NOTICE OF EXEMPTION

TO: ☒	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	City of Arcadia DSD – Planning Services 240 West Huntington Drive, P.O. Box 60021 Arcadia, CA 91066-6021
☒	Los Angeles County Registrar-Recorder/County Clerk Attn: Business Filings and Registration, Rm 1201 12400 Imperial Highway Norwalk, CA 90650		

1. Project Title:	Architectural Design Review No. ADR 24-10 with a Density Bonus, Tentative Tract Map No. TTM 24-02 (84530), Protected Healthy Tree Removal Permit No. TRH 25-01, and Certificate of Demolition No. COD 25-13
2. Project Applicant:	Nick Patterson, City Ventures 311 Michelson Drive, Suite 150 Irvine, CA 92612 (763) 244-9855
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	101 West Huntington Drive, Arcadia, CA 91007 – The project site is located in the Mount Wilson 7.5 Quadrangle U.S. Geological Survey (USGS), San Bernardino Base and Meridian (SBBM) Township 1 North, Range 11 West, and is comprised of Tax Assessor Parcel Number (APN) 5775-023-015.
4. (a) Project Location – City: Arcadia	(b) Project Location – County: Los Angeles
5. Description of nature, purpose, and beneficiaries of Project:	The project includes the demolition of an existing 4,686 square-foot building and overhang (drive-through) structure. Demolition will make way for the construction of a condominium development consisting of three buildings with 34 dwelling units, totaling 54,724 square feet. The project comprises 32 three-bedroom and two four-bedroom units. Unit square footages range from 1,404 to 2,417 square feet per unit. All units will have an attached two-car tandem garage. Two driveways are proposed, one from W. Huntington Drive and the other from Santa Clara Street. The project also includes the removal of two oak trees.
6. Name of Public Agency approving project:	City of Arcadia (Lead Agency)
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease,	City of Arcadia (Lead Agency)

permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	(State CEQA Guidelines §§ 15050(c)(2)-(3), 15378)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	Class 32 In-Fill Development (Sec. 15332)
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	(State CEQA Guidelines § 15061(b)(3) Common Sense exemption)
9. Reason why project was exempt:	See Attachment A: Memorandum to Support an Exemption to CEQA

10. Lead Agency Contact Person: Telephone:	Edwin Arreola, Senior Planner (626) 821-4334
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: December 16, 2025	

Date: 12/19/25

Signature

Name: Edwin Arreola

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

ATTACHMENT A

Memorandum to Support an Exemption to CEQA

The proposed project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32 In-fill Development Project. The CEQA Guidelines list classes of projects that have been determined not to affect the environment significantly and, as a result, are exempt from review under CEQA.

The proposed project or its circumstances would not result in any exceptions identified in CEQA Guidelines, Section 15300.2. Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as urban "in-fill" development. CEQA Guidelines, Section 15332, defines in-fill development (Class 32 exemptions) as applying to projects meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies and applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five (5) acres, substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

As a result, the project qualifies for a Categorical Exemption pursuant to the CEQA's requirements as an "in-fill development" within an urbanized area.

The proposed Project does not trigger any of the additional conditions described in Section 15300.2, Exceptions, of the State CEQA Guidelines, as follows:

A. **Location:** Not applicable to Class 32 exemption. The site is in a fully urban setting and not located in a "particularly sensitive environment" (State CEQA Guidelines Section 15300.2[a]).

B. **Cumulative Impact:** All resource topics associated with the project have been analyzed and were found to pose no significant impact. The residential use was envisioned in the City's General Plan and analyzed along with other future developments. Therefore, the project would not make a cumulatively considerable contribution to a significant cumulative impact.

C. **Significant Effect:** There are no known unusual circumstances applicable to the project or project site that could significantly affect the environment. The project site is being redeveloped into a townhome project and was analyzed for potential residential use under the City's General Plan. Further, it will redevelop an existing

underutilized property and provide additional housing for the community. There is nothing unusual about such a project. It is commercially zoned and allows high-density residential development.

D. **Scenic Highway:** The project is not located on or in the vicinity of any designated or eligible State scenic highway, per the State Highway Mapping System. Therefore, the project will not result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a State scenic highway.

E. **Hazardous Waste Site:** Per review of the Cortese List, there are no on-site hazardous waste sites listed under Section 65962.5 of the Government Code. No records for leaking underground storage tanks or cleanup sites were found on or within 1,000 feet of the project site, according to the State Water Resources Control Board's GeoTracker database website.

F. **Historic Resource:** A Historic Resource Evaluation was prepared for the property by Applied Earthworks, Inc., dated April 29, 2025. The subject property was constructed circa 1977 and is approximately 48 years of age; therefore, it was evaluated as a potential historical resource in California. Upon conducting archival research and fieldwork, Applied Earthworks recorded and evaluated the property's eligibility for the California Register of Historical Resources (CRHR) and Arcadia Register of Historic Resources on California Department of Parks and Recreation (DPR) 523 (A, B, I, J, and K) cultural resource forms. Based on the completed research, it was found that the property does not possess significance under the CRHR or City of Arcadia criteria for evaluation; therefore, it is recommended ineligible for listing in the CRHR and Arcadia Register of Historic Resources.