

Notice of Determination

Appendix D

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: Melissa Chipres
Phone: (626) 574-5423

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 March 18, 2025 and has made the following determinations regarding the above (date)

described project.

- 1. The project [X] 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. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [ ] were [X] were not made pursuant to the provisions of CEQA.

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: 3/19/25 Date Received for filing at OPR:

REGISTRAR - RECORDER/COUNTY CLERK
UNTIL April 18 2025
ON March 19 2025
THIS NOTICE WAS POSTED

2025 056473
FILED
Mar 19 2025



2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 03/19/2025 — 202503191230004
STATE CLEARING HOUSE # (if applicable) 2024110749

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ARCADIA	LEAD AGENCY EMAIL	DATE 03/19/2025
COUNTY/STATE AGENCY OF FILING LACC	DOCUMENT NUMBER 2025056473	
PROJECT TITLE ARCADIA TOWN CENTER PROJECT		
PROJECT APPLICANT NAME MELISSA CHIPRES	PROJECT APPLICANT EMAIL	PHONE NUMBER
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 | \$ <u>0.00</u>  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ <u>0.00</u>  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ <u>0.00</u>  |
| <input type="checkbox"/> Exempt from fee  |            |                 |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |                 |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |                 |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |                 |
| <hr/>   |            |                 |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ <u>0.00</u>  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ <u>75.00</u> |
| <input type="checkbox"/> Other  |            | \$ <u>0.00</u>  |

PAYMENT METHOD:

- Cash  
  Credit  
  Check  
  Other

TOTAL RECEIVED \$ 75.00

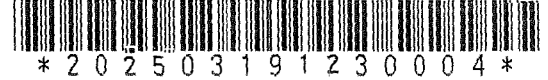
SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



Wednesday, March 19, 2025 12:43 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025056473	1	\$75.00
<b>Total</b>		<b>\$75.00</b>

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List:

#69616 \$75.00

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	<del>\$50.00</del>	\$ 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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**2025 056473**  
  
**FILED**  
 Mar 19 2025

Dean C. Logan, Registrar - Recorder/County Clerk  
 Electronically signed by TINA TRAN

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.**

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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: \_\_\_\_\_