

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 #2018081085

Project Title: Pacific Square San Gabriel Mixed-Use Project

Lead Agency: City of San Gabriel Contact Person: Matt Chang
Mailing Address: 425 S. Mission Drive Phone: 626.308.2806 ext. 4625
City: San Gabriel Zip: 91776 County: Los Angeles County

Project Location: County: Los Angeles County City/Nearest Community: San Gabriel, CA
Cross Streets: San Gabriel Boulevard/El Monte Street Zip Code: 91776
Longitude/Latitude (degrees, minutes and seconds): 34 ° 7 ' 25.4 " N / 118 ° 5 ' 24.9 " W Total Acres: 5.85
Assessor's Parcel No.: See attached Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: SR 19; Interstate 10 Waterways: Rubio Wash
Airports: None Railways: Southern Pacific Schools: Roosevelt Elem., SG HS

Document Type:

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

Local Action Type:

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

Development Type:

[X] Residential: Units 243 Acres
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 76,046 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
[X] Other: 8 live/work units

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Retail Commercial District (C-1)

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

Attached

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                                |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                           |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol           | <input type="checkbox"/> Pesticide Regulation, Department of                            |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input checked="" type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                            |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                      |
| <input type="checkbox"/> Coastal Commission                             | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                  |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                 |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                      |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Fish & Game Region # _____                     | <input type="checkbox"/> Tahoe Regional Planning Agency                                 |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>Pacific Square San Gabriel, LLC</u>
Address: <u>80 South Lake Avenue, Suite 570</u>	Address: _____
City/State/Zip: <u>Pasadena, California 90017</u>	City/State/Zip: _____
Contact: <u>Jessie Fan</u>	Phone: _____
Phone: <u>626.714.4611</u>	

Signature of Lead Agency Representative:  Date: 6/14/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

# **Pacific Square San Gabriel Mixed-Use Project**

## **Final EIR**

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

APNs: 5373-029-001 to -023 and 5373-030-001 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 (City). 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 2-acre 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 76,046 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 5.85-acre 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 and 36,352 square feet of commercial space including 7,736 square feet of restaurant/bakery space, a 25,233 square-foot fitness 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 (413,238 square feet) and 76,046 square feet of commercial uses. 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) Zone Change to change the zoning of the Project Site to Planned Development (PD) Overlay Zone; (2) Development Agreement; (3) Tentative Tract Map; (4) Precise Plan of Design; (5) Master Sign Program; and (6) 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.