

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title:
Lead Agency: Contact Person:
Mailing Address: Phone:
City: Zip: County:

Project Location: County: City/Nearest Community:
Cross Streets: Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres:

Assessor's Parcel No.: Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment Type MGD
[] Hazardous Waste Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Pacific Square San Gabriel Mixed-Use Project

Draft EIR Availability

700-800 South San Gabriel Boulevard, San Gabriel, CA 91776

APNs: 5373029-001 to-023 and 5373030-001 to-028

Pacific Square San Gabriel, LLC (the Applicant) proposes a new mixed-use development (proposed project) on an approximately 5.85-acre (255,000 square feet) site (project site) located at 700-800 South San Gabriel Boulevard within the City of San Gabriel, CA. The Project Site is bound by E. Grand Avenue on the south, S. Gladys Avenue on the east, E. El Monte Street on the north, and S. San Gabriel Boulevard on the west. The Project Site was previously occupied by San Gabriel Nursery & Florist, which continues to operate just north of the Project Site as a retail garden and florist shop. The Project Site is vacant, and all previously existing greenhouses and associated structures were removed after an act of arson on February 14, 2018.

The proposed Project would develop a total of approximately 495,544 square feet of residential and commercial uses across the Project Site, as well as open publicly accessible areas. The proposed Project would develop 243 residential units, 8 live/work units, and 476,542 square feet of commercial space within five occupied stories, plus a mezzanine for a total of six stories, at a building height of 65 feet along with supporting open space across the Project Site. The northern part of the Project Site fronting on E. El Monte Street is identified as the 700 Plaza, while the southern part of the Project Site fronting on E. Grand Avenue is identified as the 800 Plaza. The 700 Plaza would contain 102 residential condominiums, 36,652 square feet of commercial space including 7,736 square feet of restaurant/bakery space, a 25,233-square-foot business center, and 3,383 square feet commercial live/work space. The 800 Plaza would contain 141 residential condominium units and 39,694 square feet of commercial space including 8,866 square feet of restaurant/café space, 7,115 square feet of retail, a 20,330-square-foot market, and 3,383 square feet of commercial live/work space. In total, there would be 243 units (13,238 square feet) and 76,046 square feet of commercial space. The proposed Project includes the development of a central park area, a central plaza and secondary plaza. The developed parts of the Project are organized around a 23,218 square-foot central park area and 10,325 square-foot central plaza with expansive landscaping and outdoor seating areas with the focus of creating an internal, pedestrian oriented open space.

The Applicant is requesting approval of the following entitlements: (1) Planned Development (PD); (2) Zone Map Amendment to change the zoning of the Project Site to PD; (3) Development Agreement; (4) Tentative Tract Map; (5) Precise Plan of Design; (6) Master Sign Program; and (7) Certification of an EIR pursuant to CEQA. In addition to the entitlements identified above, approvals are also required for all other discretionary and ministerial permits needed to implement the Project.