

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: Alexan Arroyo Mixed-Use Development ProjectLead Agency: City of ArcadiaContact Person: Lisa FloresMailing Address: 240 West Huntington DrivePhone: (626) 574-5445City: ArcadiaZip: 91007County: Los Angeles**Project Location:** County: Los AngelesCity/Nearest Community: ArcadiaCross Streets: North Santa Anita Avenue and West Joseph StreetZip Code: 91006Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 39.69 " N / 118 ° 01 ' 56.67 " W Total Acres: 2.23Assessor's Parcel No.: 5175-022-028, 5175-022-029, 5175-022-048, 5175-022-047, 5175-022-048, and 5175-022-049Section: 00 Twp.: 01 N Range: 11 W Base: San BernardinoWithin 2 Miles: State Hwy #: I-210Waterways: Santa Anita Wash; Arcadia WashAirports: N/ARailways: Metro A Line (Blue)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; Excelstor School; Arcadia CPS**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: 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: _____**Development Type:** Residential: Units 359 Acres 6.44 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. 9,252 Acres 0.04 Employees 12 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 school and light industrial; Zoning is DMU; General Plan land use designation is Downtown Mixed Use

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

The Project would involve demolition of the existing structures on site, including three operational light industrial buildings, three operational school buildings associated with the Arroyo Pacific Academy, and surface parking areas. The Project would construct a new mixed use development with density bonus consisting of 359 dwelling units (including 9 live/work units) as well as associated residential amenities and an aboveground parking garage. The new seven to eight-story building would have a maximum height of approximately 90 feet 8 inches and include five levels of residential dwelling units on top of three levels of above ground parking garage. The proposed Project building would front onto Santa Anita Avenue and would include 315 market-rate dwelling units and 35 affordable, very-low-income dwelling units, totaling 350 for-rent dwelling units and 9 live/work units. The unit mix would consist of 9 live/work lofts, 83 studios, 199 one-bedroom units, and 68 two-bedroom units. The Project would provide a total of 454 parking spaces within the aboveground parking levels. Off-site improvements would be required within the sidewalk and roadway rights-of-way along Santa Anita Avenue and Roly'n Place. These improvements would include new sidewalks, modification and/or relocation of existing curb cuts, utility connections, and new/replacement street trees. Coordination with the Los Angeles County Metropolitan Transit Authority would be required due to the Project site's proximity to the Metro A Line tracks.

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 August 19, 2024 Ending Date September 19, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Arcadia Apartments, LLC</u>
Address: <u>225 South Lake Avenue, Suite M210</u>	Address: <u>5790 Fleet Street, Suite 140</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Kristin Starbird</u>	Phone: <u>(760) 444-5236</u>
Phone: <u>(626) 204-9839</u>	

Signature of Lead Agency Representative:  Date: 8/13/24

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