



# NOTICE OF EXEMPTION

THIS NOTICE WAS POSTED

ON March 18 2026

UNTIL April 17 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 060498



FILED  
Mar 18 2026

Dean C. Logan, Registrar – Recorder/County Clerk


Electronically signed by BYRON PATTON JR

<p>TO: Office of Land Use and Climate  <input checked="" type="checkbox"/> Innovation          State Clearinghouse          P. O. Box 3044, Room 113          Sacramento, CA 95812-3044</p>	<p>FROM: Name: Fiona Graham          (Public Planning Services Manager          Agency) Address: 240 W. Huntington Drive          Arcadia, CA 91006          Telephone: (626) 574-5442</p>
<p><input checked="" type="checkbox"/> County of Los Angeles          Environmental Office, Room 101          12400 East Imperial Highway          Norwalk, CA 90650</p>	

1. Project Title:	Colorado Collection
2. Project Applicant (include address, telephone number and email address):	Matt Waken on behalf of MW Investment Group, LLC
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):	201 and 225 Colorado Place, Arcadia. East side of Colorada Place, north of San Juan Drive and west of Santa Rosa Road. The site is bisected by the Los Angeles County Flood Control District wash
4. (a) Project Location – City: Arcadia	(b) Project Location – County: Los Angeles
5. Description of nature, purpose, and beneficiaries of Project:	The project consists of the demolition of existing site improvements and redevelopment of the property with an 86-unit multi-family residential condominium development within multiple three-story residential buildings. The project includes 9 affordable units at the Moderate Income level. The project includes attached garages, guest parking, internal private drive aisles, pedestrian walkways, landscaping, private open space, common open space amenities, and associated site improvements. Five protected trees including four California Sycamores are to be removed and replaced at a rate of two-for-one. The development will be subdivided for sale and includes a Tentative Tract Map.
6. Name of Public Agency approving project:	City of Arcadia
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, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Matt Waken on behalf of MW Investment Group, LLC

8. Exempt status: (check one)	
(a) <input type="checkbox"/> Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) <input type="checkbox"/> Not a project.	(State CEQA Guidelines §§ 15050(c)(2)-(3), 15378)
(c) <input type="checkbox"/> Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) <input type="checkbox"/> Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) <input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Class 32 In-fill exemption pursuant to section 15332 of the CEQA Guidelines.
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
9. Reason why project was exempt:	The project qualifies for a Class 32 Categorical Exemption (CEQA Guidelines Section 15332) because it consists of in-fill development on a site located within an urbanized area of the City, is consistent with the applicable General Plan designation and zoning regulations, occurs on a site of less than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare, or threatened species, would not result in significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by existing utilities and public services.

10. Lead Agency Contact Person: Telephone:	Fiona Graham, Planning Services Manager (626) 574-5442
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 <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: March 17, 2026	

Date: March 18, 2026  
  
 Signature

Name: Fiona Graham  
 Title: Planning Services Manager

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.