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# NOTICE OF PREPARATION

## OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

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City Project No.: Specific Plan No. SP 21-01; General Plan Amendment No. GPA 21-01; Zone Change No. ZC 21-01; Architectural Design Review No. ADR 21-07

Project Name: The Huntington Village Specific Plan Project

Project Applicant: New World International Investment Group, LLC

Project Address: 618 S. Michillinda Avenue and 1101-1155 W. Huntington Drive, Arcadia, CA 91007

Public Comment Period: January 19, 2024 through February 19, 2024

Public Scoping Meeting: January 31, 2024 at 6:00 PM

Pursuant to Section 15050 of the California Environmental Quality Act (CEQA) Guidelines, the City of Arcadia (City) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Huntington Village Specific Plan Project (Specific Plan or Project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Planning and Research, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

The City is requesting your specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory responsibility that must be included in the Draft EIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process. Because the City has already determined that an EIR is required for the Project, as permitted by CEQA Guidelines Section 15060(d), the City will not prepare an Initial Study, but instead will begin work directly on the Draft EIR.

**PROJECT LOCATION.** The 11.53-acre Project site is located at 618 S. Michillinda Avenue and 1101-1155 W. Huntington Drive, in the City of Arcadia and includes Assessor's Parcel Numbers (APNs) 5777-038-012 and 5777-038-014. **Figure 1, Regional Location and Local Vicinity**, depicts Project boundaries in the context of the surrounding community. As measured from the Project site, the City of Sierra Madre is located 1.60 miles to the north; the City of Monrovia is located 2.35 miles to the east; the City of Temple City is located 0.75-mile to the south; the City of Pasadena is located 0.85-mile to the northwest; and an area of unincorporated Los Angeles County located directly adjacent to the west of the Project site. Regional access is via Interstate (I) 210 to the north and State Route (SR) 19 (Rosemead Boulevard) to the west, with freeway access ramps to Rosemead Boulevard and Michillinda Avenue.

**EXISTING CONDITIONS.** The Project site is zoned General Commercial (C-G) with a corresponding General Plan land use designation of Commercial. The Project site is currently fully developed with urban land uses. The northern portion of the site is developed with a multi-level vacant office building and adjacent multi-level parking structure at 618 S. Michillinda Avenue. The southern portion of the site includes H Mart, a grocery store, located

at 1101 W. Huntington Drive, a strip retail plaza at 1127 W. Huntington Drive, and surface parking lot with landscaping. Arcadia Living, a residential assisted living facility, is located off-site and directly adjacent to the northern boundary of the Project site, located within the same block. Other land uses adjacent to the Project site generally consist of single-family and multi-family residential uses to the north, east, and west. Multi-family uses are located to the south across Huntington Drive and commercial uses are located along Huntington Drive to the east and west of the Project site. The Los Angeles County Arboretum, Santa Anita Park (horse racing track) and the Shops at Santa Anita (shopping mall) and associated surface parking lots are located to the northeast. Michillinda Park is located about 0.15-mile west of the Project site, as well as commercial development along Huntington Drive and Rosemead Boulevard further to the west. Temple City High School and Oak Avenue Intermediate School are located south of the Project site. There are approximately 25 schools located within 2 miles of the Project site.

The Metro A Line (formerly L/Gold line) Sierra Madre Villa Station is located 1.3 miles to the northwest and the Arcadia Station is located approximately 2.2 miles northeast of the Project site. Bus lines in the vicinity of the Project site include Metro bus routes 179 and 267, and Special Line 487, and Foothill Transit 187 bus line.

**PROJECT DESCRIPTION OVERVIEW.** The Project involves the adoption and implementation of the Huntington Village Specific Plan, which proposes a new mixed-use residential and commercial development. The Project would replace the existing General Commercial (C-G) zone with the proposed “Huntington Village Specific Plan”, thereby enabling the proposed future development within the Specific Plan area. The vacant office building, strip retail plaza, parking structure, and surface parking would be demolished to accommodate the Project, while the H Mart building would remain. The Specific Plan would allow for the development of up to 263 multi-family units and associated residential amenity space, and up to 5,800 square feet of new commercial uses. The Specific Plan proposes development in two phases. Phase 1 (“Planning Area 1”) would include 4.79 acres in the southern portion of the Project site adjacent to Huntington Drive and the H Mart, and Phase 2 (“Planning Area 2”) would include 6.74 acres on the northern portion of the Project site encompassing the area currently occupied by the vacant office building and parking structure. **Figure 2, Conceptual Site Plan**, depicts the design of the Project, including the location of the residential development, commercial uses, parking garage, and internal roadway circulation. **Figure 3, Directional Views of Conceptual Site Plan**, provides additional views of Project site at buildout as viewed from the northwest, northeast, and southeast.

The Project would include 237 market-rate units and 26 affordable units, totaling 263 for-sale residential units. The units would consist of condominiums, townhomes, stack townhomes, town over amenity units, flat over town units, and flat over commercial units. Residential amenities would include landscaped courtyards, a courtyard with a pool, pocket parks, a dog park, coworking space, a club house, and a fitness facility. Planning Area 1 would include 98 units within three- to four-story buildings. The commercial uses and residential amenities in Planning Area 1 would front onto Huntington Drive and would include two levels of residential above the ground-floor commercial and amenity space. The parking garage would include two subterranean levels with five levels of above ground parking. Planning Area 2 would include 165 units in buildings ranging from two to four stories, as well as a subterranean parking garage. In Planning Area 2, the residential buildings fronting Sunset Boulevard would be two stories while the residential buildings fronting Michillinda Avenue would be three stories. The building internal to the Project site would be four stories within Planning Area 2.

Primary access for the commercial parking in Planning Area 1 would be from two points: (1) via an ingress/egress driveway on Huntington Drive; and (2) via an ingress/egress driveway on Michillinda Avenue. Access to the subterranean residential parking structure in Planning Area 2 would be through internal streets, which can be accessed from Michillinda Avenue and Sunset Blvd. The Project would provide an overall total of 828 parking spaces. Planning Area 1 would include a total of 412 spaces. The five-story parking structure would include two

subterranean levels and would consist of 148 residential parking spaces, 33 guest parking spaces, and 200 commercial parking spaces. Additionally, 31 surface parking spaces would be provided for residential guests. Planning Area 2 would include a total of 416 parking spaces where 286 parking spaces are provided in a fully subterranean one-level parking structure, with 221 of those spaces reserved for residents and 65 reserved for guests. Additionally, Planning Area 2 would include 112 spaces in two-car garages attached to the townhome units and 18 surface parking spaces for guests.

Off-site improvements would be required within the sidewalk and roadway rights-of-way along Huntington Drive, Michillinda Avenue, and Sunset Boulevard. These improvements would include modification and/or relocation of existing curb cuts, utility connections, removal of signage, street light relocation, and new/replacement street trees. Off-site utility infrastructure improvements as well as roadway improvements may be required, as necessary based on technical studies.

**REQUESTED APPROVALS AND PERMITS.** The current C-G zone has a maximum allowable building height of 40 feet and does not allow for residential use. Thus, a Zone Change (No. ZC 21-01) would be required to rezone the Project site to “Huntington Village Specific Plan”, which would allow for the Project’s proposed mixed-use development. The proposed structures would have a maximum height of 50 feet. The Project would also require a General Plan Amendment (No. GPA 21-01) to change the land use designation from Commercial to a new land use designation “Mixed-Use (22-30 dwelling unit/acre [du/ac] + 1.0 floor area ratio [FAR])” on Planning Area 1 and “Commercial (26 du/ac + 0.5 FAR)” on Planning Area 2. The following is a summary of discretionary approvals/actions the City will consider.

- Adoption of the Huntington Village Specific Plan, SP No. 21-01
- Certification of Huntington Village Specific Plan Final Environmental Impact Report (Final EIR)
- General Plan Amendment to Mixed Use (22-30 du/ac + 1.0 FAR) and Commercial (26 du/ac + 0.5 FAR), No. GPA 21-01
- Zone Change to Huntington Village Specific Plan, ZC 21-01
- Certificate of Demolition
- Site Plan and Architectural Design Review No. ADR 21-07
- Tentative Tract Map

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT.** The Project could have potentially significant environmental impacts to the following environmental topic areas: Aesthetics, Air Quality; Cultural Resources; Energy; Geology/Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems. Because of the existing condition of the Project site, which is fully developed and located in an urbanized setting, the Project is not expected to result in any significant impacts to: Agriculture and Forestry Resources; Biological Resources; Mineral Resources; and Wildfire, as discussed in Appendix A, Environmental Topics With No Potential For Significant Impacts.

**PUBLIC REVIEW AND SCOPING.** This NOP is available for download on the City’s website at: [www.arcadiaca.gov/projects](http://www.arcadiaca.gov/projects). A print copy of this notice is also available for public review at each of the following City locations through February 19, 2024:

Arcadia City Hall – Planning Division  
240 West Huntington Drive  
Arcadia, CA 91007

Monday–Thursday: 7:30 a.m.–5:30 p.m.

Friday (Closed alternate Fridays): 7:30 a.m.–4:30 p.m.

<https://www.arcadiaca.gov>

Arcadia Public Library – Circulation Desk  
20 West Duarte Road  
Arcadia, CA 91006

Monday–Thursday: 10:00 a.m.–8:45 p.m.

Friday and Saturday: 10:00 a.m.–5:45 p.m.

[www.arcadiaca.gov/library](http://www.arcadiaca.gov/library)

**PUBLIC SCOPING MEETING.** A public scoping meeting will be held to share information regarding the Project and the CEQA environmental review process. The purpose of the meeting is to facilitate information sharing and to solicit written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. The Scoping Meeting is an information-gathering meeting, not a public hearing. However, as part of the information-gathering process and as stated above, the City seeks community input for the Project. In order to be considered for the EIR, all comments must be submitted to the City in writing via email or postal service, and all written comments received will be reviewed and considered by the City as part of the administrative record of the Project. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for consideration of the Project’s entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the Project’s Scoping Meeting are as follows:

**DATE:** January 31, 2024  
**TIME:** 6:00 PM  
**LOCATION:** Arcadia Public Library—Auditorium  
20 West Duarte Road, Arcadia, CA 91006


**SUBMITTING COMMENTS.** Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The City will consider all written comments regarding the potential environmental effects of the Project received during the NOP public review period. Please direct your written comments via mail or email to:

Ms. Fiona Graham, Planning Services Manager  
City of Arcadia Planning Division  
240 West Huntington Drive  
Arcadia, CA 91007

Attn: The Huntington Village Specific Plan Project EIR

Email: [fgraham@ArcadiaCA.gov](mailto:fgraham@ArcadiaCA.gov)

Date: 1/12/2024

Signature: 

Title: Planning Services Manager

**Attachments:**

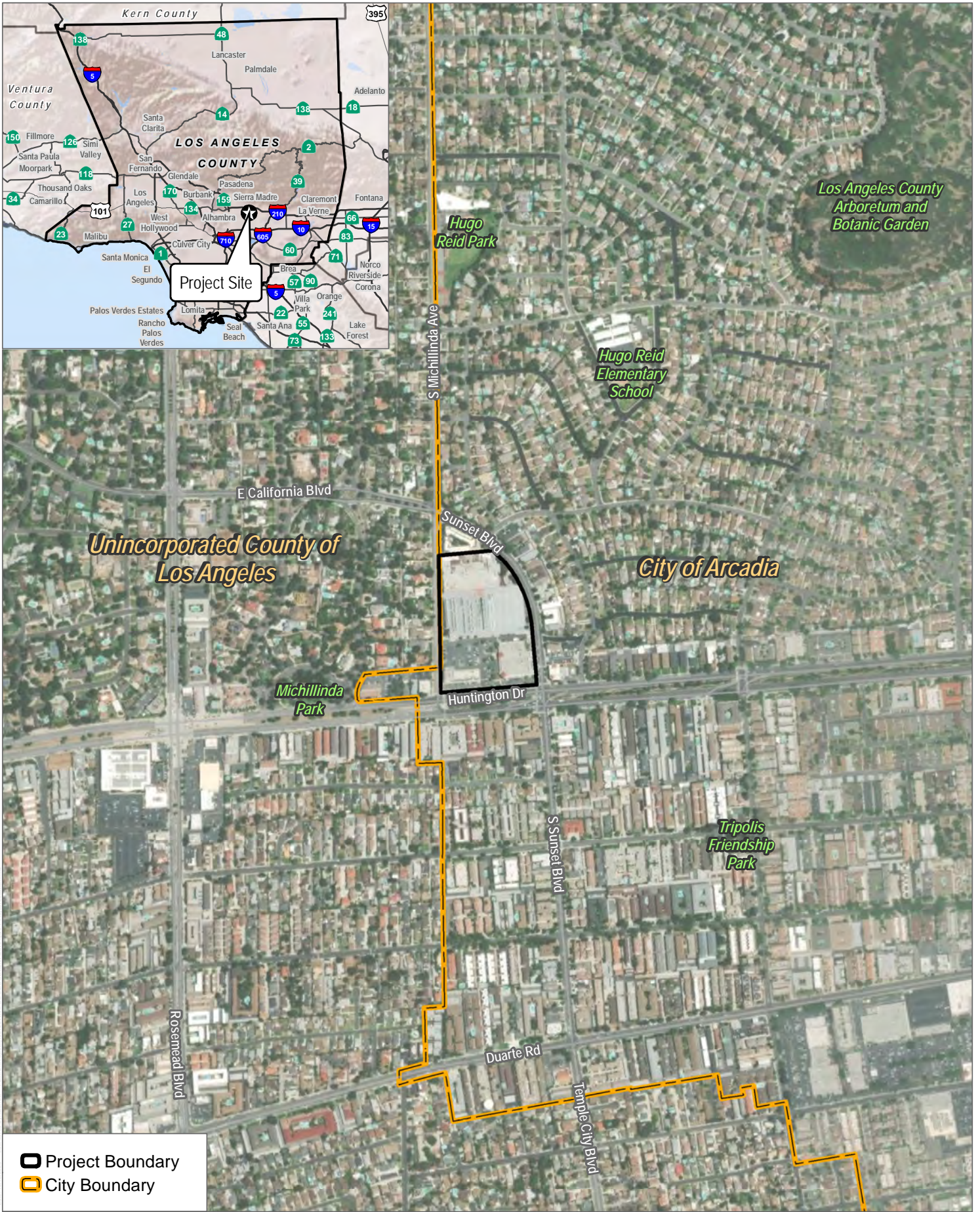
Figure 1. Regional Location and Local Vicinity

Figure 2. Conceptual Site Plan

Figure 3. Directional Views of Conceptual Site Plan

Appendix A: Environmental Topics With No Potential for Significant Impacts





SOURCE: ESRI World Imagery 2022; Los Angeles County, 2016



**FIGURE 1**  
**Regional Location and Local Vicinity**  
 Huntington Village Specific Plan Project

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SOURCE: Humphreys & Partners Architects LP, 2023



**FIGURE 2**  
**Conceptual Site Plan**  
 Huntington Village Specific Plan Project

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1. BIRD'S EYE VIEW FROM SUNSET BOULEVARD



2. BIRD'S EYE VIEW FROM HUNTINGTON DRIVE



3. BIRD'S EYE VIEW FROM MICHELLINDA AVENUE

SOURCE: Humphreys & Partners Architects LP, 2023



**FIGURE 3**  
**Directional Views of Conceptual Site Plan**

Huntington Village Specific Plan Project

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**APPENDIX A**

**The Huntington Village Specific Plan Project  
 Environmental Topics with No Potential for Significant Impacts**

The Huntington Village Specific Plan Project (Project), as proposed, could have potentially significant environmental impacts to the following environmental topic areas: Aesthetics, Air Quality; Cultural Resources; Energy; Geology/Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities/Service Systems. Because of the existing condition of the Project site—which is fully developed and located in an urbanized setting—the City of Arcadia (City), as the lead agency pursuant to CEQA, has determined that implementation of the Project would not result in any significant impacts to: Agriculture and Forestry Resources; Biological Resources; Mineral Resources; and Wildfire, as discussed below.

<b>CEQA Topic</b>	<b>Analysis Supporting No Potential for Significant Impact</b>
<b>Agriculture and Forestry Resources</b>	<p>The Project site is in an urban area on a site that is fully developed with buildings and asphalt paving. The Project site is included within the City’s General Commercial (C-G) zone and the Commercial land use designation of the Arcadia General Plan. There are no existing agriculture or forestry activities on the site nor any readily available opportunities for agricultural or forestry operations on site or in the surrounding area. According to the California Department of Conservation’s California Important Farmland Finder, most of Los Angeles County, including the City, is not mapped as part of the state’s Farmland Mapping and Monitoring Program; thus, the Project site does not contain Prime Farmland, Unique Farmland, or Farmland of State Importance (collectively “Important Farmland”),<sup>1</sup> nor does it contain any parcels under a Williamson Act contract.<sup>2</sup> Additionally, neither the Project site nor the surrounding area contain forestland or timberland. Therefore, there would be no potential for significant impacts associated with agricultural and forestry resources.</p>
<b>Biological Resources</b>	<p>Under the existing conditions, the Project site is almost entirely developed with paved surfaces and buildings and is surrounded entirely by urban development. A limited amount of landscaped area is located within the Project site and along the public rights-of-way, consisting of small areas of ornamental trees and shrubs, which does not form a cohesive plant community that would provide quality, suitable habitat for candidate, sensitive or special status wildlife species, or support wildlife movement. A portion of the Eaton Wash alignment—a concrete flood control channel—is approximately 0.85-</p>

<sup>1</sup> California Department of Conservation. 2022. California Important Farmland Finder. Accessed October 19, 2023. <https://maps.conservation.ca.gov/dlrp/ciff/>.

<sup>2</sup> California Department of Conservation. 2018. The Williamson Act Status Report 2016-17. Accessed October 19, 2023. Released 2018. [https://www.conservation.ca.gov/dlrp/wa/Documents/stats\\_reports/2018%20WA%20Status%20Report.pdf](https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf).



	<p>mile southwest of the Project site's western boundary.<sup>3</sup> No wetlands or other jurisdiction waters are within the Project site.<sup>4</sup> Further, any development activities would be required to comply with all applicable requirements set forth by the City, including the City's Tree Preservation Ordinance (Ordinance No. 2338).<sup>5</sup> Therefore, there would be no potential for significant impacts associated with biological resources.</p>
<p><b>Mineral Resources</b></p>	<p>There are no oil wells or oil/mineral extraction activities on the Project site.<sup>6</sup> Current on-site land uses do not allow for oil/mineral extraction. According to the City's General Plan, Resource Sustainability Element, Figure RS-1 (Mineral Resource Zones), the Project site is within the Mineral Resources Zone-4 (MRZ-4), which is characterized as lacking sufficient data to assign any other MRZ designation.<sup>7</sup> However, given that the Project site is located within an urban setting, does not have a history of mineral extraction activities, does not currently allow for oil/mineral extraction, and is not designated for mineral extraction, the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan or other land use plan. Therefore, there would be no potential for significant impacts associated with mineral resources.</p>
<p><b>Wildfire</b></p>	<p>The Project site is in a highly urbanized area and is not within a Very High Fire Hazard Severity Zone and would not exacerbate or expose people or structures to wildfire risks or substantially impair an adopted emergency response plan. The nearest wildland areas are in the Bailey Canyon Wilderness Park, approximately 2.75 miles north of the Project site. Based on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone web viewer, the Project site is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones. The closest designated Very High Fire Hazard Severity Zone is located approximately 2.25 miles north of the Project site.<sup>8</sup> Therefore, there would be no potential for significant impacts associated with wildfires.</p>

3 United States Fish and Wildlife Service. 2023. National Wetlands Inventory, Wetlands Mapper, Search by Address. Accessed October 19, 2023. <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

4 Ibid.

5 Arcadia Municipal Code Chapter 1, Division 10, Tree Preservation (Section 9110.01 et al.)

6 Department of Conservation, Geologic Energy Management Division. 2023. Well Finder. Accessed October 19, 2023. <https://maps.conservation.ca.gov/doggr/wellfinder/>.

7 City of Arcadia. 2010. Arcadia General Plan Resource Sustainability Element. Adopted November 2010. Accessed October 19, 2023. <https://cms9files.revize.com/arcadia/Shape%20Arcadia/Development%20Services/general%20plan/Resource%20Sustainability.pdf>.

8 California Department of Forestry and Fire Protection. 2023. FHSZ Viewer. Accessed October 19, 2023. <http://egis.fire.ca.gov/FHSZ/>.