
Appendix A-1

Notice of Preparation



NOTICE OF PREPARATION

OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

City Project No.: Minor Use Permit No. MUP 21-08, Architectural Design Review No. 21-12, Tentative Parcel Map No. TPM 21-02, Certificate of Demolition No. COD 21-22, and Street Vacation of an Alley

Project Name: Alexan Mixed-Use Development

Project Applicant: Arcadia Apartments, LLC

Project Address: 150 N. Santa Anita Ave, Arcadia, CA 91006

Public Comment Period: July 19, 2021 through August 19, 2021

Public Scoping Meeting: August 5, 2021 from 6:00 PM to 7:00 PM (Online Webinar)

Pursuant to Section 21165 of the California Public Resources Code and Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Arcadia (City) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the proposed Alexan Mixed-Use Development Project (Project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

The City is requesting your specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory responsibility that must be included in the Draft EIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process. Because the City has already determined that an EIR is required for the proposed Project, as permitted by CEQA Guidelines Section 15060(d), the City will not prepare an Initial Study, but instead will begin work directly on the Draft EIR.

Project Location. The Project site is located in the City of Arcadia at 150 N. Santa Anita Avenue and includes the following Assessor Parcel Numbers [APNs]: APN 5773-006-036, APN 5773-006-010, APN 5773-006-004, and APN 5773-006-005. The Project site is bound by Santa Clara Street to the north, existing commercial uses to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. The Project site encompasses approximately 2.96 gross acres, as shown on the attached Figure 1, Project Location.

Project Description Overview. The proposed Project involves the demolition of some of the existing structures on the Project site, including a 2-story office building, two 1-story commercial buildings, and surface parking. The Project site contains an existing 8-story office building and 1-story bank drive through within APN 5773-006-036, which would remain in place. The Tentative Parcel Map will merge four of the lots into two legal lots and a portion of the alley will be vacated to accommodate this Project.

Figure 2, Proposed Project, provides an overview of the Project components. 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.

The proposed residential unit mix would consist of 64 studios, 167 one-bedroom units, 80 two-bedroom units, and 8 live-work units. Of the 319 total units, 26 units would be dedicated for affordable housing. The residential units would be constructed within Levels 2 through 7 of the proposed 7-story building.

Residential amenities would front Santa Clara Street within Levels 1 and 2 of the building, and would include a fitness gym, mail room, leasing offices, reception, and lobbies. An outdoor plaza would be constructed between the existing 8-story office tower and the proposed residential building, and would include outdoor lounge areas with benches and seating. In addition, an approximate 750 square-foot café would be constructed within the existing 8-story office building and would be a conversion from office lobby to café. The Project would include above-ground parking within Levels 1 and 2 of the building, and up to 2 subterranean parking levels. The Project would provide a total of 576 parking spaces. The 8 live-work units would be oriented to face Wheeler Avenue.

Level 3 would include an outdoor pool area, fire pit, barbeque dining area, game lounge, and a lawn/grassy area, as well as an outdoor passive court located in the middle of the building, in addition to residential units. Levels 4, 5, and 6 would consist solely of residential units. Level 7 would contain a community room and roof deck as well as residential units. The off-site alleyway adjacent to the eastern boundary of the Project site would be converted into a pedestrian paseo and auto access to facilitate connectivity between the Metro L Line (previously Gold Line) station and downtown amenities. No other off-site improvements are proposed. For more details, please refer to this NOP's Appendix A, Project Description Summary.

Potential Environmental Effects of the Project. The Project could have potentially significant environmental impacts to the following environmental topic areas: Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Geology/Soils; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems. Because of the existing condition of the Project site, which is fully developed and located in an urbanized setting, implementation of the Project is not expected to result in any significant impacts to: Aesthetics; Agriculture and Forestry Resources; Biological Resources; Mineral Resources; and Wildfire, as discussed in Appendix B, Environmental Topics With No Potential For Significant Impacts. This NOP, including Appendices A and B, are available for electronic download on the City's website at: www.arcadiaca.gov/projects.

Public Scoping Meeting. A public scoping meeting will be held in an online format using Zoom Webinar to share information regarding the proposed Project and the CEQA environmental review process. The purpose of the meeting is to facilitate information sharing and to solicit written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. More detailed instructions and the link to join the City's Scoping Meeting are provided at the City's website at: www.arcadiaca.gov/projects. A few days after the Public Scoping Meeting has ended, a copy of the recorded presentation will be posted on the City's website.

The Scoping Meeting is an information-gathering meeting, not a public hearing. However, as part of the information gathering process and as stated above, the City seeks community input for the project. In order to be considered for the EIR, all comments must be submitted to the City in writing via email, fax, or via postal service, and all written comments received will be reviewed and considered by the City as part of the administrative record of the proposed Project. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for consideration of the proposed Project's entitlement requests will be scheduled after the completion of the EIR. The date, time, and website of the Project's Scoping Meeting are as follows:

DATE: Thursday, August 5, 2021
TIME: 6:00 p.m. – 7:00 p.m.

LOCATION: Please check the City’s website prior to the start of the Scoping Meeting and then *click on the “Scoping Meeting” weblink* to access the Scoping Meeting.
The “Scoping Meeting” weblink will be posted at: www.arcadiaca.gov/projects

Submitting Comments. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The City will consider all written comments regarding the potential environmental effects of the Project received during the NOP public review period. Please direct your written comments via mail, or email to:

Ms. Lisa Flores, Planning & Community Development Administrator
City of Arcadia Planning Division
240 West Huntington Drive
P.O. Box 60021
Arcadia, CA 91066-6021

Attn: Alexan Mixed Use Development

Email: lflores@arcadiaca.gov

Appendix A

Project Description Summary

Project Location

Figure 1, Project Location, provides the Project boundaries in the context of the surrounding community and jurisdictions. The proposed Project site is located in the City of Arcadia (City) within the County of Los Angeles, approximately 13 miles northeast from downtown Los Angeles. The City of Sierra Madre is located to the north of the City; the City of Monrovia and an area of unincorporated Los Angeles County are located to the east of the City; Temple City and an area of unincorporated County are located to the south of the City, and the City of Pasadena, as well as an area of unincorporated County are located to the west of the City. Specifically, the Project site is bound by Santa Clara Street to the north, existing commercial uses and an alleyway to the east, Wheeler Avenue to the south, and Santa Anita Avenue to the west. Regional access is via Interstate (I) 210 to Santa Anita Avenue.

Project Description

The proposed Alexan Mixed-Use Development (Project) involves construction of a multi-family residential development within 2.96 gross acres of land within the City. The Project site has a General Plan land use designation of “Downtown Mixed Use,” and has a zoning designation of Downtown Mixed Use (DMU). The Project site is located at 150 N. Santa Anita Avenue and includes the following Assessor Parcel Numbers (APNs): APN 5773-006-036, APN 5773-006-010, APN 5773-006-004, and APN 5773-006-005.

The proposed Project would demolish some of the existing structures on the site, including a 2-story office building, two 1-story commercial buildings, and surface parking. The site also contains an existing 8-story office building and 1-story bank drive-through within APN 5773-006-036, which would remain in place. The Tentative Parcel Map will merge four of the lots into two legal lots and a portion of the alley will be vacated to accommodate this Project.

The Project would construct a 7-story multi-family residential building, consisting of 319 dwelling units. Under the DMU zoning regulation, the Project site would have an allowable base density of 80 units per acre, allowing for a total of 236 dwelling units on the 2.96-acre site. The Project applicant proposes to utilize a 35% density bonus under Senate Bill (SB) 1818, which would increase the allowable dwelling unit count to 319 total units. In order to comply with SB 1818, the Project would include 26 affordable dwelling units. Thus, the final unit mix would consist of 293 market rate units, and 26 affordable units, totaling 319 dwelling units. All of the dwelling units would be rental units.

The unit mix would consist of 64 studios, 167 one-bedroom units, 80 two-bedroom units, and 8 live-work units. The residential units would be constructed within Levels 2 through 7 of the proposed 7-story building, while each of the 8 live-work units would be constructed as a two-floor unit (with mezzanine), with frontage along Wheeler Avenue within Level 1 and Level 2 of the residential building. The average square footage of the unit types would be 540 square feet for the studios, 760 square feet for the one-bedroom units, 1,220 square feet for the two-bedroom units, and 1,780 square feet for the live/work. Figure 2, Proposed Project, provides an overview of the Project components.

Various residential amenities would be constructed throughout the residential building and Project site. Such amenities include an outdoor pool area, fire pit, barbeque dining area, game lounge, and a lawn/grassy area, as well as an outdoor passive court located in the middle of the building within Level 3. Within Level 7, residential amenities would be constructed that include a community room and a roof deck. Additional residential amenities would be constructed along the Project’s frontage with Santa Clara Street within Levels 1 and 2 of the building, and

would include a two-story fitness gym, package/mail room, lounge, leasing offices, a reception area, and lobbies. An outdoor plaza would be constructed between the 8-story office tower and the residential building, and would include outdoor lounge areas with benches and seating. The alleyway adjacent to the eastern boundary of the Project site would be converted into a pedestrian paseo. Within the existing 8-story office building, approximately 750 square feet of the southern portion of the building footprint would be converted from office lobby space into a café at ground level.

The Project site is located within the H Special Height Overlay Zone, specifically within the Zone H8 height overlay which allows for a maximum development height of 95 feet. The 7-story structure would be constructed to 84 feet and 11 inches to parapet in height. Figure 2, Proposed Project, provides the proposed building elevations.

The Project would include a total of 576 parking spaces. The Project would construct two above-ground parking areas, within Levels 1 and 2 of the building, and up to two subterranean parking levels.

Requested Approvals/Permits. The following is a summary of discretionary approvals/actions the City will consider. At the time of Project implementation, other ministerial permits that are not subject to CEQA review will be required.

- Certificate of Demolition
- Minor Use Permit with density bonus
- Site Plan & Design Review
- Street Vacation for the Alley
- Tentative Parcel Map

Appendix B

Environmental Topics With No Potential for Significant Impacts

**Alexan Mixed-Use Development Project
Environmental Topics with No Potential for Significant Impacts**

The proposed Alexan Mixed-Use Development Project could have potentially significant environmental impacts to the following environmental topic areas: Air Quality; Cultural Resources; Energy; Greenhouse Gas Emissions; Geology/Soils; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems. Because of the existing condition of the Project site, which is fully developed and located in an urbanized setting, implementation of the Project is not expected to result in any significant impacts to: Aesthetics; Agriculture and Forestry Resources; Biological Resources; Mineral Resources; and Wildfire, as discussed below.

CEQA Topic	Analysis Supporting No Potential for Significant Impact
Aesthetics	The Project site is visible from surrounding land uses and roadways and the proposed Project would increase the development density and height. Site development would be required to comply with all Arcadia Development Code and Municipal Code requirements and would be required to adhere to the architectural and site design guidance provided in the City’s Commercial/Mixed Use Guidelines. Regarding aesthetic impacts, Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] specifies that for infill projects located in transit priority areas, impacts on aesthetics are not required to be evaluated under CEQA. Specifically, PRC §21099(d) sets forth guidelines for evaluating project impacts under CEQA, as follows: “Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment.” PRC Section 21099 defines a “transit priority area” as an area within 0.5 mile of a major transit stop, defined as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” PRC Section 21099 defines an “infill site” as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. PRC Section 21099 applies to the proposed Project, which consists of residential project on an “infill” site located approximately 350 feet from Metro’s L Line Station; as such, the Project meets the criteria established by SB 743. Therefore, there would be no potential for significant impacts associated with aesthetics and aesthetics does not require evaluation or analysis in the EIR.
Agriculture and Forestry Resources	The Project site is located in an urban area on a site that is fully developed with buildings and asphalt paving and is included in the Downtown Mixed Use (DMU) Zone, Downtown Parking Overlay Zone, and is located within the Downtown Mixed Use land use designation of the City’s General Plan. There are no existing agriculture or forestry activities on the site. No readily available opportunities for agricultural or forestry operations exist on site or in the surrounding area. According to the California Department of Conservation’s California Important Farmland Finder, most of Los Angeles County, including the City of Arcadia, is not mapped as part of the state’s Farmland Mapping and Monitoring Program; thus, the Project site does not contain Prime Farmland, Unique Farmland, or Farmland of State Importance (collectively “Important Farmland”) ¹ , nor does

¹ DOC (Department of Conservation). 2016. “California Important Farmland Finder.” Accessed March 31, 2021 <https://maps.conservation.ca.gov/dlrr/ciff/>.

Alexan Mixed-Use Development Notice of Preparation
Appendix B. Environmental Topics with No Potential for Significant Impacts

	it contain any parcels under a Williamson Act contract ² . Additionally, neither the Project site nor the surrounding area contain forestland or timberland. Therefore, there would be no potential for significant impacts associated with agricultural and forestry resources.
Biological Resources	Under the existing conditions, the Project site is almost entirely developed with paved surfaces and buildings and surrounded by urban development. A limited amount of landscaped areas is located within the Project site and along the public rights-of-way, consisting of small areas of ornamental trees and shrubs, which does not form a cohesive plant community that would provide quality suitable habitat for candidate, sensitive or special status wildlife species, or support wildlife movement. No wetlands or other jurisdiction waters are within the Project site. ³ Further, any development activities would be required to comply with all applicable requirements set forth by the City, including the City’s street tree removal regulations and Street Tree Master Plan. ⁴ All development activities are subject to the requirement to protect nesting birds, in compliance with the Migratory Bird Treaty Act, which prohibits the accidental or "incidental" taking or killing of migratory birds. ⁵ Therefore, there would be no potential for significant impacts associated with biological resources.
Mineral Resources	There are no oil wells or oil/mineral extraction activities on the Project site. ⁶ Current on-site land uses do not allow for oil/mineral extraction. According to the City’s General Plan, Resource Sustainability Element, Figure RS-1 (Mineral Resource Zones), the Project site is within the Mineral Resources Zone-4 (MRZ-4), which is characterized as areas where there are insufficient data to assign any other Mineral Resource Zone designation. ⁷ The MRZ-4 classification does not imply that there is little likelihood for the presence of mineral resources, but rather there is a lack of knowledge regarding mineral occurrence. However, given that the Project site is located within an urban setting, does not currently allow for oil/mineral extraction, and is not designated for mineral extraction, the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan or other land use plan. Therefore, there would be no potential for significant impacts associated with mineral resources.
Wildfire	The Project site is in a highly urbanized area and is not within a Very High Fire Hazard Severity Zone and would not exacerbate or expose people or structures to wildfire risks or substantially impair an adopted emergency response plan. The nearest wildland areas are located at the bottom of the San Gabriel Mountains, approximately 1 mile north of the Project site. Based on the CAL FIRE’s Fire Hazard Severity Zones maps, the Project site is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones. The closest designated Very High Fire Hazard Severity Zone is located approximately 0.75-mile north of the Project site. ⁸ Therefore, impacts associated with wildland fire would not occur and will not require further evaluation in the EIR.

² DOC. 2018. “The Williamson Act Status Report 2016-17.” Accessed March 31, 2021. Released 2018. https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf.

³ USFWS (United States Fish and Wildlife Service). 2021. National Wetlands Inventory, Wetlands Mapper, Search by Address. Accessed March 31, 2021. <http://www.fws.gov/wetlands/Data/Mapper.html>.

⁴ Arcadia Municipal Code Chapter 8, Section 9804 – Street Trees-Removal.

⁵ 16 United States Code (U.S.C) 703-712

⁶ CalGEM (Department of Conservation, Geologic Energy Management Division). 2020. “Well Finder” Accessed March 21, 2021. <https://maps.conservation.ca.gov/doggr/wellfinder/#/-118.02681/34.14045/16>.

⁷ City of Arcadia. 2010. Arcadia General Plan, Resource Sustainability Element. Adopted November 2010.

⁸ CAL FIRE. 2020 “FHSZ Viewer.” Accessed April 22, 2020. <http://egis.fire.ca.gov/FHSZ/>.



SOURCE: ESRI 2014

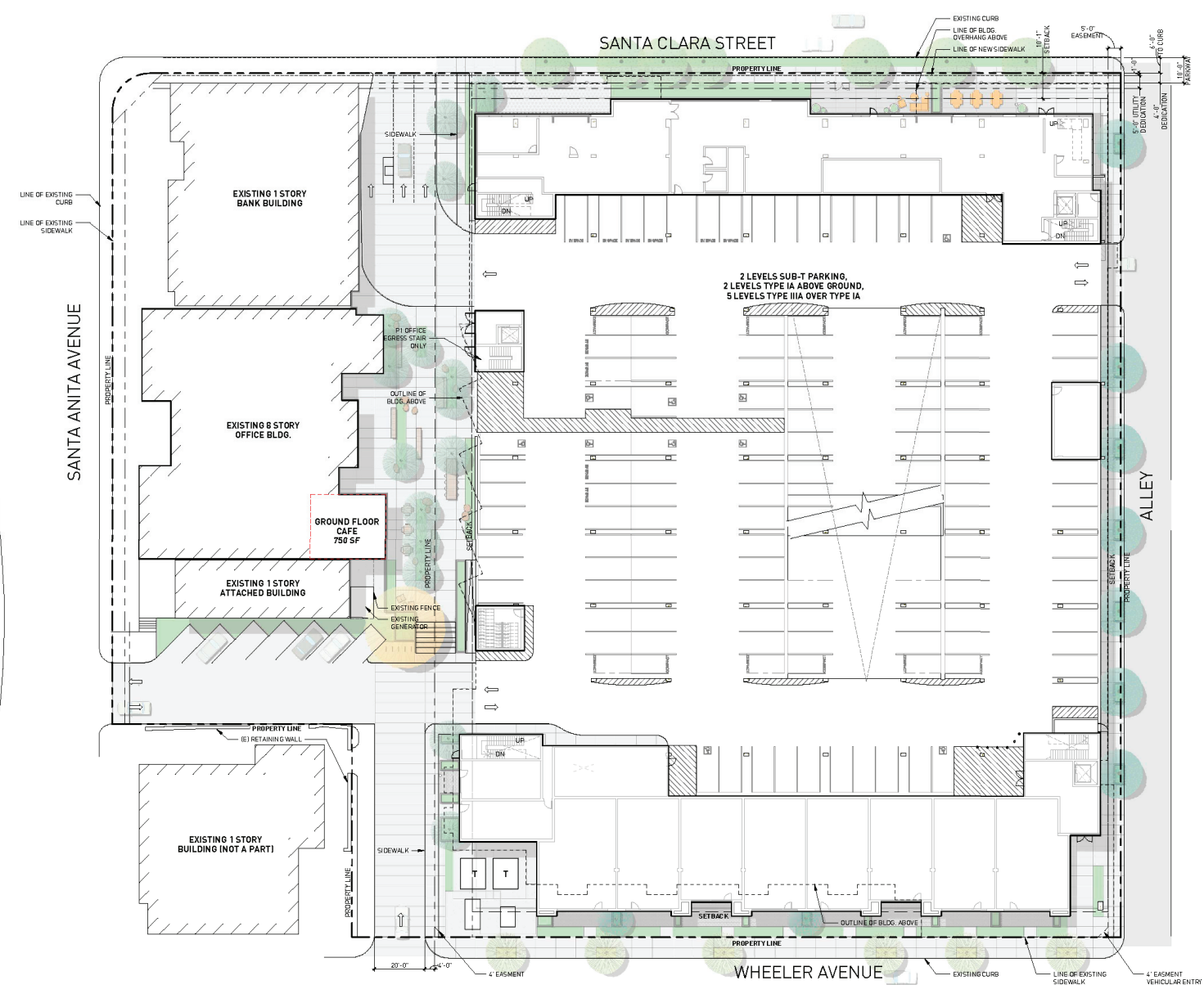
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FIGURE 1
Project Location

Alexan Mixed-Use Development

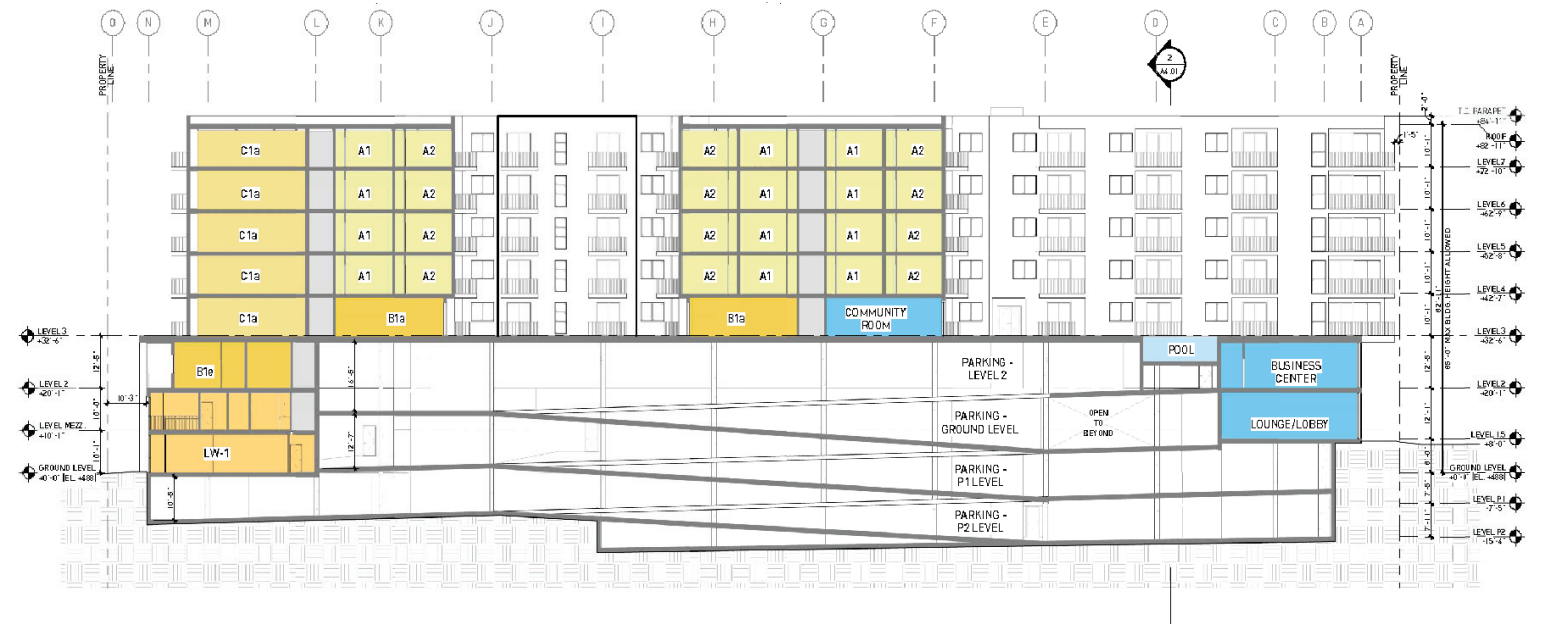
Site Plan



GRAPHICS LEGEND

- AREA OF NEW BUILDING OUTLINE ABOVE GRADE
- EXISTING BUILDING
- PROPERTY LINE
- NEW PROPERTY LINE
- SET BACK LINE
- NEW DEDICATION LINE
- OUTLINE OF BLDG. ABOVE
- T TRANSFORMER

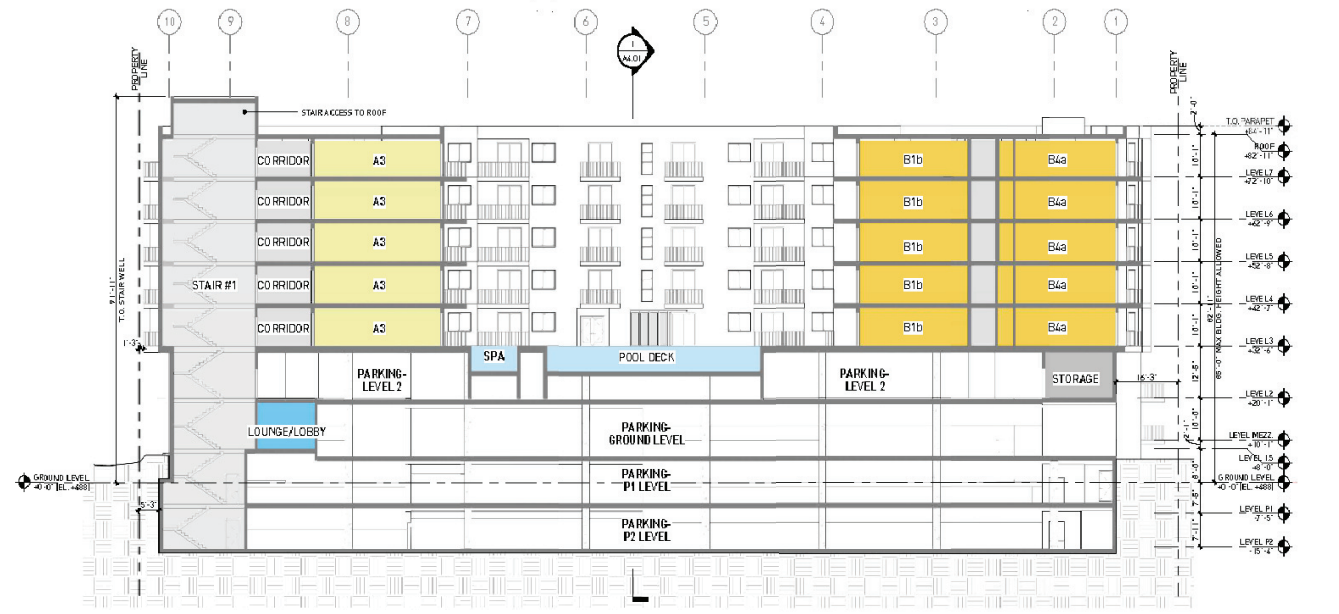
Section View



GRAPHICS LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- LIVE/WORK
- AMENITY
- CIRCULATION
- UTILITY

Section 1: Looking westward through center of site



Section 2: Looking southward through center of site

SOURCE: Studioneleven 2021

