

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 # 2022100298

Project Title: The Derby Mixed-Use ProjectLead Agency: City of ArcadiaContact Person: Lisa FloresMailing Address: 240 West Huntington Drive, P.O. Box 60021Phone: (626) 574-5445City: ArcadiaZip: 91066County: Los Angeles-----
Project Location: County: Los Angeles City/Nearest Community: ArcadiaCross Streets: North 2nd Avenue, Gateway Drive, E. Huntington Drive Zip Code: 91006Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 25.48" N / 118 ° 01 ' 25.29" W Total Acres: 2.23Assessor's Parcel No.: 5773-009-070, 5773-009-065 Section: 19 Twp.: 01 N Range: 11 W Base: San BernardinoWithin 2 Miles: State Hwy #: I-210 Waterways: Santa Anita Wash; Arcadia WashAirports: N/ARailways: Metro A Line

Schools:

PUBLIC: Holly Ave. Elementary School (ES); Highland Oaks ES; Camino Grove ES; First Ave. Middle School (MS); Foothills MS; Dana MS; Monrovia 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: 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: Demolition; Lot Line Adj.

Development Type:

Residential: Units 214 Acres 4.66
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 17,550 Acres 0.40 Employees 87 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; Greenhouse Gas

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 is to demolish the existing Derby restaurant ("The Derby") and the vacant, former Souplantation restaurant and construct a six-story, mixed-use development over the approximately 2.23 acre site. To accommodate the new building, the two existing lots will be merged as one legal lot. The Derby will be reconstructed as a larger, two-story restaurant of approximately 12,850 square feet. In addition, two new commercial spaces will be included on the ground floor adjacent and to the east of the new driveway entrance: a 1,400 square foot café and a 3,300 square foot restaurant. The new mixed-use development will consist of 205 market rate units and 9 affordable units, totaling 214 rental units on levels two through six. The Project would require a General Plan Amendment to change the Land Use to Downtown Mixed Use and a Zone Change to Downtown Mixed Use with Height Overlay (H7).

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 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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 4
<input checked="" 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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date August 4, 2023 Ending Date September 19, 2023

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative:

Date: August 1, 2023



Authority cited: Section 21083, Public Resources Code.

Resources Code. Reference: Section 21161, Public