Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 414 South San Gabriel Boulevard Project

Lead Agency: City of San Gabriel

Contact Name: Matt Chang, Senior Planner

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Project Location: San Gabriel (*City*) County of Los Angeles (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The 414 South San Gabriel Project (project) proposes the construction of a climate-controlled self-storage facility and executive artists space on an approximately 1.75-gross acre site. The project would construct a 199,358-square foot building with approximately 190,232 square feet of climate-controlled self-storage and approximately 9,126 square feet of executive artists space. The climate controlled self-storage facility would include a 1,000-square foot ground floor rental office. The executive artist space would include a 1,000-square foot community arts space fronting South San Gabriel Boulevard. The proposed structure would be four stories with one level of subterranean self-storage space along South San Gabriel Boulevard, while a partial fifth story with one level of subterranean self-storage space would be provided along Commercial Avenue and Gladys Avenue. Project approval would require a Zone Change/Planned Development, Development Agreement, Tentative Parcel Map, Precise Plan of Design, Master Sign Plan, issuance of applicable Grading and Building Permits, and CEQA Clearance.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Environmental topical areas identified to have potentially significant impacts include: Cultural Resources; Hazards and Hazardous Materials; Transportation; and Tribal Cultural Resources. Implementation of Mitigation Measures CUL-1, HAZ-1 through HAZ-3, TRA-1 and TRA-2, and TCR-1 would reduce these impacts to less than significant levels. Mitigation Measure CUL-1 requires all construction work to halt if cultural resources are encountered during ground disturbing activities until a qualified archaeologist can evaluate the find. Mitigation Measure HAZ-1 requires a Soil Management Plan prepared by a qualified environmental professional with Phase II/Site Characterization experience. Mitigation Measure HAZ-2 requires the submission of documentation proving that the arsenic-impacted shallow soils at the southwestern portion of the project site have been excavated and disposed of under the guidance and oversight of the Department of Toxic Substances Control. Mitigation Measure HAZ-3 requires a survey of all asbestos containing-materials and lead-based paints to be approved. Mitigation Measure TRA-1 requires implementation of a traffic management plan. to minimize congestion and safety impacts during construction. In order to maintain the clear lines of sight at the project driveways, Mitigation Measure TRA-2 would require the line of sight at the two primary driveway intersections are cleared of any tall landscaping, signage, or objects greater than 36 inches in height. Additionally, Mitigation Measure TRA-2 would require the installation of red curb markings and signage along the following roadway segments to remove on-street parking. Mitigation Measure TCR-1 requires that a Native American Monitor be present on-site during the construction phases that involve ground-disturbing activities. Thus, the project would not have any significant and unavoidable environmental impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known to the Lead Agency at this time.

Provide a list of the responsible or trustee agencies for the project.

The City of San Gabriel is the Lead Agency for the project and has discretionary authority over the project proposal, which includes the following:

- Approval of the CEQA Clearance Document;
- Zone Change/Planned Development;
- Development Agreement;
- Tentative Parcel Map;
- Precise Plan of Design;
- Master Sign Plan; and
- Issuance of applicable Grading and Building Permits.

In addition, the following permits/approvals may be required of other agencies:

- National Pollutant Discharge Elimination System (NPDES) Construction General Permit – Los Angeles Regional Water Quality Control Board.