

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Alexan Mixed-Use Development Project

Lead Agency: City of Arcadia Contact Person: Lisa Flores
 Mailing Address: 240 West Huntington Drive Phone: (626) 574-5445
 City: Arcadia Zip: CA County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Arcadia
 Cross Streets: Santa Clara Street, Santa Anita Avenue, Wheeler Avenue Zip Code: 91066

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 30 " N / 118 ° 01 ' 50 " W Total Acres: 2.96
 Assessor's Parcel No.: 5773-006-036, -010, -004, -005 Section: 19 Twp.: 01 N Range: 11 W Base: San Bernardino
 Within 2 Miles: State Hwy #: I-210 Waterways: Santa Anita Wash
 Airports: N/A Railways: Metro L Line (Gold) Schools: First Ave Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Parcel Map/Lot Line

Development Type:

Residential: Units 319 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 750 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:

General Plan designation of Downtown Mixed Use; Downtown Mixed Use zone (DMU)

Project Description: (please use a separate page if necessary)

The proposed Project involves the demolition of some of the existing structures on site, including a 2-story office building, two single-story commercial buildings, and surface parking. An existing 8-story office building and single-story bank drive through would remain in place. The proposed Project proposes to construct a 7-story multi-family residential building containing a total of 319 dwelling units within 2.96 gross acres. On-site amenities would be included within the 7-story residential building. An outdoor plaza would be constructed between the existing 8-story office tower and the proposed building. In addition, an approximate 750 square-foot café would be constructed and renovated within the existing 8-story office building. The Project would include above-ground parking within Levels 1 and 2 of the building and up to 2 subterranean parking levels, with a total of 576 parking spaces. An off-site alleyway adjacent to the eastern boundary of the Project site would be converted into a pedestrian paseo to facilitate connectivity between the Metro L Line (previously Gold Line) station and downtown amenities.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

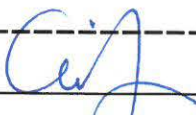
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 19, 2021 Ending Date August 19, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Arcadia Apartments, LLC</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>5790 Fleet Street, Suite 140</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Kristin Starbird</u>	Phone: <u>(760) 444-5236</u>
Phone: <u>(626) 204-9839</u>	

Signature of Lead Agency Representative:  Date: 7/15/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.