

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 #: _____

Project Title: Arcadia Town Center Project

Lead Agency: City of Arcadia

Contact Name: Edwin Arreola

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Project Location: Arcadia Los Angeles
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project proposes to consolidate five separate parcels encompassing 2.27 acres into a single legal lot of 2.19 net acres, after right-of-way dedications on Santa Anita Avenue and Huntington Drive; and redevelop the property with a mixed-use development (known as Arcadia Town Center). The 5-story mixed use development would consist of 181 residential units, 13,130 square feet (sf) of ground-floor commercial uses facing toward Huntington Drive and Santa Anita Avenue, 378 parking spaces (one level of subterranean parking and one level of ground level parking), and 43 bicycle parking stalls. Project would include four public plazas and additional outdoor seating on the ground level near commercial uses; residential amenities on Levels 2 through 4 including a swimming pool, recreation center, fitness center, and two clubhouses; private landscape and hardscape features on Levels 2, 4, and 5; and connections to off-site utilities. The proposed building would have a maximum building height of 60 feet (excluding mechanical equipment) and up to 10 feet of additional height for the building's mechanical equipment, consistent with the Arcadia Development Code (Section 9103.01.050[D]). The resulting development would have a density of 79.7 dwelling units per acre; and a commercial/non-residential floor area ratio (FAR) of 0.13. Additionally, the IS/MND addresses the City's proposed upsizing of approximately 1.3 miles of sewer line to 12-inch diameter along Santa Anita Avenue between Huntington Drive and Camino Real Avenue as part of future capital improvement projects and must be completed prior to issuance of an occupancy permit for the Project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would have significant impacts to the following resources topics if the mitigation measures below were not implemented: Cultural Resources; Hazards and Hazardous Materials (emergency response/evacuation); Noise and Vibration; Transportation; Tribal Cultural Resources; and Utilities and Service Systems.

- MM CUL-1 (retain archaeological monitor prior to demolition permit);
- MM NOI-1 (restrictions on operations of construction equipment near off-site buildings);
- MM TRANS-1 (Construction Management Plan);
- MM TCR-1 (retain Native American monitor prior to commencement of ground-disturbing activities);
- MM TCR-2 (unanticipated discovery of tribal cultural resources objects [non-funerary/non-ceremonial]);
- MM TCR-3 (unanticipated discovery of human remains and associated funerary or ceremonial objects);
- MM UTIL-1 (sewer upsizing fair share payment).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Los Angeles County Sanitation Districts (Sewer Connection Permit)
Los Angeles Regional Water Quality Control Board (NPDES Permitting)
California Department of Fish and Wildlife (Trustee Agency)