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 #: 2022100298	
Project Title: The Derby Mixed-Use Project	
Lead Agency: City of Arcadia	
Contact Name: Lisa Flores, Deputy Development Services Director	
Email: Iflores@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 Project site, which totals approximately 2.23 acres, is located in the City of Arcadia within Los Angeles County, approximately 13 miles east of downtown Los Angeles. The Project site addresses are 233 and 301 E. Huntington Drive and includes Assessor's Parcel Numbers 5773-009-070 and 5773-009-065, but the address that will be assigned to this Project is 233 E. Huntington Drive. 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 changing the Land Use to Downtown Mixed Use and a Zone Change to Downtown Mixed Use with Height Overlay (H7).

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; Geology and Soils; Hazards and Hazardous Materials; Noise; Transportation; Tribal Cultural Resources; and Utilities and Service Systems. The following mitigation measures are proposed to reduce impacts to a less-than-significant level:

MM-CUL-1: Worker Environmental Awareness Program for archaeological sensitivity prior to and during construction activities

MM-GEO-1: Paleontological Resources Recovery Plan in the event that paleontological resources (e.g., fossils) are exposed during construction

MM-HAZ-1: Hazardous Building Materials Survey prior to the issuance of a demolition permit for any existing on-site

MM-HAZ-2: Soil Management Plan for contaminated soils on site prior to the issuance of a grading permit

MM-NOI-1: Erect a noise barrier prior to issuance of a demolition permit

MM-TRA-1: Remove and reconfigure the raised median on E. Huntington Drive prior to the issuance of a grading permit

MM-TRA-2: Parking Signage Plan prior to the issuance of a building permit

MM-TRA-3: Construction Traffic Control Plan prior to the issuance of demolition or grading permits

MM-TCR-1: Retain a Native American Monitor prior to commencement of ground-disturbing activities

MM-TCR-2: Procedures for the unanticipated discovery of human remains and associated funerary objects

MM-TCR-3: Procedures for burials and funerary remains

MM-UTIL-1: Sewer upgrade fair share payment prior to issuance of a Certificate of Occupancy permit

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 impacts related to transportation (e.g., multi-modal transportation, traffic safety) (Section 4.13, Transportation) -Potential for air pollution (Section 4.2, Air Quality) -Potential impacts related to water supply and dry conditions (Section 4.15, Utilities and Service Systems) -Potential impacts related to greenhouse gas emissions (Section 4.6, Greenhouse Gas Emissions) -Potential for substantial adverse effects on human beings (Chapter 5, Other CEQA Considerations)
Provide a list of the responsible or trustee agencies for the project.
N/A