



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: Samantha Tewart, Planning Manager, 626.308.2800

Project Title: Drive-Through Coffee Shop Project

Project Applicant: GreenbergFarrow

Project Location: 109 S. Del Mar Avenue, San Gabriel, CA 91776

Project Description: The Drive-Through Coffee Shop Project (Proposed Project) consists of the construction and operation of a 999-square-foot drive-through coffee shop that would serve drive-through customers and have a walk-up window; no indoor seating would be provided. The proposed 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.

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 August 3, 2023 and end on September 4, 2023 at 5:00 p.m. The Initial Study/Mitigated Negative Declaration 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 stewart@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 not currently listed pursuant to Government Code Section 65962.5. The project site is listed on the following databases: SWEEPS UST List, Hazardous Waste Tracking System (HWTS), Industrial Waste and Underground Storage Tank System (HMS), and Facility and Manifest Data.