Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021070271

Project Title: Alexan Mixed-Use Development Project

Lead Agency: City of Arcadia

Contact Name: Lisa Flores, Planning & Community Development Administrator

Email: lflores@arcadiaca.gov Phone Number: N/A

Project Location: City of Arcadia, Los Angeles County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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 551 parking spaces. A portion of 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As presented in the Draft EIR, the proposed Project would not result in significant and unavoidable impacts after implementation of all mitigation measures. Prior to mitigation, the Project would have the potential for significant environmental impacts to the following environmental topic areas: Cultural Resources; Energy; Geology/Soils; Hazards and Hazardous Materials; Transportation; and Tribal Cultural Resources.

The following mitigation measures are proposed to reduce impacts to a less-than-significant level:
MM-CUL-1: Worker Environmental Awareness Program (WEAP) for archaeological sensitivity prior to and during construction activities
MM-GEO-1: Paleontological Resources Impact Mitigation Program (PRIMP) prior to and during construction activities
MM-HAZ-1: Abatement procedures for removal of potentially hazardous materials
MM-HAZ-2: Soil Management Plan (SMP) for contaminated soils on site
MM-HAZ-3: Vapor mitigation design features incorporated prior to grading
MM-TRA-1: Construction Traffic Control Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The primary areas of controversy identified by the public and agencies included the following potential issues (the Draft EIR section that addresses the issue raised is provided in parentheses):

- Potential for impacts due to building massing and residential density (Section 4.1, Aesthetics, Section 4.9, Land Use, and Section 4.11, Population and Housing)
- Potential for air pollution (Section 4.2, Air Quality)
- Potential impacts from operational noise and vibration (Section 4.10, Noise)
- Potential for increased traffic (Section 4.13, Transportation)

Provide a list of the responsible or trustee agencies for the project.

N/A