

2023 273211



FILED
Dec 21 2023

De: C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TODD TRAN

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Los Angeles
 Address: 12400 Imperial Highway
Norwalk, CA 90650-3134

From:
 Public Agency: City of Arcadia
 Address: 240 West Huntington Drive
Arcadia, CA 91066
 Contact: Lisa Flores
 Phone: (626) 574-5445

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022100298

Project Title: The Derby Mixed-Use Project

Project Applicant: Elite Real Estate Holdings, LLC

Project Location (include county): 233 East Huntington Drive, Arcadia, Los Angeles County, CA 91006

Project Description:

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)


This is to advise that the City of Arcadia has approved the above
 Lead Agency or Responsible Agency

described project on December 19, 2023 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.ArcadiaCA.gov/significantprojects

Signature (Public Agency):  Title: Deputy Development Services Director

Date: 12/20/23 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

ORIGINAL FILED

DEC 21 2023

LOS ANGELES, COUNTY CLERK

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



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Thursday, December 21, 2023 9:57 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2023273211	1	\$75.00
NoD - Environmental Impac 2023273211	1	\$3,839.25
Total		\$3,914.25

Total Documents: 1

Customer payment(s):

Check \$3,914.25

Check List:

#354229 \$3,914.25

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202312211230003
STATE CLEARING HOUSE # (If applicable) 2022100298

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF ARCADIA			DATE 12/21/2023
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2023273211
PROJECT TITLE THE DERBY MIXED-USE PROJECT			
PROJECT APPLICANT NAME LISA FLORES			PHONE NUMBER (626)574-5445
PROJECT APPLICANT ADDRESS 240 WEST HUNTINGTON DRIVE	CITY ARCADIA	STATE CA	ZIP CODE 91066
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ 3,839.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,764.00	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,305.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____	\$ 3,914.25
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SIGNATURE X 	TITLE IC
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