




**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:	
Public Agency:	City of Arcadia – Development Services Department Community Development Division/Planning Services
Project Name:	Artis Senior Living Care Facility
Project Description:	Architectural Design Review No. ADR 18-22, Conditional Use Permit No. CUP 19-03, Zone Change No. ZC 19-01, Minor Administrative Modification No. AM Minor 19-22, and Protected Tree Encroachment No. TRE 20-04 - The proposed project is for a new two-story, 44,192 square foot senior living care facility (includes memory care). The facility will have 80 rooms with on-site amenities such as a community center, a gallery, a café, a barber beauty shop, and a small health center for the residents. The site will have 59 parking spaces and one loading space. The assisted senior care facility requires approval of a Conditional Use Permit for the use, an Architectural Design Review for the site plan and design review, a Zone Change to remove an architectural design overlay and a parking overlay, a Minor Administrative Modification to exceed the maximum permitted fence height and a Protected Tree Encroachment permit.
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):	The Project site is located at the southeast corner of Colorado Boulevard and Michillinda Street at 1150 W. Colorado Boulevard (AIN: 5776-001-012) near the westerly City boundary. The Project site is bounded by the Interstate (I) 210 freeway to the north, commercial uses to the west in the Los Angeles County area, and with residential homes to the east and south of the subject property in the City of Arcadia.
This Initial Study was completed in accordance with the Lead Agency’s Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency’s Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input type="checkbox"/>	A scoping meeting WILL be held by the Lead Agency.
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the Lead Agency.
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:	

Date: N/A	Time: N/A	Location: N/A
<p>Due to COVID-19, City Hall is closed to the public. However, the Initial Study and Draft Mitigated Negative Declaration may be viewed on the City's website at www.arcadiaca.gov/projects. You may also request for a copy of the document by emailing Associate Planner, Vanessa Quiroz at vquiroz@arcadiaca.gov.</p>		
<p>Lead Agency address: 240 W. Huntington Drive, Arcadia, CA 91006</p>		
<p>Comments will be received from Thursday, April 23, 2020 to Thursday, May 22, 2020. Due to COVID-19, the City has extended the review period from 20 days to 29 days to give additional time for comments because of this outbreak.</p>		
<p>Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to May 22, 2020. Comments of all Responsible Agencies are also requested.</p>		
<p>The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its regular Planning Commission meeting and then forward a recommendation to the City Council.</p> <p style="text-align: center;">Arcadia Planning Commission Meeting Tuesday, June 23, 2020 at 3:00 p.m. For more information on the format of this meeting during COVID-19, please visit www.arcadiaca.gov/projects or contact Associate Planner, Vanessa Quiroz at (626) 574-5422 or by email at vquiroz@arcadiaca.gov</p> <p style="text-align: center;">City Council Meeting – TBD</p>		
Date: June 23, 2020	Time: 3:00 p.m.	
<p>If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.</p>		

Date Received for Filing: _____

(Clerk Stamp Here)



Signature

Associate Planner
Title

Figure No. 1 Aerial Map

