



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 that the City of San Gabriel intends to adopt a Mitigated Negative Declaration (MND) for the proposed project described below.

Lead Agency: City of San Gabriel, Community Development Department

Contact: Anthony Alvarado, Associate Planner, 626.308.2806

Project Title: 205 East Valley Boulevard Project

Project Applicant: Valley SG Landplus, LLC (Applicant)

Project Location: 205 East Valley Boulevard, San Gabriel, CA 91776

Project Description: The 205 East Valley Boulevard Project (project) proposes to demolish existing pads and construct a four-story, 79,129-square foot mixed-use building. The proposed building would consist of 51 apartment units, approximately 10,542 square feet of ground-level commercial use, and two levels of subterranean parking. Project approval would require a Precise Plan of Design, Lot Line Adjustment, Master Sign Plan, 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 an MND.

Public Review: A public review period will begin on April 13, 2023 and end on May 12, 2023 at 5:00 p.m. The Initial Study is available for public review at the following locations:

- San Gabriel City Hall, 425 South Mission Drive, San Gabriel, California 91776;
- San Gabriel Library, 500 South Del Mar Avenue, San Gabriel, California 91776; and
- City's Website at <https://www.sangabrielcity.com/731/Current-Projects-Programs>.

Any interested person or agency may comment on this matter by submitting comments via email to aalvarado@sgch.org or via postal mail or in person delivery to the Planning Division, located at San Gabriel City Hall, 425 South Mission Drive, San Gabriel, California 91776.

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.