

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rublo Village Mixed-Use Project

Lead Agency: <u>City of San Gabriel</u>	Contact Person: <u>Samantha Tewasart</u>
Mailing Address: <u>425 Mission Drive</u>	Phone: <u>626.308.2806</u>
City: <u>San Gabriel</u> Zip: <u>91776</u>	County: <u>Los Angeles County</u>

Project Location: County: Los Angeles County City/Nearest Community: San Gabriel, CA

Cross Streets: East Live Oak Street and South San Gabriel Boulevard Zip Code: 91776

Longitude/Latitude (degrees, minutes and seconds): 34 ° 6 ' 5.40 " N / 118 ° 5 ' 28.10 " W Total Acres: 2.9

Assessor's Parcel No.: 5367-019-001 and more. See attached Project Description. Section: N/A Twp.: N/A Range: N/A Base: N/A

Within 2 Miles: State Hwy #: SR-164 Waterways: Rubio Wash
 Airports: None Railways: None Schools: Multiple

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>See attached Project Description.</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>225</u> Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>13,449</u> Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Tribal, Energy</u>

Present Land Use/Zoning/General Plan Designation:

Undeveloped vacant land. Zoned Mixed-Use PD (Planned Development Overlay). General Commercial Land Use designation.

Project Description: (please use a separate page if necessary)

See attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

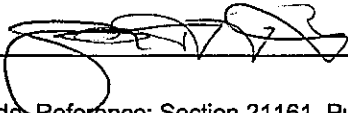
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 24, 2023 Ending Date September 22, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley Horn</u>	Applicant: <u>Rubio Village LLC</u>
Address: <u>660 South Figueroa Street, Suite 2050</u>	Address: <u>19112 Gridley Road, Suite 105</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Cerritos, CA 90703</u>
Contact: <u>Jessie Fan</u>	Phone: _____
Phone: <u>213.261.4040</u>	

Signature of Lead Agency Representative:  Date: 9/22/23

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

Project Description for the Rubio Village Mixed-Use Project

Assessor Parcel Numbers: 5367-019-001, -003, -010, -016, -018, -023, -024, -030, -031, -032, -033, -034, -035, -036, -037, -038, -039; 5367-020-004, -005

The Rubio Village Mixed-Use Project (Project) would develop 3 buildings consisting of 225 multi-family residential units and approximately 13,449 square feet (SF) of commercial uses on an approximately 2.9 acre site. The Project would construct a total of 306,793 SF with 191,453 SF of residential uses (including amenities), 13,449 SF of commercial uses, and 101,891 SF of above-ground parking. Building A would be located north of the Rubio Wash, fronting East Live Oak Street. Building B would be located south of the Rubio Wash fronting Pine Street. Building C would be south of the Rubio Wash fronting South San Gabriel Boulevard. Building A would be a six-story building with 206 residential units, amenity spaces, two retail spaces, two restaurant spaces, and vehicle parking within two subterranean levels, the ground floor, and the second floor. Building B would be a two-story building with 3 three-bedroom townhouses. Building C would be a four-story building with 16 one-bedroom residential units and a restaurant space. Project approval would require an Amendment to Plan Development Overlay, Vesting Tentative Tract Map, Development Agreement, Precise Plan of Design, Master Sign Program, Public Art, Tree Removal Permit, Grading and Building Permits, and CEQA Clearance.