

ORIGINAL FILED

JUN 28 2023

Appendix D
LOS ANGELES COUNTY CLERK

Notice of Determination

To: Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From: Public Agency: City of San Gabriel
Address: 425 South Mission Drive
San Gabriel, CA 91776
Contact: Anthony Alvarado
Phone: (626) 308-2806

County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy
Norwalk, CA 90650

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023040337

Project Title: 205 East Valley Boulevard Project

Project Applicant: Valley SG Landplus, LLC (135 East Live Oak Avenue, Arcadia, CA 91006)

Project Location (include county): 205 East Valley Boulevard, San Gabriel, Los Angeles County

Project Description:

The project proposes to 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.

This is to advise that the City of San Gabriel has approved the above (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on 6/26/2023 and has made the following determinations regarding the above (date) described project.

- 1. The project (input unchecked) will (input checked) will not have a significant effect on the environment.
2. (input unchecked) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (input checked) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (input checked) were (input unchecked) were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (input checked) was (input unchecked) was not adopted for this project.
5. A statement of Overriding Considerations (input unchecked) was (input checked) was not adopted for this project.
6. Findings (input unchecked) were (input checked) were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of San Gabriel, 425 South Mission Drive, San Gabriel, CA 91776

Signature (Public Agency): [Signature] Title: Associate Planner

Date: 6/26/23 Date Received for filing at OPR: