



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of San Gabriel intends to adopt a Mitigated Negative Declaration for the proposed project described below.

Lead Agency: City of San Gabriel, Community Development Department

Contact: Matt Chang, Senior Planner, 626-308-2806

Project Title: 414 South San Gabriel Boulevard Project

Project Applicant: San Gabriel Self Storage Partners, LLC (Applicant)

Project Location: 414 South San Gabriel Boulevard, San Gabriel, CA 91776

Project Description: 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.

Environmental Determination: The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts could be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration (MND).

Public Review: A public review period will begin on August 12, 2020 and end on September 11, 2020 at 5:00 p.m. Any interested person or agency may comment on this matter by submitting comments via email to mchang@sgch.org or via postal mail to the Community Development Department, Planning Division, 425 South Mission Drive, San Gabriel, California 91776.

Due to the COVID-19 pandemic, all City facilities including City Hall have been closed until further notice. The Initial Study is available for public review on the City's website at <https://www.sangabrielcity.com/731/Current-Projects-Programs>. Alternatively, please call or email the Matt Chang, Senior Planner, at 626-308-2806 or mchang@sgch.org for inquiries.

Public Hearing: A public hearing has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of San Gabriel public noticing requirements once a public hearing has been scheduled.

Hazardous Waste Sites: The project site is listed pursuant to Government Code Section 65962.5.