

Form A

Notice of Completion and Environmental Document Transmittal

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For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Drive-Through Coffee Shop Project
Lead Agency: City of San Gabriel Contact Person: Samantha Tewasart, Planning Manager
Street Address: 425 South Mission Drive Telephone: 626.308.2800
City: San Gabriel, California Zip Code: 91776 County: Los Angeles County

Project Location: County: Los Angeles County City/Nearest Community: City of San Gabriel
Cross Streets: S. Del Mar Avenue, W.Las Tunas Drive Zip Code: 91776
Lat. / Long.: 34°06'09.05"W, 118°06'00.15"W Total Acres: 0.34
Assessor's Parcel No. 5362-022-001 Section: Twp: 1S Range: 12W Base:
Within 2 Miles: State Hwy #: 164 Waterways: Rubio Wash, San Pascaul Wash, Alhambra Wash, unnamed wash, manmade ponds
Airports: none Railways: Alhambra Line Schools: Multiple

Document Type:

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

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other: Precise plan of design, grading and building permits, tree removal permit, and CEQA Clearance

Development Type:

- [ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 999 Acres 0.34 Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational: Approx.
[ ] Recreational:
Total Acres (approximate):
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

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 [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Wildlife
[ ] Coastal Zone [X] Noise [X] Solid Waste [ ] Growth Inducing
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Land Use
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[ ] Other:

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**Present Land Use/Zoning/General Plan Designation:** Retail Commercial (C-1)

**Land Use: Zoning:** General **Plan:** General Commercial  
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**Project Description:**

The Drive-Through Coffee Shop Project (Proposed Project) consists of the construction and operation of a 999-sqaure-foot drive-through coffee shop that would serve drive-through customers and have a walk-up window; no indoor seating would be provided. The propsed building would be one story with a maximum height of 21 feet, 4 inches to the top of the parapet. A parking lot would be on the west side of the Project Site, with 10 parking spaces. Access to the Project Site and drive-through/parking spaces would be provided via one ingress-egress driveway on the north side of the Project Site from W. Las Tunas Drive. The drive-through entrance would have two ordering points and menu boards on the south side of the Project Site and proposed building. The 13-vehicle capacity drive-through lane would loop around the east and north sides of the building, and vehicles would exit the drive-through lane near the driveway to W. Las Tunas Drive. The Proposed Project would retain 5 of the 10 existing jacaranda trees and plant a variety of new vegetation/landscaping, including new trees, shrubs, and a vine. The Proposed Project would require a Precise Plan of Design, Grading and Building Permits, Tree Removal Permit, and CEQA Clearance.

**Form A, continued**

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**Reviewing Agencies Checklist**

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

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| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                                    |
| <input type="checkbox"/> Boating and Waterways, Department of                   | <input type="checkbox"/> Office of Public School Construction                               |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Parks and Recreation   |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>                | <input type="checkbox"/> Pesticide Regulation, Department of                                |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning (Headquarters)                       | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy                 | <input checked="" type="checkbox"/> Regional WQCB # <u>Los Angeles</u>                      |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> S.F. Bay Conservation and Development Commission                   |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> San Joaquin River Conservancy                                      |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> Santa Monica Mountains Conservancy                                 |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish and Game Region # <u>5 South Coast</u> | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food and Agriculture, Department of                    | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry and Fire Protection                           | <input type="checkbox"/> Tahoe Regional Planning Agency                                     |
| <input type="checkbox"/> General Services, Department of                        | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Water Resources, Department of                                     |
| <input type="checkbox"/> Housing and Community Development                      | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Integrated Waste Management Board                      | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission         | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Office of Emergency Services                           | <input type="checkbox"/> Other: _____   |

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

Starting Date: August 3, 2023

Ending Date: September 4, 2023  
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<p><b>Lead Agency (complete if applicable):</b> Consulting Firm: <u>PlaceWorks</u> Address: <u>700 South Flower Street, Suite 600</u> City/State/Zip: <u>Los Angeles</u> Contact: <u>Mariana Zimmermann</u> Telephone: <u>714-966-9220</u></p>
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<p><b>Applicant:</b> Name: <u>GreenbergFarrow</u> <u>(c/o Matthew Clemente, Development Manager)</u> Address: <u>4695 MacArthur Court, Suite 1450</u> City/State/Zip: <u>Newport Beach, CA 92660</u> Telephone: <u>949.296.0450</u></p>
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Signature of Lead Agency Representative Maiana Z Date: 8.3.23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.