

THIS NOTICE WAS POSTED

ON January 15 2025

UNTIL February 14 2025

Notice of Determination

Appendix D

REGISTRAR – RECORDER/COUNTY CLERK

To:

Office of Planning and Research
For 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 Hwy., Room 1201
Norwalk, CA 90650

From:

Public Agency: City of Arcadia
Address: 240 W Huntington Dr, Arcadia, CA 91007

Contact: Edwin Arreola
Phone: (626) 821-4334

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): 2024110749

Project Title: Arcadia Town Center Project

Project Applicant: Arcadia Town Center, LLC

Project Location (include county): 5-19 West Huntington Drive and 25-75 North Santa Anita Avenue, City of Arcadia, Los Angeles County

Project Description:

The proposed 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. 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]). 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.

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

described project on January 14, 2025 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.

2025 009353



FILED
Jan 15 2025

Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by VALERIE VALADEZ

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): [Signature] Title: Senior Planner

Date: 1/14/25 Date Received for filing at OPR: _____

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2025 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202501151220017
STATE CLEARING HOUSE # (If applicable) 2024110749

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF ARCADIA		DATE 01/15/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES		DOCUMENT NUMBER 2025009353
PROJECT TITLE ARCADIA TOWN CENTER PROJECT		
PROJECT APPLICANT NAME EDWIN ARREOLA		PHONE NUMBER (626)821-4334
PROJECT APPLICANT ADDRESS 240 W HUNTINGTON DR	CITY ARCADIA	STATE CA
		ZIP CODE 91007

PROJECT APPLICANT (Check appropriate box):

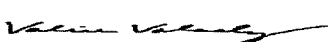
- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ 0.00 |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND) | \$2,968.75 | \$ 2,968.75 |
| <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) | \$1,401.75 | \$ 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:

- Cash
 Credit
 Check
 Other _____
 \$ 3,043.75

SIGNATURE X 	TITLE ITC
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