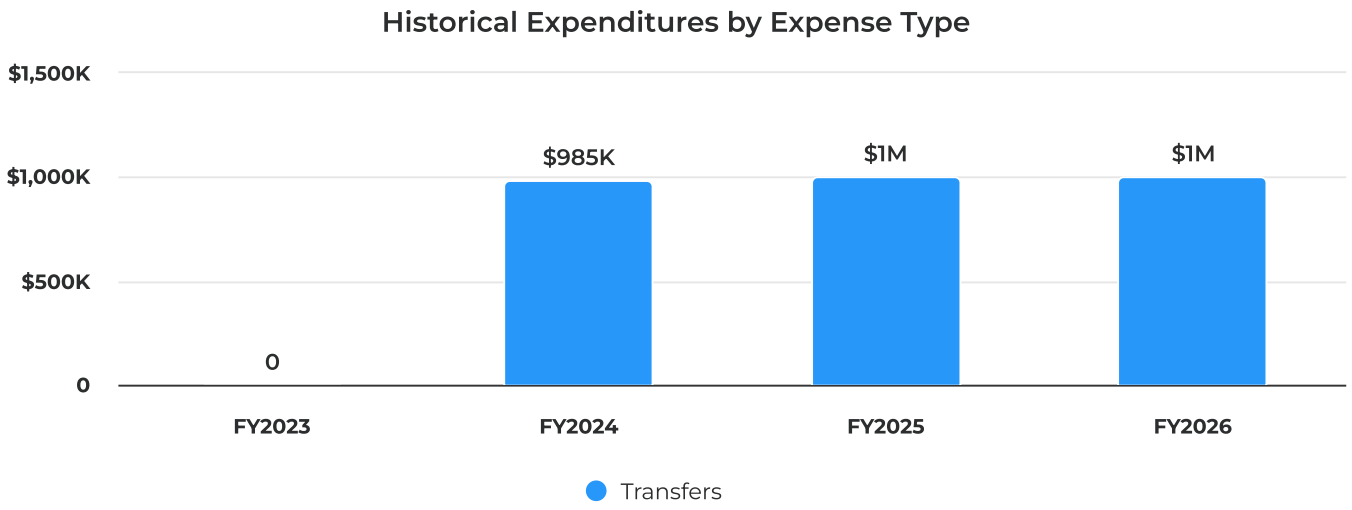


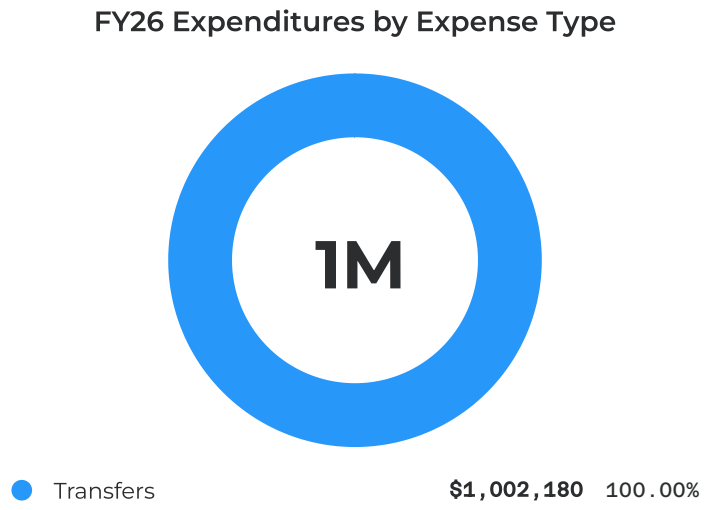


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Transfer out	$1,000,681.00	$1,002,180.00	0.15%
Total Expenditures	**$1,000,681.00**	**$1,002,180.00**	**0.15%**

Expenditures by Expense Type

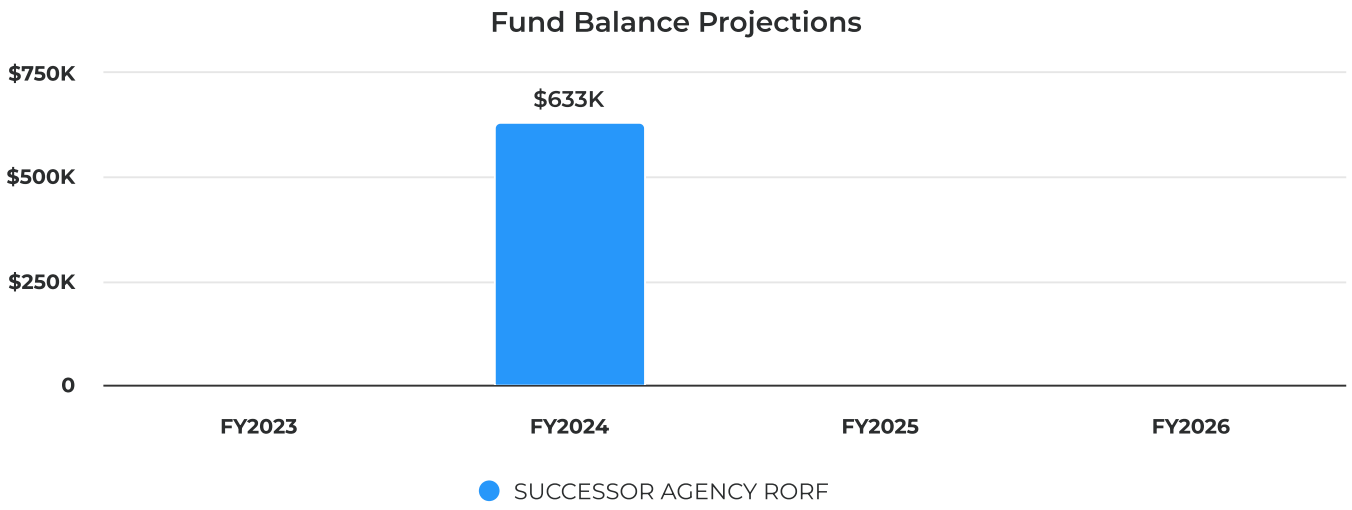




Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Transfers	$1,000,681.00	$1,002,180.00	0.15%
Total Expenditures	**$1,000,681.00**	**$1,002,180.00**	**0.15%**

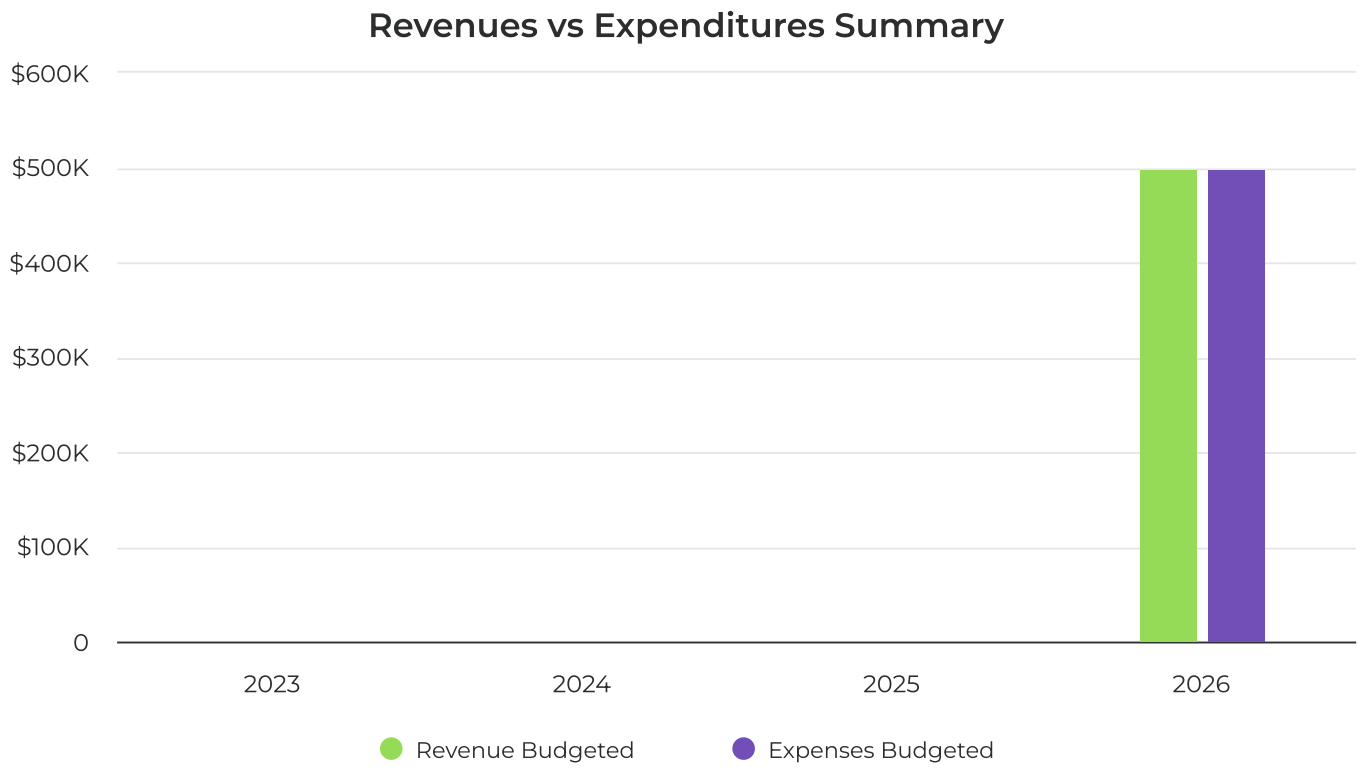
Fund Balance



TRANSPORTATION PLANNING GRANT

This fund includes two grants received from the State of California to update the City's Local Hazard Mitigation Plan and to develop the City's first Climate Adaptation Plan inclusive of an evacuation plan for the City in case of a natural disaster.

Summary

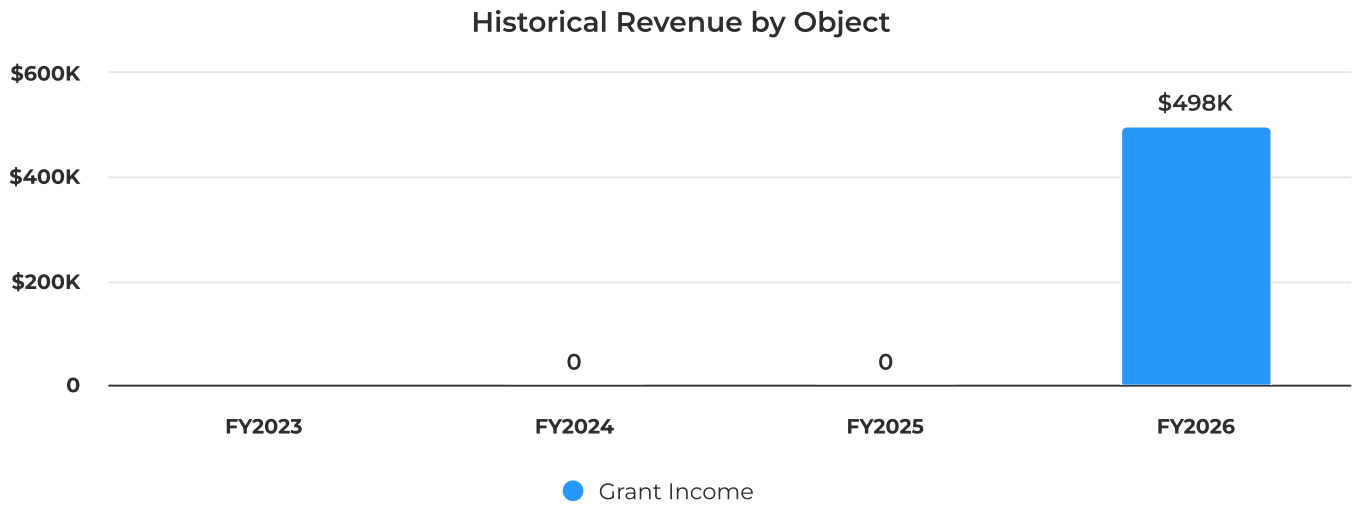


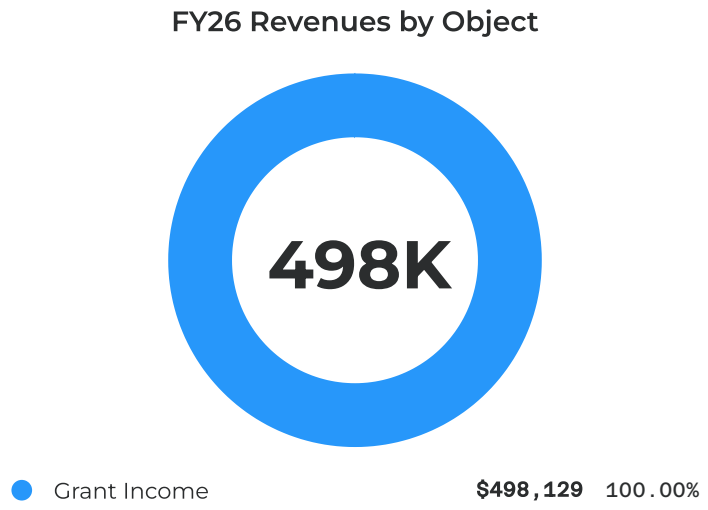
Comprehensive Fund Summary

Comprehensive Fund Summary

Category	FY 2025 Amended	FY 2026 Budgeted
Beginning Fund Balance	-	-
Revenues		
Miscellaneous (Interest, Rent, etc.)	-	$498,129.00
Total Revenues	-	**$498,129.00**
Expenditures		
Utilities	-	$498,129.00
Total Expenditures	-	**$498,129.00**
Total Revenues Less Expenditures	-	-
Ending Fund Balance	-	-

Revenues by Object

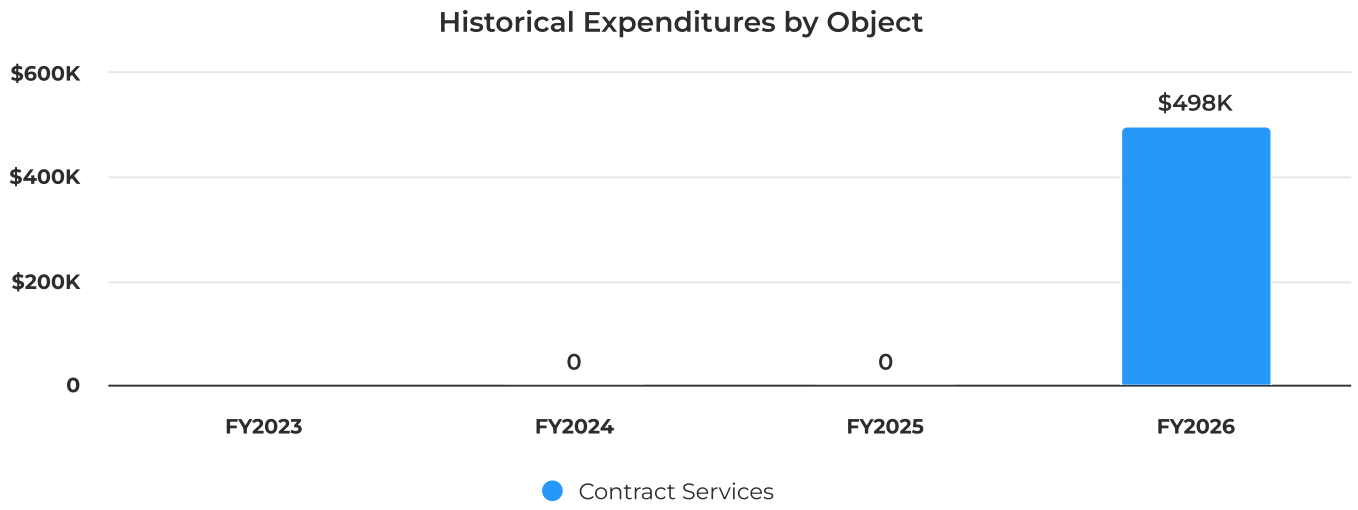


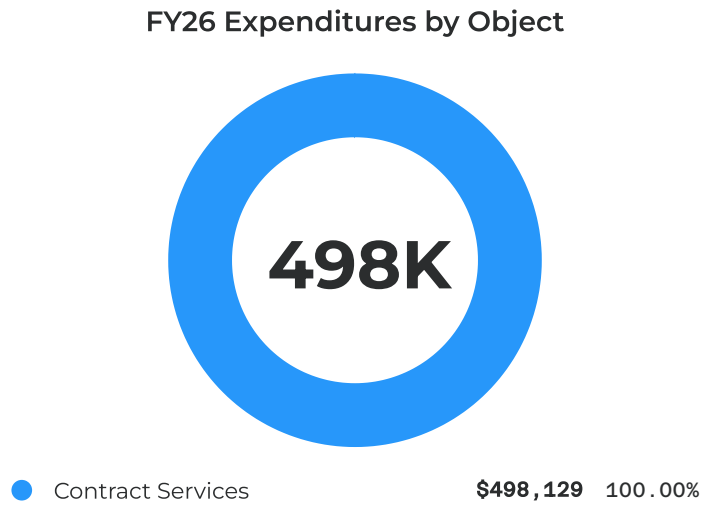


Revenues by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Grant Income	-	$498,129.00	-
Total Revenues	**-**	**$498,129.00**	**-**

Expenditures by Object

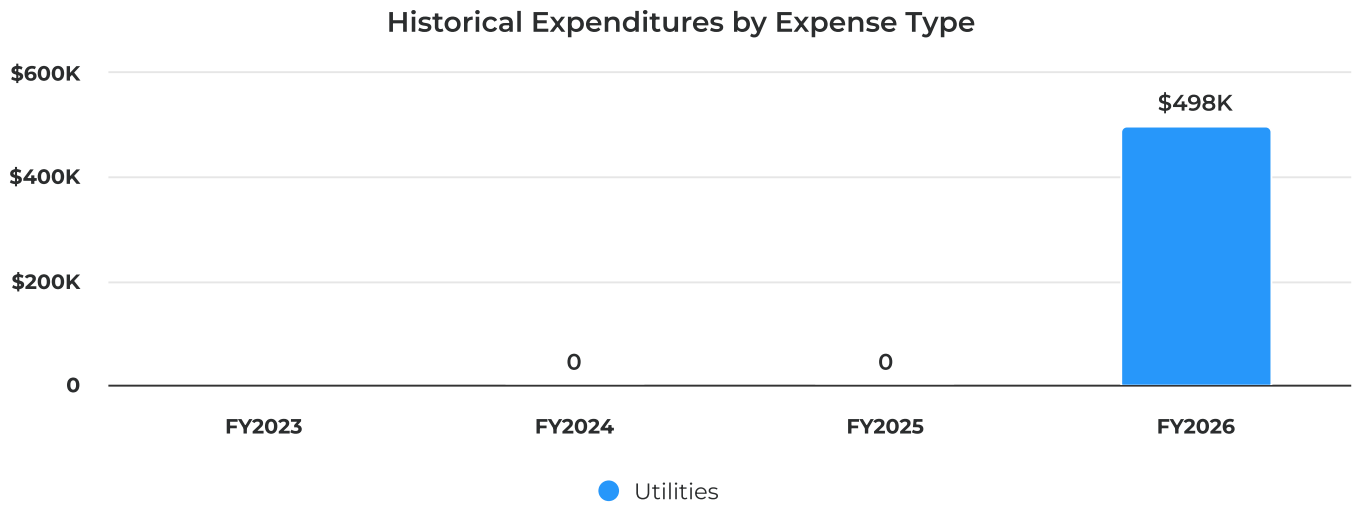


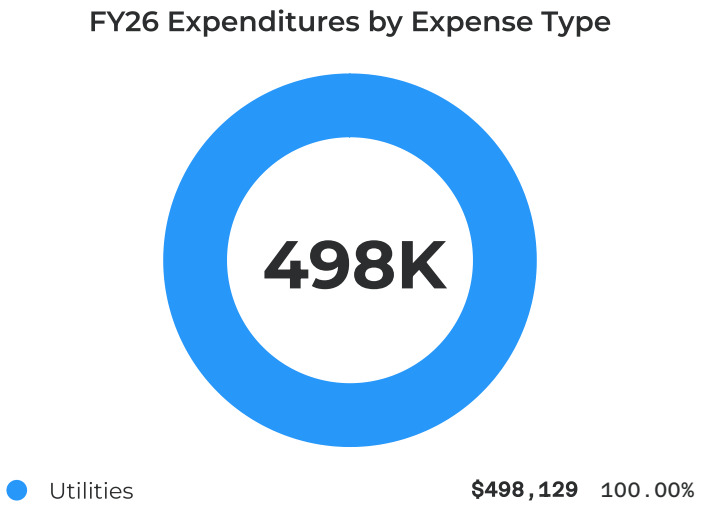


Expenditures by Object

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Contract Services	-	$498,129.00	-
Total Expenditures	**-**	**$498,129.00**	**-**

Expenditures by Expense Type





Expenditures by Expense Type

Category	FY 2025 Amended	FY 2026 Budgeted	FY 2025 Amended vs. FY 2026 Budgeted (% Change)
Utilities	-	$498,129.00	-
Total Expenditures	**-**	**$498,129.00**	**-**

Fund Balance

Fund Balance Projections

No data available

CAPITAL IMPROVEMENT PLAN

Five-Year Capital Improvement Program

For Fiscal Years 2025-26 through 2029-30

FY 26-30 CAPITAL IMPROVEMENT PLAN (CIP)

The City's CIP is the long-term planning and budgeting tool used to identify, prioritize, and fund major infrastructure and special projects.

The CIP is developed through Staff and departmental input on capital needs. Projects are strategically matched to funding sources, such as grants, bonds or local funds. Project prioritization and justification is based on the following: health and safety, legal requirements, asset preservation, service/asset expansion, sustainability, funding availability, community needs, or departmental needs. Further, project timelines are identified in the CIP, including start and completion date, and whether the project is single or multi-year.

The Fiscal Year 2025-26 CIP funds 24 projects, with a total investment of $26.4 million over five years, and $17.3 million in the fiscal year.

FY 26-30 CAPITAL IMPROVEMENT PLAN (CIP) - BY CATEGORY

	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
Transportation						
Roadway Pavement Rehabilitation Project	$6,600,000					$6,600,000
Pedestrian Enhancement Project	$1,209,430					$1,209,430
Pioneer Synchronization	$136,000					$136,000
Traffic Signal Upgrades	$26,750	$37,450				$64,200
Transportation Total	**$7,972,180**	**$37,450**		**$**	**$**	**$8,009,630**
Infrastructure						
Artesia Towne Center Improvements	$100,000	-				$100,000
Artesia Water Tower Improvement Project	$85,000	-				$85,000
EV Fleet Charging Facility Expansion	$641,842	-				$641,842
Fleet Replacement	$159,300	$9,300	$9,300	$9,300	$9,300	$196,500
Monument Sign Replacement Project		$350,000				$350,000
Sidewalk Replacement Program	$263,972	$140,000	$90,000	$90,000	$90,000	$673,972
Infrastructure Total	**$1,250,114**	**$499,300**	**$99,300**	**$99,300**	**$99,300**	**$2,047,314**
Parks						
AJ Padelford Park Facilities Improvement Projec	$500,000	$500,000				$1,000,000
AJ Padelford Park Expansion Project	$1,393,000					$1,393,000
Artesia Botanical Garden Project	$2,700,000	$5,189,850	$1,000,000			$8,889,850
Artesia Park Restroom Replacement Project	$1,000,000					$1,000,000
Artesia Park Playground Resurfacing		$150,000				$150,000
Artesia Park Tennis Court/Pickle-Ball Project		$10,000				$10,000
Historical District Trails Landscaping Project	$100,000					$100,000
Parks Total	**$5,693,000**	**$5,849,850**	**$1,000,000**	**$**	**$**	**$12,542,850**
Facilities						

Council Chamber Modernization Project	$125,000					$125,000
City Yard Fire Suppressions System	$16,000					$16,000
Emergency Generators	$236,609	$473,217				$709,826
HVAC Replacement		$513,754				$513,754
Public Service Center	$1,580,000	$420,000				$2,000,000
Facilities Total	**$1,957,609**	**$1,406,971**	**$**	**$**	**$**	**$3,364,580**
Public Safety						
Citywide License Plate Reader System Expansion	$40,000					$40,000
Climate Action & Adaptation Plan	$386,350					$386,350
LASD Vehicle Purchase	$120,000					$120,000
Local Hazard Mitigation Plan Update	$208,124					$208,124
Public Safety Total	**$754,474**	**$**	**- $**	**$**	**$**	**$754,474**
Total CIP	**$17,627,377**	**$7,793,571**	**$1,099,300**	**$99,300**	**$99,300**	**$26,718,848**

FY 26-30 CAPITAL IMPROVEMENT PLAN (CIP) - BY FUNDING SOURCE

	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	Total
Artesia Towne Center Reserves						
Artesia Towne Center Improvements	$100,000					$100,000
Artesia Towne Center Reserves Total	**$100,000**	**$**	**$**	**$**	**$**	**$100,000**
Community Development Block Grant (CDBG)						
Sidewalk Replacement Program	$263,972		$90,000	$90,000	$90,000	$533,972
CDBG Total	**$263,972**	**$**	**$90,000**	**$90,000**	**$90,000**	**$533,972**
County Discretionary Grant						
AJ Padelford Park Facilities Improvement Project	$500,000	$500,000				$1,000,000
Artesia Park Restroom Replacement Project	$200,000					$200,000
County Discretionary Grant Total	**$700,000**	**$500,000**	**$**	**$**	**$**	**$1,200,000**
California Natural Resources Agency (CNRA) Grant						
Public Service Center	$180,000					$180,000
Artesia Botanical Garden Project	$1,700,000					$1,700,000
CNRA Total	**$1,880,000**	**$**	**$**	**$**	**$**	**$1,880,000**
CalTrans - Sustainable Transportation Planning Grant						
Climate Action & Adaptation Plan	$342,036					$342,036
CalTrans - Sustainable Transportation Planning Grant	**$342,036**	**$**	**$**	**$**	**$**	**$342,036**
Citizens' Option for Public Safety (COPS) Program						
Dedicated Sergeant Vehicle	$120,000	$	$	$	$	$120,000
Citizens' Option for Public Safety (COPS) Program Total	**$120,000**	**$**	**$**	**$**	**$**	**$120,000**
Development Impact Fees (DIF)						
Public Service Center	$1,100,000					$1,100,000
Artesia Botanical Garden Project		$2,274,850	$1,000,000			$3,274,850
Artesia Park Restroom Replacement Project	$650,000					$650,000
DIF Total	**$1,750,000**	**$2,274,850**	**$1,000,000**	**$**	**$**	**$5,024,850**
Congressional Directed Spending						
Roadway Pavement Rehabilitation Project	$6,000,000					$6,000,000
Federal Grant Total	**$6,000,000**	**$**	**$**	**$**		**$6,000,000**
General Fund						
Artesia Botanical Garden		$1,000,000				$1,000,000
Artesia Park Playground Resurfacing		$150,000				$150,000
Artesia Water Tower Improvement Project	$85,000					$85,000
Citywide License Plate Reader System Expansion	$40,000					$40,000
Climate Adaptation Planning Grant	$44,314					$44,314
Emergency Generators	$236,609	$473,217				$709,826
Fleet Replacement	$150,000					$150,000
Local Hazard Mitigation Plan Update	$52,031					$52,031

HVAC Replacement		$513,754				$513,754
Monument Sign Replacement Project		$350,000				$350,000
Public Service Center		$420,000				$420,000
General Fund Total	**$607,954**	**$2,906,971**	**$**	**$**	**$**	**$3,514,925**
Hazard Mitigation Assistance Grant						
Local Hazard Mitigation Plan Update	$156,093					$156,093
Hazard Mitigation Assistance Total	**$156,093**	**$**	**$**	**$**	**$**	**$156,093**
Highway Safety Improvement Program (HSIP)						
Pedestrian Enhancement Project	$209,430					$209,430
HSIP Total	**$209,430**	**$**	**$**	**$**	**$**	**$209,430**
HUD						
Artesia Botanical Garden Project	$1,000,000	$1,915,000				$2,915,000
Parks Total	**$1,000,000**	**$1,915,000**	**$**	**$**	**$**	**$2,915,000**
Measure A - Annual Allocation						
Artesia Park Facilities Improvement Project						
Artesia Park Restroom Replacement Project	$150,000					$150,000
Artesia Park Tennis Court/Pickle-Ball Project		$10,000				$10,000
Measure A - Annual Allocation Total	**$150,000**	**$10,000**	**$**	**$**	**$**	**$160,000**
Measure M						
Historical District Trails Landscaping Project	$100,000					$100,000
Pedestrian Enhancement Project	$700,000					$700,000
Measure M Total	**$800,000**	**$**	**$**	**$**	**$**	**$800,000**
Measure R						
Pedestrian Enhancement Project	$250,000					$250,000
Sidewalk Replacement Program		$140,000				$140,000
Measure R Total	**$250,000**	**$140,000**	**$**	**$**	**$**	**$390,000**
OGALS - Specified Grant						
AJ Padelford Park Expansion Project	$1,393,000	$	$	$	$	$1,393,000
OGALS - Specified Grant Total	**$1,393,000**	**$**	**$**	**$**	**$**	**$1,393,000**
Proposition A						
EV Fleet Charging Facility Expansion	$371,992					$371,992
Proposition A Total	**$371,992**	**$**	**$**	**$**		**$371,992**
Proposition C						
Pioneer Synchronization	$136,000					$136,000
Traffic Signal Upgrades	$26,750	$37,450				$64,200
Facilities Total	**$162,750**	**$37,450**	**$**	**$**	**$**	**$200,200**
SB 1						
Roadway Pavement Rehabilitation Project	$600,000					$600,000
SB 1 Total	**$600,000**	**$**	**$**	**$**		**$600,000**
Surface Transportation Program Local (STPL)						
Pedestrian Enhancement Project	$50,000					$50,000

Surface Transportation Program Local (STPI	**$50,000**	**$**	**$**	**$**	**$**	**$50,000**
SCAQMD						
EV Fleet Charging Facility Expansion	$269,850					$269,850
Fleet Replacement	$9,300	$9,300	$9,300	$9,300	$9,300	$46,500
SCAQMD Total	**$279,150**	**$9,300**	**$9,300**	**$9,300**	**$9,300**	**$316,350**
Surplus Fund						
City Yard Fire Suppressions System	$16,000					$16,000
Council Chamber Modernization Project	$125,000					$125,000
Public Service Center	$300,000					$300,000
Surplus Fund Total	**$441,000**	**$**	**$**	**$**	**$**	**$441,000**
CIP Total	**$17,627,377**	**$7,793,571**	**$1,099,300**	**$99,300**	**$99,300**	**$26,718,848**

APPENDIX

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year’s

apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful live extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to

determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Financial Statements: Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.

Fiscal Year: The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GAAP: Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be

loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.

RESOLUTION NO. 25-3049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADOPTING A FINANCIAL PLAN AND APPROVING A BUDGET FOR FISCAL YEAR 2025-26

WHEREAS, a budget is a financial guide that funds the City Council's continuing commitment to providing a high level of service to residents, visitors, and the business community.

WHEREAS, the 2025-26 Fiscal Year Budget reflects the City Council's strategic priorities and activities and has been designed to enhance the City's long-term financial viability.

WHEREAS, the 2025-26 Fiscal Year Budget, the proposed budget for the City of Artesia for the Fiscal Year beginning July 1, 2025, as presented by the Finance Manager, has been provided to, reviewed, and studied by the City Council;

WHEREAS, the City Council will continue to re-evaluate the status of current resources, expenditures, and the State of California's financial impact on cities throughout the Fiscal Year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

SECTION 1. Approve Fiscal Year 2025-26 Budget for the City of Artesia and authorizing the City Manager to execute implementation.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2025

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KREIGER, CITY ATTORNEY

RESOLUTION NO. 25-3050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, DETERMINING AND ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2025-26 FOR THE CITY OF ARTESIA IN ACCORDANCE WITH ARTICLE XIIIB OF THE CONSTITUTION OF THE STATE OF CALIFORNIA

WHEREAS, Article XIIIB was added to the Constitution of the State of California at a General Election held on November 6, 1979;

WHEREAS, in accordance with Section 7910 of the Government Code of the State of California, an annual appropriations limit must be established for this City; and

WHEREAS, in accordance with Section 7910 of the Government Code of the State of California fifteen days prior to the date of adoption of this resolution, documentation used in the determination of appropriations limit has been made available to the public.

NOW, THEREFORE, the City Council of the City of Artesia does hereby find, order and resolve as follows:

SECTION 1. The City Council determines that in accordance with Article XIIIB of the California Constitution and Section 7901 of the California Government Code, that the appropriations limit for Fiscal Year 2025-26 shall be $16,159,149, as set forth in detail in the attached "EXHIBIT A".

SECTION 2. The Council reserves the right to modify or adjust the limit if necessary.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KREIGER, CITY ATTORNEY

Computation of Appropriation Limitation for Base Year (1978-79)
and for the Fiscal Years 1980 thru 2025
Beginning Data taken from 1978-79 Budget Report

BUDGET APPROPRIATIONS:				TOTAL
Total of all appropriations				
(per page 4 of 1978-79 Budget report)		$ 3,046,195		
Less appropriation not subject to limit		$ 923,918		
Less Non-Proceeds of taxes		$ 416,615		
Less Debt Service Appropriations		$ -		
Add Excess User Fees		$ -		
APPROPRIATIONS SUBJECT TO LIMITATION - BASE YEAR (1978-79)				$ 1,705,662
1979-1980 Appropriation Limit				$ 1,843,236
1980-1981 Appropriation Limit				$ 2,066,659
1981-1982 Appropriation Limit				$ 2,238,450
1982-1983 Appropriation Limit				$ 2,404,067
1983-1984 Appropriation Limit				$ 2,468,436
1984-1985 Appropriation Limit				$ 2,610,260
1985-1986 Appropriation Limit				$ 2,737,400
1986-1987 Appropriation Limit				$ 2,832,844
1987-1988 Appropriation Limit				$ 2,921,882
1988-1989 Appropriation Limit				$ 3,026,994
1989-1990 Appropriation Limit				$ 3,199,982
1990-1991 Appropriation Limit				$ 3,342,372
1991-1992 Appropriation Limit				$ 3,782,282
1992-1993 Appropriation Limit				$ 3,814,446
1993-1994 Appropriation Limit				$ 3,955,817
1994-1995 Appropriation Limit				$ 4,032,108
1995-1996 Appropriation Limit				$ 4,251,980
1996-1997 Appropriation Limit				$ 4,471,910
1997-1998 Appropriation Limit				$ 4,738,789
1998-1999 Appropriation Limit				$ 5,004,052
1999-2000 Appropriation Limit				$ 5,323,843
2000-2001 Appropriation Limit				$ 5,682,985
2001-2002 Appropriation Limit				$ 6,229,109
2002-2003 Appropriation Limit				$ 6,258,854
2003-2004 Appropriation Limit				$ 6,509,730
2004-2005 Appropriation Limit				$ 6,816,029
2005-2006 Appropriation Limit				$ 7,259,211
2006-2007 Appropriation Limit				$ 7,605,539
2007-2008 Appropriation Limit				$ 7,998,884
2008-2009 Appropriation Limit				$ 8,413,777
2009-2010 Appropriation Limit				$ 8,542,135
2010-2011 Appropriation Limit				$ 8,394,263
2011-2012 Appropriation Limit				$ 8,637,657
2012-2013 Appropriation Limit				$ 8,997,357
2013-2014 Appropriation Limit				$ 9,523,282
2014-2015 Appropriation Limit				$ 9,575,489
2015-2016 Appropriation Limit				$ 10,022,791
2016-2017 Appropriation Limit				$ 10,650,784
2017-2018 Appropriation Limit				$ 11,106,747
2018-2019 Appropriation Limit				$ 11,573,088
2019-2020 Appropriation Limit				$ 12,017,450
2020-2021 Appropriation Limit				$ 12,451,989
2021-2022 Appropriation Limit				$ 13,048,315
2022-2023 Appropriation Limit				$ 14,083,524
2023-2024 Appropriation Limit				$ 15,134,546
2024-2025 Appropriation Limit				
Computation of 2025-2026 Limit:				
County Change in population	0.31%	$ 46,917.09		
California per Capita increase	6.44%	$ 977,686.22		
2025-2026 Appropriation Limit				**$ 16,159,149**

RESOLUTION NO. 25-3051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING AND ADOPTING A CITY-WIDE SALARY SCHEDULE AS REQUIRED BY THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CALPERS) FOR, RESPECTIVELY, UNREPRESENTED MANAGEMENT EMPLOYEES, EMPLOYEES OF THE MANAGERS AND SUPERVISORS UNIT, AND EMPLOYEES OF THE GENERAL UNIT

THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA DOES HEREBY RESOLVE:

WHEREAS, the California Public Employees' Retirement System requires by regulation, that the City Council approve and adopt a salary schedule for every employee position; and

WHEREAS, such salary schedule shall be available for public review; and

WHEREAS, posting of the salary schedule may be satisfied by listing on the employer's website.

NOW, THEREFORE, the City Council of the City of Artesia does hereby resolve, determine and order as follows:

SECTION 1. The Salary Schedule for the Unrepresented Management, Managers and Supervisors Unit, and General Unit effective July 1, 2025 (Exhibit A) shall be posted on the City website.

SECTION 2. The Salary Schedule shall be retained and available for public inspection for not less than five years.

PASSED, APPROVED AND ADOPTED this 9th day of June 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KREIGER, CITY ATTORNEY

EXHIBIT “A”

SALARY SCHEDULE EFFECTIVE JULY 1, 2025

(Attached)

CITY OF ARTESIA PROPOSED SALARY TABLE

Fiscal Year 2025-26

City of Artesia Full-Time Allocated Classifications			A	B	C	D	E	F
Contracted	City Manager	Annual	$ 237,472.44	$ 243,409.32	$ 249,494.52	$ 255,731.88	$ 262,125.24	$ 268,678.32
		Monthly	$ 19,789.37	$ 20,284.11	$ 20,791.21	$ 21,310.99	$ 21,843.77	$ 22,389.86
		Bi-Weekly	$ 9,133.56	$ 9,361.90	$ 9,595.94	$ 9,835.84	$ 10,081.74	$ 10,333.78
		Hourly	$ 114.17	$ 117.02	$ 119.95	$ 122.95	$ 126.02	$ 129.17
R1	Deputy City Manager	Annual	$ 173,426.76	$ 182,098.08	$ 191,202.96	$ 200,763.12	$ 210,801.24	$ 221,341.32
		Monthly	$ 14,452.23	$ 15,174.84	$ 15,933.58	$ 16,730.26	$ 17,566.77	$ 18,445.11
		Bi-Weekly	$ 6,670.26	$ 7,003.77	$ 7,353.96	$ 7,721.66	$ 8,107.74	$ 8,513.13
		Hourly	$ 83.38	$ 87.55	$ 91.92	$ 96.52	$ 101.35	$ 106.41
R2	Community Development Director	Annual	$ 157,660.68	$ 165,543.72	$ 173,820.84	$ 182,511.96	$ 191,637.48	$ 201,219.36
		Monthly	$ 13,138.39	$ 13,795.31	$ 14,485.07	$ 15,209.33	$ 15,969.79	$ 16,768.28
		Bi-Weekly	$ 6,063.87	$ 6,367.07	$ 6,685.42	$ 7,019.69	$ 7,370.67	$ 7,739.21
		Hourly	$ 75.80	$ 79.59	$ 83.57	$ 87.75	$ 92.13	$ 96.74
R3	Finance Manager	Annual	$ 143,327.88	$ 150,494.28	$ 158,019.00	$ 165,919.92	$ 174,215.88	$ 182,926.68
	Human Resources Manager	Monthly	$ 11,943.99	$ 12,541.19	$ 13,168.25	$ 13,826.66	$ 14,517.99	$ 15,243.89
		Bi-Weekly	$ 5,512.61	$ 5,788.24	$ 6,077.65	$ 6,381.54	$ 6,700.61	$ 7,035.64
		Hourly	$ 68.91	$ 72.35	$ 75.97	$ 79.77	$ 83.76	$ 87.95
R4	Economic Development Manager	Annual	$ 130,298.04	$ 136,812.96	$ 143,653.56	$ 150,836.28	$ 158,378.16	$ 166,296.96
	Parks and Recreation Manager	Monthly	$ 10,858.17	$ 11,401.08	$ 11,971.13	$ 12,569.69	$ 13,198.18	$ 13,858.08
	Public Works Manager	Bi-Weekly	$ 5,011.46	$ 5,262.04	$ 5,525.14	$ 5,801.40	$ 6,091.47	$ 6,396.04
		Hourly	$ 62.64	$ 65.78	$ 69.06	$ 72.52	$ 76.14	$ 79.95
R5	City Clerk	Annual	$ 118,452.84	$ 124,375.44	$ 130,594.20	$ 137,123.88	$ 143,980.08	$ 151,179.12
	Accounting Manager	Monthly	$ 9,871.07	$ 10,364.62	$ 10,882.85	$ 11,426.99	$ 11,998.34	$ 12,598.26
	Planning Manager	Bi-Weekly	$ 4,555.88	$ 4,783.67	$ 5,022.85	$ 5,274.00	$ 5,537.70	$ 5,814.58
		Hourly	$ 56.95	$ 59.80	$ 62.79	$ 65.92	$ 69.22	$ 72.68
R6	Special Projects Manager	Annual	$107,684.40	$113,068.56	$118,722.00	$124,658.04	$130,890.96	$137,435.52
		Monthly	$8,973.70	$9,422.38	$9,893.50	$10,388.17	$10,907.58	$11,452.96
		Bi-Weekly	$4,141.71	$4,348.79	$4,566.23	$4,794.54	$5,034.27	$5,285.98
		Hourly	$51.77	$54.36	$57.08	$59.93	$62.93	$66.07
R7	Senior Accountant	Annual	$100,282.56	$102,789.60	$107,929.08	$113,325.48	$118,991.76	$124,941.36
	Assistant Parks and Recreation Manager	Monthly	$8,356.88	$8,565.80	$8,994.09	$9,443.79	$9,915.98	$10,411.78
		Bi-Weekly	$3,857.02	$3,953.45	$4,151.12	$4,358.67	$4,576.61	$4,805.44
		Hourly	$48.21	$49.42	$51.89	$54.48	$57.21	$60.07
R8	Executive Assistant	Annual	$88,995.36	$93,445.08	$98,117.40	$103,023.24	$108,174.36	$113,583.12
	Management Analyst	Monthly	$7,416.28	$7,787.09	$8,176.45	$8,585.27	$9,014.53	$9,465.26
	Human Resources Analyst**	Bi-Weekly	$3,422.90	$3,594.04	$3,773.75	$3,962.43	$4,160.55	$4,368.58
		Hourly	$42.79	$44.93	$47.17	$49.53	$52.01	$54.61
R9	Parks and Recreation Supervisor	Annual	$82,878.12	$84,950.04	$89,197.56	$93,657.48	$98,340.36	$103,257.36
	Code Compliance Supervisor	Monthly	$6,906.51	$7,079.17	$7,433.13	$7,804.79	$8,195.03	$8,604.78
	Maintenance Supervisor**	Bi-Weekly	$3,187.62	$3,267.31	$3,430.68	$3,602.21	$3,782.32	$3,971.44
	Business License Specialist/Revenue Officer	Hourly	$39.85	$40.84	$42.88	$45.03	$47.28	$49.64
R10	Assistant Planner	Annual	$73,549.80	$77,227.32	$81,088.68	$85,143.12	$89,400.36	$93,870.36
	Administrative Analyst	Monthly	$6,129.15	$6,435.61	$6,757.39	$7,095.26	$7,450.03	$7,822.53
	Lead Maintenance Specialist	Bi-Weekly	$2,828.84	$2,970.28	$3,118.80	$3,274.74	$3,438.48	$3,610.40
		Hourly	$35.36	$37.13	$38.98	$40.93	$42.98	$45.13
R11	Code Compliance Officer	Annual	$66,863.52	$70,206.72	$73,716.96	$77,402.88	$81,273.00	$85,336.68
	Recreation Program Coordinator	Monthly	$5,571.96	$5,850.56	$6,143.08	$6,450.24	$6,772.75	$7,111.39
	Accounting Technician II	Bi-Weekly	$2,571.67	$2,700.26	$2,835.27	$2,977.03	$3,125.88	$3,282.18
	Maintenance Specialist I	Hourly	$32.15	$33.75	$35.44	$37.21	$39.07	$41.03
R12	Maintenance Worker II	Annual	$60,785.04	$63,824.28	$67,015.44	$70,366.20	$73,884.60	$77,578.80
		Monthly	$5,065.42	$5,318.69	$5,584.62	$5,863.85	$6,157.05	$6,464.90
		Bi-Weekly	$2,337.89	$2,454.78	$2,577.52	$2,706.39	$2,841.72	$2,983.80
		Hourly	$29.22	$30.68	$32.22	$33.83	$35.52	$37.30
R13	No Current Classification Assigned	Annual	$55,259.04	$58,022.04	$60,923.16	$63,969.36	$67,167.72	$70,526.16
		Monthly	$4,604.92	$4,835.17	$5,076.93	$5,330.78	$5,597.31	$5,877.18
		Bi-Weekly	$2,125.35	$2,231.62	$2,343.20	$2,460.36	$2,583.37	$2,712.54
		Hourly	$26.57	$27.90	$29.29	$30.75	$32.29	$33.91
R14	Planning Clerk**	Annual	$50,235.60	$52,747.32	$55,384.68	$58,153.92	$61,061.64	$64,114.68
		Monthly	$4,186.30	$4,395.61	$4,615.39	$4,846.16	$5,088.47	$5,342.89
		Bi-Weekly	$1,932.14	$2,028.74	$2,130.18	$2,236.69	$2,348.52	$2,465.95
		Hourly	$24.15	$25.36	$26.63	$27.96	$29.36	$30.82
R15	Administrative Assistant	Annual	$45,668.64	$47,952.12	$50,349.72	$52,867.20	$55,510.56	$58,286.04
	Recreation Specialist	Monthly	$3,805.72	$3,996.01	$4,195.81	$4,405.60	$4,625.88	$4,857.17
		Bi-Weekly	$1,756.49	$1,844.31	$1,936.53	$2,033.35	$2,135.02	$2,241.77
		Hourly	$21.96	$23.05	$24.21	$25.42	$26.69	$28.02

Hourly Positions	Proposed P/H
Parking Enforcement	$25.00
Recreation Leader III	$20.00
Recreation Leader II	$19.00
Recreation Leader I	$18.00

RESOLUTION NO. 25-3052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, APPROVING A STATEMENT OF INVESTMENT POLICY, AND REPEALING RESOLUTION NO. 25-3030

WHEREAS, Government Code Section 53601 provides that all local agencies are subject to the reporting, fund management and investment policy requirements; and

WHEREAS, the City Council desires to revise and update the Statement of Investment Policy; and

WHEREAS, the City Council desires to establish the best practice of reviewing and adopting, annually, a Statement of Investment Policy.

NOW, THEREFORE, the City Council of the City of Artesia does hereby find, order and resolve as follows:

SECTION 1. The Statement of Investment Policy, attached hereto as Exhibit A and incorporated herein, is adopted as the Statement of Investment Policy of the City of Artesia, and the Statement of Investment Policy adopted via Resolution 25-3030 is hereby repealed.

SECTION 2. The City Treasurer shall comply with the Statement of Investment Policy of the City of Artesia adopted by this Resolution.

SECTION 3. In accordance with the authority granted by Artesia Municipal Code – Title 2, Chapter 4, Article 7, the City Treasurer shall assume full responsibility for the decisions and transactions involving the investment and reinvestment of City funds, the sale or exchange of security so purchased and the management of City funds and securities until such time as this delegation of authority is revoked.

SECTION 4. The City Treasurer shall report to the City Council, the City Manager and the City's Auditor as required by the Statement of Investment Policy and all applicable laws.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of June, 2025.

_____

ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY

EXHIBIT "A"

CITY OF ARTESIA STATEMENT OF INVESTMENT POLICY
(Attached)

CITY OF ARTESIA
STATEMENT OF INVESTMENT POLICY
Fiscal Year 2025-26

1. POLICY:

This statement is intended to provide guidelines for the prudent investment of the temporarily idle cash of the City of Artesia (City) and outline the policies for maximizing the efficiency of the City's cash management system. The City of Artesia shall invest public funds in such a manner as to comply with state and local laws; ensure prudent money management; provide for daily cash flow requirements; and meet the objectives of the Policy, in priority order of Safety, Liquidity and Return on investment.

2. SCOPE:

This investment policy applies to all financial assets and investment activities of the City, except for proceeds of debt issuance. Debt proceeds shall be invested in accordance with the "Permitted Investments" and/or investment provisions for each specific bond indenture and/or bond document.

The Policy applies to the following funds, and is accounted for in the City's annual audited financial statements.

A. General Fund
B. Special Revenue Funds
C. Debt Service Funds
D. Capital Improvement Funds
E. Enterprise Funds
F. Internal Service Funds
G. Successor Agency Funds
H. Any joint powers authority funds.

3. STANDARDS OF PRUDENCE:

The City Treasurer authorized to make investment decisions on behalf of the City of Artesia investing public funds pursuant to this policy is a trustee, and therefore a fiduciary subject to the prudent investor standard. When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, the City Treasurer shall act with care, skill, prudence, and diligence under the circumstances then prevailing, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of this section and considering individual investments as part of an overall strategy, the City Treasurer is authorized to acquire investments as authorized by law.

4. INVESTMENT OBJECTIVES:

When investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing public funds, the primary objective of the City Treasurer shall be to safeguard the principal of the funds under its control. The secondary objective shall be to meet the liquidity needs of the City. The third objective shall be to achieve a market average rate of return consistent with the primary objectives of safety and

liquidity, throughout budgetary and economic cycles. At no time should safety or liquidity be compromised in exchange for higher yields.

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of the City of Artesia shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City Treasurer will diversify its investments by investing funds among a variety of securities with independent returns.

2. **Liquidity:** The City's investment portfolio will remain sufficiently liquid to enable the City of Artesia to meet all operating requirements which might be reasonably anticipated.

3. **Return on Investments:** The City's investment portfolio shall be designed with the objective of obtaining a reasonable and competitive market rate of return taking into consideration risk constraints, prudent investment principles, and the cash flow characteristics of the portfolio.

5. AUTHORITY:

The authority to invest City funds is vested in the City Treasurer in accordance with Artesia Municipal Code 2-4.305. All investment decisions and investment of funds shall be made in full compliance with this policy, the California Government Code Sections 53600 et. seq., and all other relevant state and federal requirements as well as any amendments or additions to such requirements.

Management responsibility for the investment of City funds is vested in the City Treasurer who shall prepare written procedures for the operation of the investment program and safekeeping of investment instruments consistent with this investment policy.

6. ETHICS AND CONFLICTS OF INTEREST:

Elected officials and employees of the City involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions under the Political Reform Act and Government Code Section 1090 e*t seq.* Elected officials and employees shall disclose to the City Manager any material interests in financial institutions that conduct business with the City, and they shall further disclose any personal investment position or financial asset that could be related to the performance of the City's investment program. Elected officials and employees shall subordinate their personal investment transactions to those of the City particularly with regard to the time of purchases and sales.

Any firm proposing to provide any type of investment service to the City shall acknowledge their familiarity with the provisions of the Political Reform Act, Government Code Section 81000 *et seq.* and CA Code of Regulations 18110 *et seq.* and the provisions limiting contractual conflicts of interest under Government Code Section 1090 *et seq.* Any firm proposing to provide any type of investment service to the City shall also acknowledge their familiarity with and agree to abide by any Federal or State law, regulation, rule or policy pertaining to or limiting campaign contributions by such firms, their employees, spouses or agents.

All persons, firms, broker/dealers, financial institutions and advisors providing investment services or bond issue assistance shall disclose to the City Manager and the Treasurer all fee sharing, fee-splitting and commission arrangements with other entities or persons prior to the City agreeing to buy an investment or issue bonds.

7. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS:

The City Treasurer, or the City's designated Investment Manager, shall select all security dealers and depositories subject to City Council approval. The City shall conduct its investment transactions with several competing, reputable security broker/dealers. The selection process shall focus on financial viability, knowledge, experience, and ethics in the fixed-income securities industry. The City Treasurer, or the City's designated Investment Manager, will maintain a list and a written agreement with financial institutions authorized to provide investment services subject to City Council approval.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the City Treasurer, or the City's designated Investment Manager, with the following: audited financial statements, proof of National Association of Security Dealers certification, proof of state registration, completed broker/dealer questionnaire, and certification of having read the City's investment policy and depository contracts. The City Treasurer, or the City's designated Investment Manager, will conduct an annual review of the financial condition and registrations of qualified bidders.

8. AUTHORIZED AND SUITABLE INVESTMENTS:

Authorized and suitable investments shall mean and include any of the following securities to the extent the same are permitted by applicable federal and state code:

Direct Obligations of the United States of America, specifically U.S. Treasury bills and notes. There are no portfolio percentage limits for Direct Obligations of the United States of America.

Direct Obligations of the U.S. Government Agencies, guaranteed directly or indirectly by the United States government and/or directly or indirectly by any of the following: Banks for Cooperatives, Federal Intermediate Credit Banks, Federal Home Loan Bank System, Export-Import Bank of the United States, Federal Financing Banks, Federal Land Banks, Federal Farm Credit Bank, Government National Mortgage Association, Farmers Home Administration, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Federal Housing Administration, Student Loan Marketing Association, and the Resolution Funding Corporation. There are no portfolio percentage limits for Direct Obligations of the U.S. Government Agencies.

Certificates of Deposit which are federally insured or fully collateralized by permitted investments as defined herein; issued by institutions which are either a nationally or state chartered bank, or thrift, or savings and loan. No more than 30% of the City's portfolio may be invested in Certificates of Deposit.

Guaranteed Investment Contracts that meet the requirements of City / Successor Agency/joint powers authority bond documents may be utilized for the investment of those specific bond proceeds.

Banker's Acceptances which are issued by banks with a rating of "A" or higher by Standard and Poor's or Moody's at the time of investment, and do not exceed 180 days maturity. No more than 10% of the City's portfolio may be invested in Banker's Acceptances.

Repurchase Agreements with any federally insured state or national bank of primary government bond dealer on the Federal Reserve reporting dealer list. All repurchase agreements must be covered by a master repurchase agreement. The term of such repurchase agreement may not exceed two weeks.

The repurchase agreement must be 102% collateralized by U.S. Treasury securities that are free and clear of any third- party lien or claim. The collateral must be delivered to the custodian or third party acting as agent for the City. No more than 10% of the City's portfolio may be invested in Repurchase Agreements.

Government Pools
Government sponsored investment pools (Pools) are permitted under California Government Code Section 53601 *et seq.* and an excellent short-term investment option for cash management facilities. These pools can provide safety, liquidity, and yield in a single diversified investment. However, thoughtful investigation and due diligence are required, both initially at time of purchase, and ongoing analysis to determine that the investment pool is being managed in a manner consistent with the objective of the Policy. The following guidelines include, but are not limited to:

A) Shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations.
B) The Pools mark to market weekly at a minimum.
C) The Pool provides comprehensive, timely monthly reports which include detailed transaction listings, reports realized and unrealized gains and losses, provides accurate market values for each security, provides quality rating for individual securities, takes delivery DVP, provides third party safekeeping of all investments, and for whom an audit is conducted annually by an independent auditor with no relationship to the Pool.

There is no portfolio percentage limit for Government Pools.

State of California's Local Agency Investment Fund (LAIF)
Investment in LAIF may not exceed the current LAIF limit and should be reviewed periodically.

Los Angeles County Pool
Investment in the Los Angeles County Pool may not exceed the current pool limits and should be reviewed periodically.

California Asset Management Program (CAMP)
Investment in CAMP may not exceed the current pool limits and should be reviewed periodically.

California Cooperative Liquid Assets Securities System (CLASS)
Investment in California CLASS may not exceed the current pool limits and should be reviewed periodically.

Government Securities Money Market Fund(s) which invest only in U.S. Government Securities, and the net asset value is stabilized at one dollar. The fund shall have the highest ranking or the highest letter and numerical rating by not less than two of the three largest nationally recognized rating services. No more than 10% of the City's portfolio may be invested in Government Securities Money Market Fund(s).

Sweep Accounts in a banking institution at which the City currently does business may be utilized for the temporary placement of funds. Such placement of funds is intended to be for a temporary period, not to exceed seven days. It is acknowledged that the individual investment instruments which comprise said sweep accounts may or may not conform to the City's Statement of Investment Policy.

Specifically excluded as investments are: reverse repurchase agreements; longer-term U.S. Treasury, Agency, and corporate bonds with maturities exceeding five years; mortgage-backed securities; leveraged investments; derivatives of any kind at any time; and other investments not permitted under applicable government codes.

9. DIVERSIFICATION OF INVESTMENTS:

It is the City's policy to minimize portfolio risk by diversifying maturity, sector, and class allocations. Default risk shall be minimized by investing in an assortment of permitted investments as mentioned above. To minimize overall portfolio risk, the following not-to-exceed diversification goals shall guide the City's operating fund portfolio, based upon the portfolio structure at the time of purchase. Percentage limitations stated below will be calculated and applied at the time of purchase of the investment instrument. Not-to-Exceed-Limits stated below apply to the par value of the investments not the market value. Such limits shall also be within any requirements of state law.

10. MONEY MARKET MUTUAL FUNDS

Money market mutual funds provide another safe, liquid and diversified investment option for the City's surplus capital: however, certain conditions need to be met both initially and on an ongoing basis. The money market may only invest in US Government securities permitted under this policy and under California Government Code Section 53601 *et seq.* with final stated maturities of one year or less "Government Money Market Funds."

In order to be an eligible money market investment under this section, the primary objective of the money market, as stated in the fund's prospectus, is to maintain a constant $1.00 Net Asset Value (NAV). The following additional guidelines include, but are not limited to:

A) Only invests in US Government securities, and the weighted average maturity of the portfolio is less than 180 days.
B) The fund shall be registered with the SEC.
C) The fund shall have a minimum of $500 million in total asset size of portfolio at time of investment, and should not drop below this threshold.
D) The money market shall have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations, and shall maintain these ratings for the duration of the investment.

11. COLLATERALIZATION:

All demand deposits, time deposits and repurchase agreements are to be fully collateralized with securities authorized by the California Government Code and the City. The eligible collateral for repurchase agreements must be those investments authorized by Section 53601 of the California Government Code. The Treasurer may specify the type of eligible collateral for use in repurchase agreements. Eligible collateral must be in book entry form. Collateral is valued at current market plus accrued interest through the date of valuation.

A) The cost value (book value) of collateral pledged for demand deposits must at all times be equal to or greater than the amount on deposit, plus accrued interest, in accordance with the following ratio:
U.S. Treasury Securities 110%

B) The cost value (book value) of collateral pledged for repurchase agreements must at all times be equal to or greater than the par amount, plus accrued interest, with the following ratios:

U.S. Treasury Securities	102%
U.S. Government Agencies	102%
Cash (in immediately available funds)	100%

It is the policy of the City to require reports at least on a quarterly basis from institutions with which the Treasurer has pledged security interest. The Treasurer shall monitor the adequacy of collateralization to ensure that balances are collateralized in accordance with the ratios approved herein.

With regard to repurchase agreements, it is the policy of the City to initiate a margin call in the event pledged collateral falls below the appropriate ratio.

Collateralized investments and deposits often require substitution of collateral. Any broker or financial institution requesting substitution must contact the City through the City Treasurer, for approval in the event the counterparty to the transaction is not authorized under agreement with the City to make substitutions.

12. SAFEKEEPING AND CUSTODY:

The City Treasurer shall take possession of all of the City's investment securities pursuant to Government Code Section 53608 which, in pertinent part, provides as follows:

> "A local agency purchasing or obtaining any securities prescribed in this section, in a negotiable, bearer, registered, or nonregistered format, shall require delivery of the securities to the local agency, including those purchased for the agency by financial advisors, consultants, or managers using the agency's funds, by book entry, physical delivery, or by third party custodial agreement. The transfer of securities to the counterpart bank's customer book entry account may be used for book entry delivery. For purposes of this section "counterparty" means the other party to the transaction. A counterparty bank's trust department or separate safekeeping department may be used for the physical delivery of the security if the security is held in the name of the local agency."

13. MAXIMUM MATURITIES:

The average dollar weighted maturity of the total portfolio shall not exceed 2 years. No investment shall have a maturity date in excess of 5 years from date of purchase without the approval of the City Council prior to any such transactions. No more than 35% of the total portfolio shall be invested in instruments with maturities beyond 3 years at the time of purchase, and no more than 20% of the total portfolio shall be invested in instruments with maturities beyond 4 years at the time of purchase. Maturities shall be staggered to minimize liquidity risk and to enhance the stability of incoming cashflows. At least 10% of the portfolio shall be invested in instruments which can be liquidated on one day's notice.

14. INTERNAL CONTROL:

The City Treasurer shall establish procedures that separate the internal responsibility for management and accounting of the investment portfolio. An analysis by an external independent auditor shall be conducted annually to review internal controls, account activity and compliance with policies and procedures.

15. PERFORMANCE STANDARDS AND EVALUATION:

Investment performance is continually monitored and evaluated by the City Treasurer. Investment portfolio reports are generated on a monthly basis and submitted to the City Manager and the City Council Finance Committee. The investment portfolio reports are to be submitted within 60 days of the end of the reporting period.

The portfolio shall be designed to attain a market average rate of return comparable to the average one year U.S. Constant Maturity Treasury (CMT).

An annual audit of the City's Investment Policy, practices, procedures and portfolio status will be conducted by an independent auditor. The auditor will provide the City Manager and City Council with written observations and recommendations regarding the adequacy of investment controls.

16. REPORTING:

The City Treasurer shall provide the City Council with monthly reports about the City's investments. These reports shall include, at a minimum, the following information for each type of investment held in the City's investment portfolio: the issuer; date of purchase; date of maturity; amount of investment; current market value; yield on investment; yield and total return on portfolio; income generated from investments; and a description of unusual investment activity or developments during the month for which the report is prepared.

The City Treasurer shall prepare such a report for each month. The City Treasurer shall deliver each monthly report to the Mayor and each City Council Member no later than sixty (60) calendar days after the close of the month for which each report is prepared.

In the event that an investment advisor is retained by the City Council, the investment advisor shall prepare and deliver a report for each month's investment activity as required herein to the City Treasurer in such time as to allow the City Treasurer to comply with the delivery times for each report required by this policy.

The City Treasurer may be relieved from that office in the event of any failure to comply with the reporting requirements of this policy.

17. INVESTMENT POLICY ADOPTION:

The City of Artesia Investment Policy shall be adopted by resolution of the City Council. The Policy shall be reviewed annually by the City Treasurer and the Council and any modifications made thereto must be approved by the City Council.

RESOLUTION NO. 25-3053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARTESIA, CALIFORNIA, ADOPTING THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2025-26 THROUGH 2029-30

THE CITY COUNCIL OF THE CITY OF ARTESIA DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:

WHEREAS, Staff has prepared the Five-Year Capital Improvement Program for fiscal years 2025-26 through 2029-30, which defines the proposed capital projects to be undertaken by the City over the next five (5) years;

WHEREAS, on June 9, 2025, the Five-Year Capital Improvement Program was presented to the City Council for consideration and approval;

WHEREAS, the Capital Improvement Program for fiscal years 2025-26 through 2029-30 consists of 24 projects at an estimated cost of $26,718,848; and

WHEREAS, the Capital Improvement Program for fiscal years 2025-26 through 2029-30 is consistent with the City of Artesia General Plan 2030.

NOW, THEREFORE, the City Council of the City of Artesia does hereby resolve, find, determine and order as follows:

SECTION 1: Adopts the Five-year Capital Improvement Program for fiscal years 2025-26 through 2029-30;

SECTION 2: Authorizes the City Manager to proceed with those 2025-26 projects identified for implementation or the commencement of planning for them; and

SECTION 3: The Acting City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 9th day of June 2025.

_____
ALI SAJJAD TAJ, MAYOR

ATTEST:

_____
JENNIFER ALDERETE, CITY CLERK

APPROVED TO FORM:

_____
BEST BEST & KRIEGER, CITY ATTORNEY