

**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

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| <b>SCH # N/A</b> |
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**Project Title:** Arcadia Town Center

Lead Agency: City of Arcadia Contact Person: Edwin Arreola  
 Mailing Address: 240 West Huntington Drive Phone: (626) 821-4334  
 City: Arcadia Zip: 91007 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Arcadia  
 Cross Streets: Huntington Drive and Santa Anita Avenue Zip Code: 91007  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N/ \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 2.27  
 Assessor's Parcel No.: 5775-025-032, -033, -034, -037, and -038 Section: 28 Twp: 1N Range: 11W Base: Mount Wilson  
 Within 2 Miles: State Hwy. #: I-210 Waterways: Santa Anita Wash  
 Airports: N/A Railways: Metro A Line Schools: Rancho HS, First Avenue MS, Excelsior, Renaissance Academy, Arroyo Pacific Academy, Monrovia HS

**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: Tentative Tract Map

**Development Type:**

Residential: Units 181 Acres 1.97  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 13,130 Acres 0.30 Employees 31  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:**

Aesthetics/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  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Greenhouse Gas Emissions  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Minerals  Solid Waste  Land Use  
 Drainage/Absorption  Noise  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Population/Housing Balance  Traffic/Circulation  Other: \_\_\_\_\_  
 Energy  Public Services/Facilities  Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Commercial and surface parking / DMU (Downtown Mixed Use) / DMU (Downtown Mixed Use)

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

The Project would consolidate and redevelop five parcels encompassing 2.27 acres into a single legal lot of 2.19 net acres with a mixed-use development. The 5-story development would consist of 181 residential units, 13,130 sf of ground-floor commercial uses, 378 parking spaces (including one level of subterranean), and 43 bicycle parking stalls.

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".

|   |  |   |   |
|---|--|---|---|
| X | Air Resources Board                    |   | Office of Historic Preservation                         |
|   | Boating & Waterways, Department of     |   | Office of Public School Construction                    |
|   | California Emergency Management Agency |   | Parks & Recreation, Department of                       |
|   | California Highway Patrol              |   | Pesticide Regulation, Department of                     |
| S | Caltrans District # <u>7</u>           |   | Public Utilities Commission                             |
|   | Caltrans Division of Aeronautics       | S | Regional WQCB # <u>4</u>                                |
|   | Caltrans Planning                      |   | Resources Agency  |
|   | Central Valley Flood Protection Board  |   | Resources Recycling and Recovery, Department of         |
|   | Coachella Valley Mtns. Conservancy     |   | S.F. Bay Conservation & Development Comm.               |
|   | Coastal Commission                     |   | San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
|   | Colorado River Board                   |   | San Joaquin River Conservancy                           |
|   | Conservation, Department of            |   | Santa Monica Mountains Conservancy                      |
|   | Corrections, Department of             |   | State Lands Commission                                  |
|   | Delta Protection Commission            |   | SWRCB: Clean Water Grants                               |
|   | Education, Department of               |   | SWRCB: Water Quality                                    |
|   | Energy Commission                      |   | SWRCB: Water Rights                                     |
| S | Fish & Wildlife Region # <u>5</u>      |   | Tahoe Regional Planning Agency                          |
|   | Food & Agriculture, Department of      |   | Toxic Substances Control, Department of                 |
|   | Forestry and Fire Protection           |   | Water Resources, Department of                          |
|   | General Services, Department of        |   | Other: _____  |
|   | Health Services, Department of         |   | Other: _____  |
| X | Housing & Community Development        |   |   |
| S | Native American Heritage Commission    |   |   |

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

Starting Date: November 21, 2024

Ending Date: December 20, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: Psomas

Applicant: Arcadia Town Center, LLC

Address: 150 S. Arroyo Seco Pkwy., Suite 102

Address: 23341 Golden Springs, Suite 200

City/State/Zip: Pasadena, CA 91105

City/State/Zip: Diamond Bar, California 91765

Contact: Jillian Neary

Phone: \_\_\_\_\_

Phone: 626.204.6539

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 11/20/2024

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.