



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION/ MITIGATED NEGATIVE DECLARATION

<p>Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location: City-wide</p>		
Public Agency:	City of Arcadia	
Project Name:	City of Arcadia 6th Cycle Housing Element Update (2021-2029)	
Project Description:	See Attachment A	
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	City-Wide	
<p>This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act per Section 15164. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has therefore prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.</p>		
<input type="checkbox"/> The Project site IS on a list compiled pursuant to Government Code section 65962.5.		
<input checked="" type="checkbox"/> The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.		
<input checked="" type="checkbox"/> The proposed project IS considered a project of statewide, regional or areawide significance.		
<input type="checkbox"/> The proposed project IS NOT considered a project of statewide, regional or areawide significance.		
<input type="checkbox"/> The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.		
<input checked="" type="checkbox"/> The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.		
<input type="checkbox"/> A scoping meeting WILL be held by the Lead Agency.		
<input checked="" type="checkbox"/> A scoping meeting WILL NOT be held by the Lead Agency.		
<p>If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows: N/A</p>		
Date: N/A	Time: N/A	Location: N/A
<p>Copies of the Draft Initial Study and Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: 240 West Huntington Drive, Arcadia, CA 91007. The Draft Initial Study and Negative Declaration are also available on the City website at: www.arcadiaca.gov/housing</p>		
<p>A hard copy is also available at: City Hall – Development Services Department at 240 W. Huntington Dr. Arcadia, and at the Arcadia Library at 20 W. Duarte Road, Arcadia.</p>		

The proposed Negative Declaration or Mitigated Negative Declaration can be obtained in electronic format by the following method:

Lead Agency address: 240 West Huntington Drive, Arcadia, CA 91007

Comments will be received from [December 17, 2021] to [January 19, 2022]

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to [January 19, 2022]. Comments of all Responsible Agencies are also requested.

The Lead Agency will consider the project and the Draft Negative Declaration/Mitigated Negative Declaration at its meeting on:

Date: Planning Commission Meeting on January 25, 2022	Time: 7:00 PM
And	
City Council Meeting on February 15, 2022	Time: 7:00 PM

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Date Received for Filing: _____

Ciaf

 Staff

(Clerk Stamp Here)

Planning : Community Development

 Title *Administrator*

Attachment A: Project Description

ATTACHMENT A

Project Information

Project Location: The Project applies city-wide. The City of Arcadia is located in central Los Angeles County (County) in the northwest portion of the San Gabriel Valley (Valley). The City is bounded by the San Gabriel Mountains, the Angeles National Forest, and the City of Sierra Madre to the north, the City of Pasadena to the northwest, the City of Monrovia to the east and northeast, Temple City to the southwest, and unincorporated County communities to the west and southeast. Regional access to the City is provided via the Interstate 210 Freeway (I-210), which runs in an east-west direction through the northern portion of the City. The Interstate 605 Freeway (I-605), known as the San Gabriel River Freeway), runs in a north-south direction, is approximately 0.18 miles east of the City's southeastern edge. Because the Project is a Citywide plan and does not involve construction, there is no specific Project site development associated with the Project.

Housing Element Update: The proposed City of Arcadia 6th Cycle Housing Element Update (HEU) (2021-2029) Project consists of a comprehensive update to the City of Arcadia's last adopted Housing Element (referred to as the 5th Cycle). State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The HEU identifies potential housing sites that could accommodate a variety of housing types for all income levels and needs of special population groups, as defined under state law (California Government Code Section 65583). The Project includes revised goals and policies, and new, modified, and continuing implementation programs. The HEU would be prepared to establish policies, procedures, and incentives in its land use planning and development activities that result in maintenance and expansion of the housing supply to adequately accommodate the City's anticipated housing needs. The Housing Element will institute policies intended to guide City decision-making and establish an Implementation Program to achieve housing goals through the year 2029. Regularly-scheduled meetings with the Planning Commission and City Council may be used as a public forum to further discuss associated housing issues, receive public input, discuss options, and provide direction regarding the content of the Housing Element.

Per CGC §65584(d), the HEU will also address existing and projected housing needs through the accommodation of the City's Regional Housing Needs Assessment (RHNA) allocation. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The City was allocated a total of 3,214 additional units from the RHNA. To accommodate its RHNA allocation, the City has identified 751 candidate housing sites which could accommodate up to 7,222 additional housing units within the City. The identified candidate housing sites would accommodate units for an approximately 125 percent buffer beyond the 3,214-unit RHNA requirement. The City does not propose any site development on a candidate housing site/parcel. Future housing development could occur on these candidate housing sites/parcels, according to the General Plan land use and zoning as proposed under the Housing Element and as local conditions dictate with timing at the discretion of each individual property owner. Future development of these sites will require site specific environmental review and entitlement approval.

Regional Housing Needs Assessment: On March 22, 2021 the Southern California Association of Governments (SCAG) adopted the final draft Regional Housing Needs Assessment (RHNA) allocations and distributed the RHNA allocation to all local jurisdictions including the City of Arcadia. To comply with Housing Element law and the complete the RHNA allocation, the City must identify candidate housing sites that can accommodate their 2021-2029 RHNA allocation.

The City is not required to build dwelling units in order to meet its RHNA allocation, only to identify potential sites and create the framework to allow the market the opportunity to develop these units. Potential impacts of the project will be analyzed in compliance with the requirements of the California Environmental Quality Act (CEQA).

Environmental Determination: The City has prepared an Initial Study (IS), pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”) to determine the proposed project’s potential impact on the environment. The City has determined that the project will pose no environmental impacts on the environment without the need for mitigation. As such, a Negative Declaration of Environmental Impacts was also prepared for the Project, pursuant to CEQA § 15070. The City intends to adopt the Draft Negative Declaration (ND).

The Planning Commission will hold a public hearing on January 25, 2021 at 7:00 PM and forward a recommendation to the City Council on Draft IS/ND and HEU. The City Council will hold a public hearing on February 15, 2022 at 7:00 PM to adopt the Draft IS/ND and HEU as part of their consideration.

Public Review Period: A 30-day public review period will begin on December 17, 2021 and end on January 19, 2022. Any interested person or agency may comment on this matter by submitting comments via email to lflores@ArcadiaCA.gov or via postal mail or in person delivery to the Planning Services at 240 W. Huntington Drive, Arcadia, CA 91066 or by mail at Planning Services 240 W. Huntington Drive, P.O. Box 60021, Arcadia, CA 91066.

Copies of the Initial Study and related documents are on file at City Hall at 240 West Huntington Drive, Arcadia, CA 91007. In addition, the Draft Initial Study and Negative Declaration are also available on the City website at: www.arcadiaca.gov/housing.

A hard copy is also available at:

City Hall – Development Services Department
240 W. Huntington Drive
Arcadia, CA 91007

And

Arcadia Library
20 W. Duarte Road
Arcadia, CA 91007

Hazardous Waste Sites: The project site is not identified on any of the lists enumerated under Government Code Section 65962.5.