

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: The Derby Mixed-Use Project

Lead Agency: <u>City of Arcadia</u>	Contact Person: <u>Fiona Graham</u>
Mailing Address: <u>Post Office Box 60021</u>	Phone: <u>(626) 574-5442</u>
City: <u>Arcadia</u> Zip: <u>91066</u>	County: <u>Los Angeles</u>

Project Location: County: Los Angeles City/Nearest Community: Arcadia
 Cross Streets: North 2nd Avenue, Gateway Drive, East Huntington Drive Zip Code: 91006

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 25.48" N / 118 ° 01 ' 25.29" W Total Acres: 2.23

Assessor's Parcel No.: 5773-009-070, 5773-009-065 Section: 19 Twp.: 01 N Range: 11 W Base: San Bernardino

Within 2 Miles: State Hwy #: I-210 Waterways: Santa Anita Wash; Arcadia Wash
 Airports: N/A Railways: Metro L Line (Gold) Schools: PUBLIC: Holly Ave. Elementary School (ES); Highland Oaks ES; Camino Grove ES; First Ave. Middle School (MS); Foothills MS; Dana MS; Moravia High School (HS); Arcadia HS; Rancho Learning Center PRIVATE: Arroyo Pacific Academy; Barnhart School; Holy Angels ES; Arcadia Montessori Schools; Excelsior School; Arcadia CPS

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>Demolition; Lot Line Adj.</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>214</u> Acres <u>4.66</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>17,550</u> Acres <u>0.40</u> Employees <u>87</u>	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present land use is restaurant and parking; Zoning is General Commercial (C-G); General Plan designation is Commercial

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

The Project would involve demolition of the existing structures on site, including the occupied two-story "The Derby" restaurant, a vacant one-story restaurant building, and surface parking. The Derby was evaluated for architectural history and is not considered a historical resource for the purposes of CEQA. The Project proposes to construct The Derby as a larger, two-story, 12,850 sf restaurant as part of a new, six-story mixed-use development consisting of The Derby, 214 for-rent dwelling units (including 9 affordable units), a 3,300 sf complementary restaurant, and a 1,400 sf cafe space within a 2.23-acre lot. On-site amenities would be included within the six-story residential building. The Project would include one level of subterranean parking for residents, as well as exterior and interior ground-level commercial and valet parking areas. The Project would provide a total of 411 parking spaces. Off-site improvements would be required within the sidewalk and roadway rights-of-way along East Huntington Drive and Gateway Drive, including modification and/or relocation of existing curb cuts, utility connections, removal of signage, street light relocation, and new/replacement street trees.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <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 checked="" 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 checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date October 14, 2022 Ending Date November 14, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Elite Real Estate Holdings, LLC</u>
Address: <u>38 North Marengo Avenue</u>	Address: <u>233 East Huntington Drive</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Arcadia, CA 91006</u>
Contact: <u>Kristin Starbird</u>	Phone: <u>(626) 358-8287</u>
Phone: <u>(626) 204-9839</u>	

Signature of Lead Agency Representative:  Date: 10/10/22

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