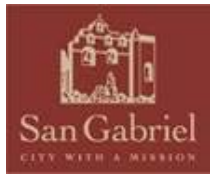


Appendix A

Notice of Preparation and Scoping Meeting



A-1 Notice of Preparation



CITY OF SAN GABRIEL

NOTICE OF PREPARATION

To: Interested Agencies and Organizations (See Attached Distribution List)

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR)

Lead Agency:

Agency Name: City of San Gabriel
Address: 425 S. Mission Drive
City/State/Zip: San Gabriel, California 91776

Contact: Tracy Steinkruger
Phone: 626.308.2806 ext. 4623

Consulting Firm:

Firm Name: ESA
Street Address: 80 South Lake Avenue, Suite 570
City/State/Zip: Pasadena, California 90017

Contact: Addie Farrell
Phone: 626.714.4610

The CITY OF SAN GABRIEL will be the Lead Agency and will prepare an EIR for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City of San Gabriel determined that an EIR would be required for this project. The list of environmental factors potentially affected and to be analyzed in the EIR are as follows: Aesthetics, Air Quality, Cultural Resources (Historical, Archaeological, Paleontological), Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks and Recreation, Libraries), Transportation and Traffic, Tribal Cultural Resources, and Utilities and Service Systems (Wastewater, Water, Solid Waste).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice. Please send your response to Tracy Steinkruger, at the address shown above. We will need the name of a contact person in your agency.

Project Title: Pacific Square San Gabriel Mixed-Use Project

Project Location: 700-800 South San Gabriel Boulevard, San Gabriel, CA 91776

Project Description: The project proposes a new mixed-use development on an approximately 5.85-acre (255,000 square feet) site that would contain residential uses, commercial uses, and publicly accessible open space areas. The project site is bound by Grand Avenue on the south, Gladys Avenue on the east, El Monte Boulevard on the north, and San Gabriel Boulevard on the west (see Figure 1). The project site was previously occupied by the San Gabriel Nursery & Florist, which continues to operate just north of the project site as a 2-acre retail garden and florist shop. The project site is currently vacant with no existing structures. All previously existing greenhouses and associated structures have been removed due to an act of arson on February 14, 2018.

The project would develop a total of approximately 493,225 square feet of residential and commercial uses, as well as open space publicly accessible areas. A site plan is provided in Figure 2. The northern part of the project site fronting on El Monte Street is identified as the 700 Plaza, while the southern part of the project site fronting on Grand Avenue is identified as the 800 Plaza. The 700 Plaza would include 102 residential condominiums and 38,383 square feet of commercial space including a restaurant, retail, and fitness center. The 800 Plaza would contain 141 residential condominium units and 41,604 square feet of commercial space including restaurant, retail, café, and a

market. In total, there would be 243 units (413,238 square feet) and 79,987 square feet of commercial uses. Both buildings would be a maximum of five stories (approximately 65 feet with rooftop appurtenances). The two plazas would be connected by the publicly accessible 35,150 square-foot Central Park and 23,900 square-foot Plaza with landscaping and outdoor seating areas. A total of 932 vehicular parking spaces would be provided at the mezzanine level, ground level, and in one subterranean level. Vehicular and pedestrian access would be provided from all sides of the project site.

The project would be built in two phases. Phase 1 would build the 700 Plaza and commence construction August 2020 for a two-year period. Phase 2 would build the 800 Plaza and commence construction August 2024 for a two-year period.

Project Applicant: Pacific Square San Gabriel, LLC

A public scoping meeting will be held to receive public comments regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available. A brief presentation at the beginning of the scoping meeting will be held to provide basic project information and information on the CEQA process. You may stop by at any time between 6:00 p.m. and 7:30 p.m. to view materials, ask questions, and provide comments. The City of San Gabriel encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: September 19, 2018

Time: 6:00 P.M. to 7:30 P.M.

Arrive any time between 6:00 p.m.–7:30 p.m. to speak one-on-one with City staff and Project consultants.

Location: City of San Gabriel City Hall
Council Chambers
425 South Mission Drive
San Gabriel, CA 91776

The City of San Gabriel welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. Written comments must be submitted to this office by **5:00 p.m., September 28, 2018**. Written comments will also be accepted at the public scoping meeting described above

Date:

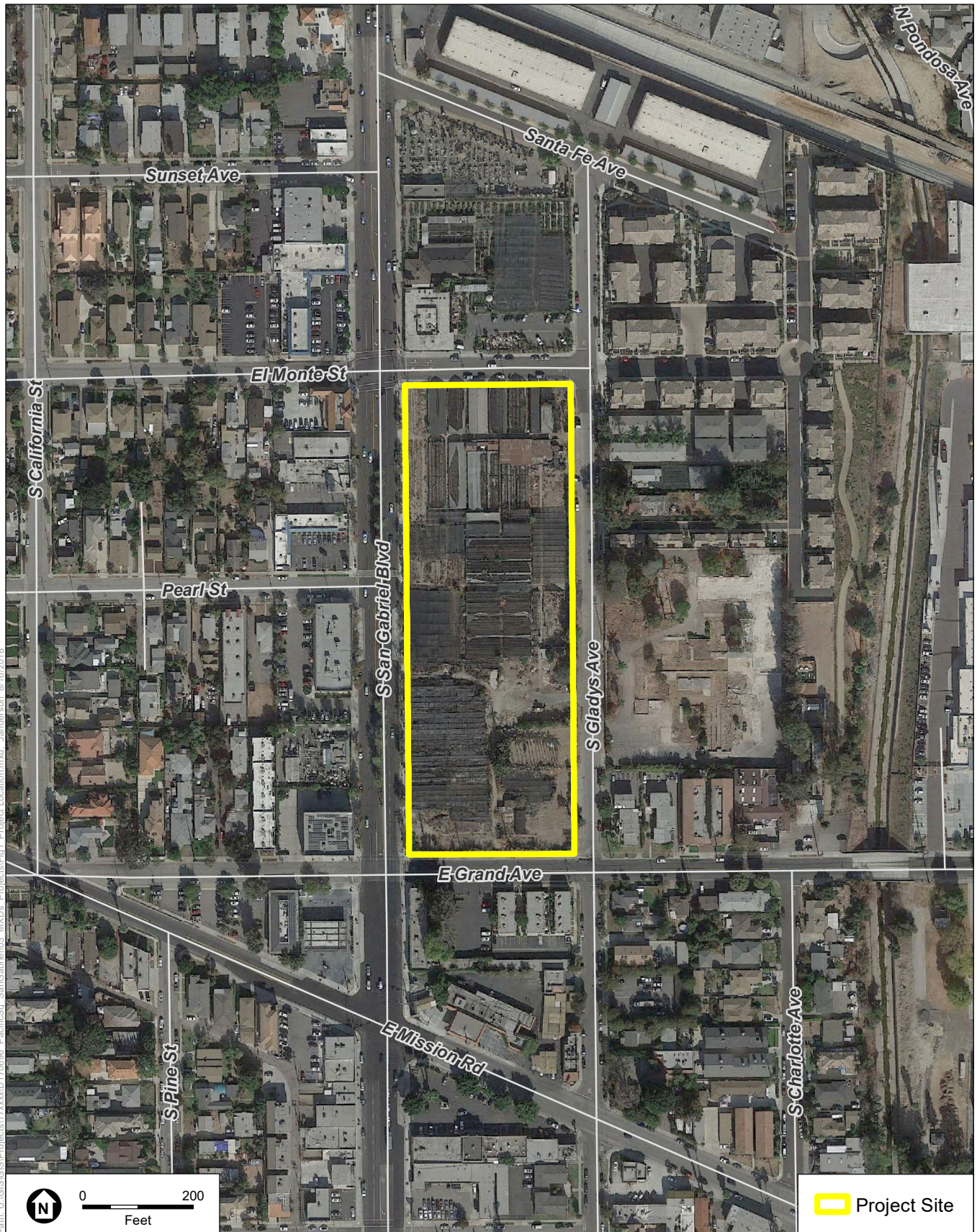
August 29, 2018

Signature:



Title: Planning Manager

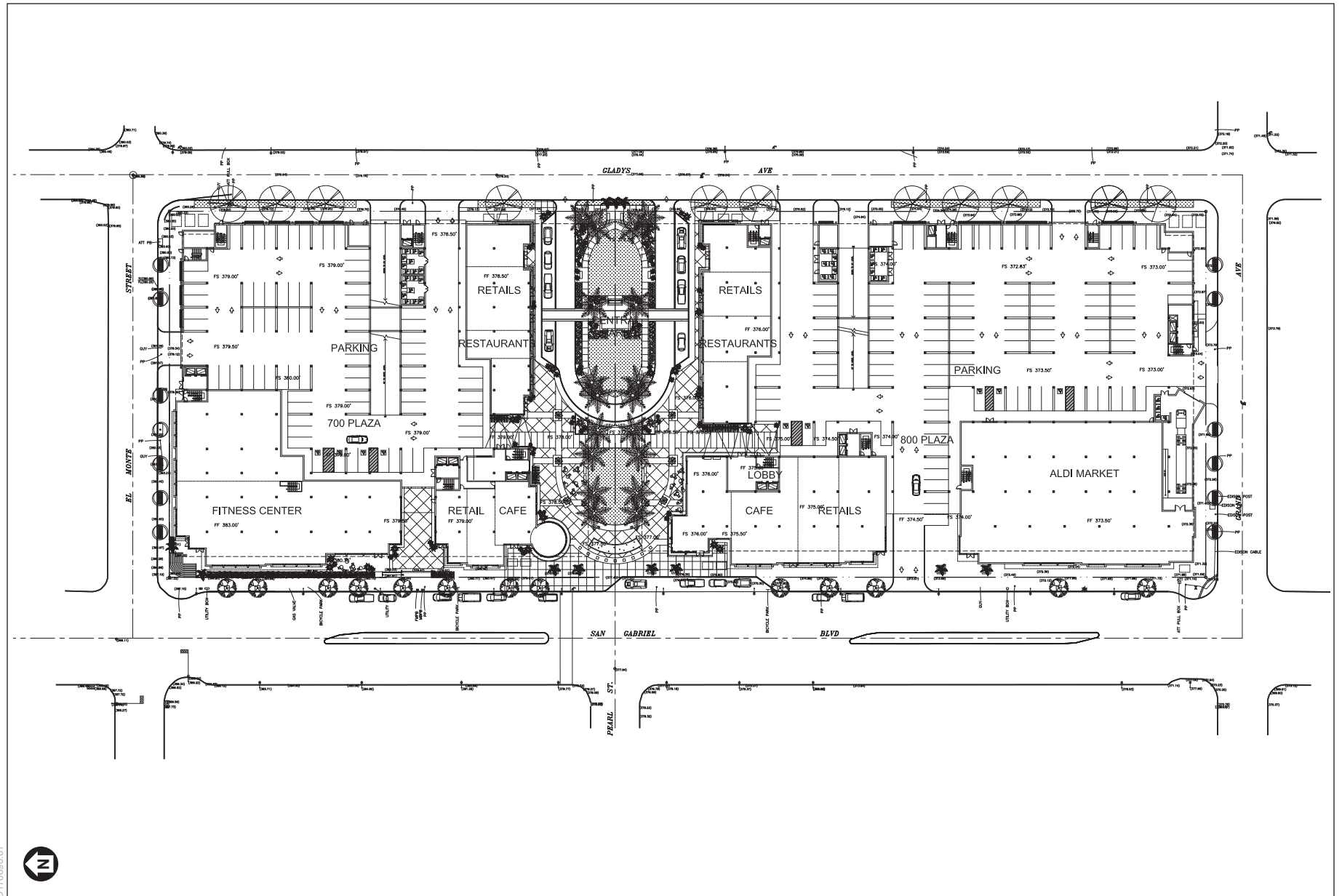
Telephone: (626) 308-2806 ext. 4623



SOURCE: Google Earth 2017

Pacific Square San Gabriel Mixed-Use Project

Figure 1
Project Location



SOURCE: Media Portfolio | Richard Abe, AIA, 2018

Pacific Square San Gabriel Mixed-Use Project

Figure 2
Conceptual Site Plan

Notice of Proposed Draft Environmental Impact Report Proposed Project: 700-800 South San Gabriel Boulevard

What is this?

This notice is to let you know that a project will prepare a Draft Environmental Impact Report (EIR) for a proposed project at 700-800 South San Gabriel Boulevard (Pacific Square San Gabriel Mixed-Use Project). The proposed project would develop the site with a 493,225 square-foot mixed-use development consisting of 243 residential units and 79,987 square feet of commercial uses on an approximately 5.85-acre site.

The public review period for this document for the EIR will **begin on August 29, 2018 and end on September 28, 2018 at 5:00 p.m.** A public scoping meeting will be held on **September 19, 2018** at the **City of San Gabriel City Hall Council Chambers, located at 425 South Mission Drive, San Gabriel, CA 91776, from 6:00 p.m.**

to 7:30 p.m. to receive comments regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available. A brief presentation at the beginning of the meeting will provide basic project information and information on the CEQA process. You may stop by at any time to view materials, ask questions, and provide comments. The City encourages all interested individuals and organizations to attend.

How do I provide comments on the NOP?

☎ Call the project planner, Tracy Steinkruger (Planning Manager), at **626.308.2806 ext. 4623.**

📄 View the NOP online at <https://www.sangabrielcity.com/164/Planning-Division>. You can email comments to the project planner at tsteinkruger@sgch.org.

👤 View the NOP in person at the Planning Division public counter. Please submit all written comments to the Planning Division, located at City Hall, 425 South Mission Drive, San Gabriel, California 91776 or by mail at P.O. Box 130, San Gabriel, CA 91778.

Dated: August 29, 2018

Community Development Department – Planning Division
City of San Gabriel



Notice of Proposed Draft Environmental Impact Report Proposed Project: 700-800 South San Gabriel Boulevard

What is this?

This notice is to let you know that a project will prepare a Draft Environmental Impact Report (EIR) for a proposed project at 700-800 South San Gabriel Boulevard (Pacific Square San Gabriel Mixed-Use Project). The proposed project would develop the site with a 493,225 square-foot mixed-use development consisting of 243 residential units and 79,987 square feet of commercial uses on an approximately 5.85-acre site.

The public review period for this document for the EIR will **begin on August 29, 2018 and end on September 28, 2018 at 5:00 p.m.** A public scoping meeting will be held on **September 19, 2018** at the **City of San Gabriel City Hall Council Chambers, located at 425 South Mission Drive, San Gabriel, CA 91776, from 6:00 p.m.**

to 7:30 p.m. to receive comments regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants, and Project representatives will be available. A brief presentation at the beginning of the meeting will provide basic project information and information on the CEQA process. You may stop by at any time to view materials, ask questions, and provide comments. The City encourages all interested individuals and organizations to attend.

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Dated: August 29, 2018

Community Development Department – Planning Division
City of San Gabriel





CITY OF SAN GABRIEL
425 S. Mission Drive
San Gabriel, CA 91776



CITY OF SAN GABRIEL
425 S. Mission Drive
San Gabriel, CA 91776

A-2 Comments Received on the NOP

From: Jamila Bradford <j.bradford@creedla.com>

Sent: Tuesday, September 11, 2018 2:44 PM

To: CityClerk <CityClerk@SGCH.ORG>

Subject: Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions - 700 S San Gabriel Blvd San Gabriel, CA 91776

September 11, 2018

Via Email and U.S. Mail

Julie Nguyen

City of San Gabriel City Clerk Office

425 S. Mission Dr.

San Gabriel, CA 91776

cityclerk@sgch.org

RE: Public Records Act Request and Request for Mailed Notice of Public Hearings and Actions - 700 S San Gabriel Blvd San Gabriel, CA 91776

Dear Julie Nguyen,

CREED LA is writing to request a copy of any and all records related to the 700 S San Gabriel Blvd. San Gabriel, CA 91776 project. The developer is proposing a project of a 5-story building with 102 condominium units and 38,400 sf of commercial space, and a second 5-story building with 141 condominium units and 41,600 sf of commercial space. We are also writing to request copies of all communications and mailed notice of any and all hearings and/or actions related to the Project.

Our request for mailed notice of all hearings includes hearings, study sessions and community meetings related to the Project, certification of the MND (or recirculated DEIR), and approval of any Project entitlements. This request is made pursuant to Public Resources Code Sections 21092.2, 21080.4, 21083.9, 21092, 21108 and 21152 and Government Code Section 65092, which require local agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. Our request includes notice to any City actions, hearings or other proceedings regarding the Project, Project approvals and any actions taken, or additional documents released pursuant to the California Environmental Quality Act.

Our request for all records related to the Project is made pursuant to the California Public Records Act. (Government Code § 6250 et seq.) This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to

government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We will pay for any direct costs of duplication associated with filling this request up to \$200. However, please contact me at (877) 810-7473 with a cost estimate before copying/scanning the materials.

Pursuant to Government Code Section 6253.9, if the requested documents are in electronic format and are 10 MB or less (or can be easily broken into sections of 10 MB or less), please email them to me as attachments.

My contact information is:

U.S. Mail

Jeff Modrzejewski
CREED LA
501 Shatto Place, Suite 200
Los Angeles, CA. 90020

Email

Jeff@creedla.com

Please call me if you have any questions. Thank you for your assistance with this matter.
Sincerely,



Jeff Modrzejewski
Executive Director

Jay Bradford
Community Development Associate

Creed LA
O: 877-810-7473
C: 626-658-6024
j.bradford@creedla.com
www.creedla.com

SENT VIA USPS AND E-MAIL:

September 19, 2018

tsteinkruger@sgch.org

Tracy Steinkruger
City of San Gabriel
425 S. Mission Drive
San Gabriel, CA 91776

**Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the
Pacific San Gabriel Mixed-Use Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the Draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). The SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, the air quality impacts from the overlap should be combined and compared to SCAQMD's regional air quality CEQA operational thresholds to determine significance.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

Mobile Source Health Risk Assessment

Notwithstanding the court rulings, SCAQMD staff recognizes that the Lead Agencies that approve CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. Because of SCAQMD staff's concern about the potential public health impacts of siting sensitive populations within close proximity of, SCAQMD staff recommends that, prior to approving the project, Lead Agencies consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse health risk impacts using its best efforts to find out and a good-faith effort at full disclosure in the CEQA document. Based on a review of aerial photographs and information in the NOP, SCAQMD staff found that the Proposed Project will be located immediately next to State Route 91 (SR-91). Because of the close proximity to the existing freeway, residents at the Proposed Project³ would be exposed to diesel particulate matter (DPM), which is a toxic air contaminant and a carcinogen. Diesel particulate matter emitted from diesel powered engines (such as trucks) has been classified by the state as a toxic air contaminant and a carcinogen.

Since future residences of the Proposed Project would be exposed to toxic emissions from the nearby sources of air pollution (e.g., diesel fueled highway vehicles), SCAQMD staff recommends that the Lead Agency conduct a health risk assessment (HRA)⁴ to disclose the potential health risks to the residents from the vehicle emissions coming from vehicles operating on the Harbor Freeway in the Draft EIR⁵.

Guidance Regarding Residences Sited Near a High-Volume Freeway or Other Sources of Air Pollution

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the

³ According to the Project Description in the Notice of Preparation, the Proposed Project would include new construction of up to approximately 425 new housing units.

⁴ "Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis," accessed at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁵ SCAQMD has developed the CEQA significance threshold of 10 in one million for cancer risk. When SCAQMD acts as the Lead Agency, SCAQMD staff conducts a HRA, compares the maximum cancer risk to the threshold of 10 in one million to determine the level of significance for health risk impacts, and identifies mitigation measures if the risk is found to be significant.

SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance⁶ on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11- Mitigating the Impact of a Project, of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAG's MMRP for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy available here: http://scagtrtpscs.net/Documents/2016/peir/final/2016fPEIR_ExhibitB_MMRP.pdf
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the Draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit

⁶ In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. Please contact Robert Dalbeck, Assistant Air Quality Specialist, at rdalbeck@aqmd.gov, if you have any questions regarding these comments.

Sincerely,

Daniel Garcia

Daniel Garcia
Program Supervisor
Planning, Rule Development & Area Sources

DG/RD
RVC180904-08
Control Number

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0673
FAX (213) 897-1337
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

RECEIVED**SEP 24 2018****COMMUNITY
DEVELOPMENT**

September 20, 2018

Ms. Tracy Steinkruger
City of San Gabriel
425 S. Mission Drive
San Gabriel, CA 91776

RE: Pacific Square San Gabriel Mixed-Use Project
Notice of Preparation of Environmental
Impact Report (NOP)
SCH # 2018081085
GTS # 07-LA-2018-01883-FL
Vic. LA/ 164/ PM 7.471

Dear Ms. Steinkruger:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project.

The proposed project includes a new mixed-use development on an approximately 5.85-acre. The project would build in 2 phases: Phase 1 would be the 700 Plaza, including 102 residential condominium units and 38,383 square feet (sf) of commercial space (restaurant, retail, and fitness center), and Phase 2 would be the 800 Plaza, including 141 residential condominium units and 41,604 sf of commercial space (restaurant, café, and a market). Currently, the proposed project site is vacant with no existing structures.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Senate Bill 743 (2013) mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference to The Governor's Office of Planning and Research (OPR) for more information.

<http://opr.ca.gov/ceqa/updates/guidelines/>

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing.

We encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

The Department also seeks to provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we ask the Lead Agency to evaluate the project site for access problem, VMT and service needs that may need to be addressed.

From reviewing the NOP, the nearby state facility is SR-164 (access points at Broadway, Grand Ave., and Mission Dr.) and I-10 (on/off-ramps at Walnut Grove Ave., San Gabriel Blvd., and Del Mar Ave.). The proposed project may change traffic patterns in the project vicinity and its potential impacts on traffic circulation should be analyzed in the Environmental Impact Report (EIR). Please provide trip generation, trip distribution, and trip assignment estimates for this proposed project with regards to the local and regional road system. To avoid traffic conflicts such as inadequate weaving distances, queue spilling back on to the freeway/highway, and uneven lane utilization, please analyze the adequacy of the operations of freeway/highway segments in the vicinity of the proposed project.

Analysis should include existing traffic, traffic generated by the project assigning to the State facilities, cumulative traffic generated from all specific planning developments in the area, and traffic growth other than from the project and developments.

A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. Any mitigation involving transit or Transportation Demand Management (TDM) is encouraged and should be justified to reduce VMT and greenhouse gas emissions. Such measures are critical to facilitating efficient site access.

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

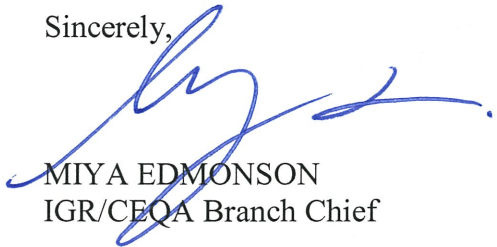
Transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans. It is recommended that large size truck trips be limited to off-peak commute periods.

Storm water run-off is a sensitive issue for Los Angeles and Ventura Counties. Please be mindful of your need to discharge clean run-off water and it is not permitted to discharge onto State highway facilities.

Ms. Tracy Steinkruger
September 20, 2018
Page 3 of 3

If you have any questions or concerns regarding these comments, please contact the project coordinator at (213) 897-0673 or frances.lee@dot.ca.gov.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse

Jessica Zhao

From: Komalpreet Toor <komal@lozeaudrury.com>
Sent: Tuesday, September 24, 2019 11:21 AM
To: Tracy Steinkruger; Armine Chaparyan; CityClerk
Cc: Richard Drury
Subject: CEQA and Land Use Notice Request for the the 700-800 S. San Gabriel Blvd. (Pacific Square Mixed-Use Project)
Attachments: 2019.09.24 CEQA Notice Request for 700-800 S. San Gabriel Blvd. Project.pdf

Good morning Ms. Steinkruger, Ms. Chaparyan, and Ms. Nguyen,

Attached please find a CEQA and Land Use Notice Request for the Project known as 700-800 S. San Gabriel Blvd. (Pacific Square Mixed-Use Project) sent on behalf of Supporters Alliance For Environmental Responsibility ("SAFER"). Please note that a hard copy will follow via U.S. mail. Should you have any questions, please feel free to contact our office. Thank you.

Best Regards,
Komal

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Komalpreet Toor
Legal Assistant
Lozeau | Drury LLP
[1939 Harrison Street, Suite 150](#)
[Oakland, CA 94612](#)
[\(510\) 836-4200](#)
[\(510\) 836-4205](#) (fax)
Komal@lozeaudrury.com



Virus-free. www.avg.com



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

September 24, 2019

Tracy Steinkruger, Planning Manager
Community Development Dept.
City of San Gabriel
425 South Mission Drive
San Gabriel, California 91776
tsteinkruger@sgch.org

Arminé Chaparyan, Director
Community Development Dept.
City of San Gabriel
425 South Mission Drive
San Gabriel, California 91776
achaparyan@sgch.org

Julie Nguyen, City Clerk
City Clerk's Dept.
City of San Gabriel
425 South Mission Drive San
Gabriel, California 91776
cityclerk@sgch.org

Re: CEQA and Land Use Notice Request for the 700-800 S. San Gabriel Blvd. (Pacific Square Mixed-Use Project)

Dear Ms. Steinkruger, Ms. Chaparyan, and Ms. Nguyen,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the 700-800 S. San Gabriel Blvd. (Pacific Square Mixed-Use Project) by applicant Pacific Square San Gabriel LLC, including all actions referring or related to the proposed construction of a new 493,225 square foot mixed-use development with a total of 243 residential units and 79,987 square foot of commercial uses located at 700-800 S. San Gabriel Blvd. in the City of San Gabriel ("Project").

We hereby request that the City of San Gabriel ("City") send by electronic mail or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:

September 24, 2019

CEQA and Land Use Notice Request for the 700-800 S. San Gabriel Blvd. (Pacific Square Mixed-Use Project)

Page 2 of 2

- Notices of any public hearing held pursuant to CEQA.
- Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

In addition, we request that the City send to us via email, if possible or U.S. Mail a copy of all Planning Commission and City Council meetings and/or hearing agendas.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Komalpreet Toor
Stacey Osborne
Lozeau Drury LLP
1939 Harrison Street, Ste. 150
Oakland, CA 94612
510-836-4200
richard@lozeaudrury.com
komal@lozeaudrury.com
stacey@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Komalpreet Toor
Lozeau | Drury LLP

Comment Form

City of San Gabriel

CITY OF SAN GABRIEL
CITY OF SAN GABRIEL

Environmental Impact Report

Comments: 1. Developers reason for naming this site "Pacific Square"?¹⁸ SEP 25 10:58

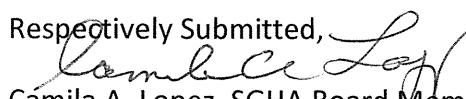
2. Project Description: 5 story bldgs. block the view of our San Gabriel Mountains which makes our city picturesque surrounded by natural beauty. The façade of the buildings should be more in line with the early California architecture. Also, too many residents, which means more congested traffic along San Gabriel Blvd. & side streets, Gladys Ave and El Monte Avenue. Do any of the developers or city staff members live in the city? If so, you have experienced the traffic jam along San Gabriel Blvd in this area especially from 7:AM to about 10:AM and again at 2:30 PM to about 8:PM. If not, take the time to check it out!!! More residents living in this area with multiple automobiles per family will make it impossible for anyone to get anywhere!!!!

Many local long-time residents who have known the owners of the nursery since before WW11 and of their INTERNMENT, (along with other Japanese Americans who were neighbors and even employees), have requested in past meetings that a plaque honoring the family and local Japanese Americans be placed in the Plaza area. Also, the Native American Gabrieleno Band of Mission Indians should be honored since they possessed all of this land long before its discovery. For your information, several Gabrieleno Indian residents were employed by the nursery and kept it going during the absence of its owners. There is much history in this city that needs to be preserved and not buried.

Long time residents have also requested that shops, markets, restaurants be mainstream American serving our unique diverse residents and not single out one particular group of residents.

Enough with Asian retail stores and shops. Its time to consider the non-Asian population who have to shop and eat in other cities. Shame on you City managers, staffers and council past and present for ALLOWING this to cause division and bigotry in our beautiful, historic city.

Respectively Submitted,


Camila A. Lopez, SGHA Board Member, 7th Generation Native Gabrieleno, born, reared and still living in this unique City with a Mission and a Grand Play House.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

September 27, 2018

Ref. Doc. No.: 4715019

Ms. Tracy Steinkruger
Planning Manager
City of San Gabriel
425 South Mission Drive
San Gabriel, CA 91776

RECEIVED

OCT 01 2018

COMMUNITY
DEVELOPMENT

Dear Ms. Steinkruger:

NOP Response to the Pacific Square San Gabriel Mixed-Use Project

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on September 4, 2018. The proposed project is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall B Unit 1J Trunk Sewer, located in San Gabriel Boulevard at Marshall Street. The Districts' 21-inch diameter trunk sewer has a capacity of 7.7 million gallons per day (mgd) and conveyed a peak flow of 3.3 mgd when last measured in 2012.
2. The wastewater generated by the proposed project will be treated at the Whittier Narrows Water Reclamation Plant (WRP) located near the City of South El Monte, which has a capacity of 15 mgd and currently produces an average recycled water flow of 7 mgd, or at the Los Coyotes WRP located in the City of Cerritos, which has a capacity of 37.5 mgd and currently produces an average recycled water flow of 20.8 mgd.
3. The expected increase in average wastewater flow from the project, described in the notice as a total of 243 residential units and 79,987 square feet of commercial development, is 72,341 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a

connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

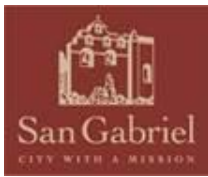
Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
A. Howard



EIR Scoping Meeting - September 19, 2018

Notes/Public Comments

The scoping meeting was held on Wednesday, September 19, 2018 at San Gabriel City Hall Council Chambers. Nineteen people attended the scoping meeting. The City and CEQA consultant ESA gave an approximately 15-minute presentation of the Pacific Square Project and the EIR/CEQA process. Following the presentation, the City gave meeting attendees an opportunity to provide verbal comments. Approximately seven people spoke during the public comment portion of the scoping meeting. The following is not intended as a verbatim transcript of comments/questions at the meeting, but a summary of the key points that were discussed. These comments reflect varying comments, and as such, may differ in opinion. The City and ESA staff took notes during the comment time. Below is a summary of the verbal comments received.

Traffic:

- Will the Project's traffic overlap with current City master plans?
- Will traffic be analyzed as part of the EIR and will a traffic analysis be conducted?
- The Symphony Project (806-824 South Gladys Avenue) put the burden of its increase in traffic on Gladys Avenue.
 - Traffic analysis of Pacific Square must study Gladys
 - Project must include the Symphony Project as part of the cumulative impacts.

Land Use:

- The Project needs to make clear that the Redevelopment Areas are dissolved, but the General Plan still distinguishes the area as an area that would be primed to be redeveloped

Cultural Resources:

- Prominence of Hispanic Architecture in the area – is there a potential for the design and architecture to mimic them?
- Don't want white-washing of the Project Site – don't want to remove the Hispanic, Japanese, Agricultural, and other San Gabriel History from the Project Site.

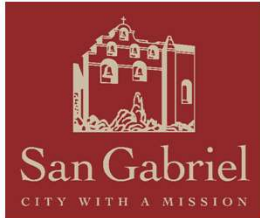
Geology and Soils:

- Contamination from past nursery uses (e.g., pesticides) should be examined in the EIR
 - Target tried to build on the site previously, but could not due to soil contamination

Other:

- Is Aldi market guaranteed to be a retail location at build out? Why is Aldi's name used in the conceptual site plan used for the NOP?
- Other mixed-use properties (e.g., Mission District) have had empty retail spaces for a year or so now. Why is this project adding more retail instead of using the currently empty retail spaces?
- What will be the availability of low income/affordable units?

A-3 Scoping Meeting Materials



700-800 South San Gabriel Boulevard

Pacific Square SG Scoping Meeting
Case Planner: Tracy Steinkruger, Planning Manager

San Gabriel
CITY WITH A MISSION



Agenda for Tonight



- Introduce City staff
- Introduce Developer team
- Introduce Environmental Review
 - Environmental Science Associates (ESA)
 - Fehr & Peers
- Project Description (Tracy)
- Environmental Review Process / Scoping Meeting (Addie)

Project Site

- 700-800 S. San Gabriel Boulevard
 - Grand Avenue (South)
 - S. San Gabriel Blvd. (West)
 - Gladys Avenue (East)
 - El Monte Boulevard (North)
- 5.85-acre site
- Previously occupied by the San Gabriel Nursery & Florist
 - They continue to operate just north of the project as a retail garden and florist shop
- Site is currently vacant with no existing structures.



Project Description

- Mixed-use development
 - Two major “plazas” – “700 Plaza” and “800 Plaza”
- 700 Plaza
 - 102 residential condominium units
 - 38,383 SF of commercial space (restaurant, retail, fitness center)
- 800 Plaza
 - 141 residential condominium units
 - 41,604 SF of commercial space (restaurant, retail, grocery store)
- Project Summary
 - 243 residential units (413, 238 SF)
 - 79,987 SF of commercial uses



Project Description



Project Description



Project Description



Project Description

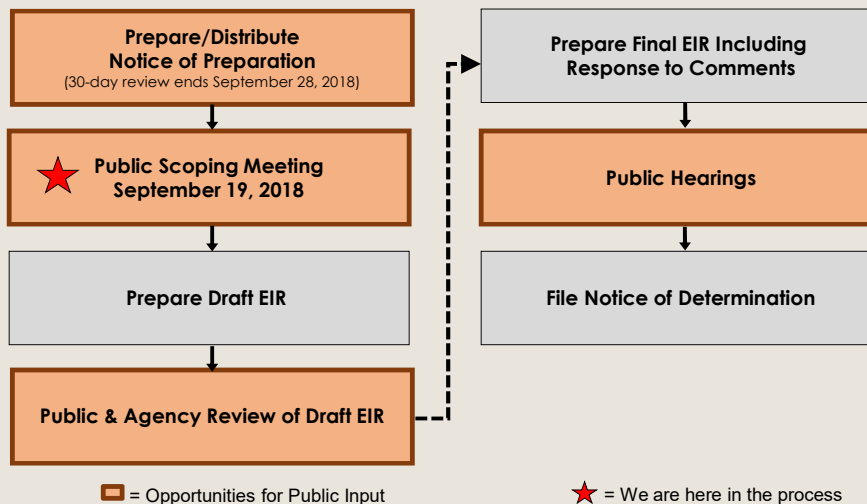


Scoping Meeting Objectives

- Provide information about the Pacific Square San Gabriel Mixed Use Project
- Provide information on Environmental Impact Report (EIR) process and timeline
- Identify environmental issues for analysis in the EIR
- Solicit community input regarding environmental issues of concern to be analyzed in the EIR
- Determine scope and content of the EIR

* The intent of the Scoping Meeting is to receive information that helps determine the scope and content of the EIR. The City is at the beginning of the environmental review process and has not yet analyzed all of the potential impacts of the project.

The EIR Process





Environmental Impact Report

- Summary
- Introductory Discussion
- Project Description
- Impact Analysis
- Cumulative Impacts
- Alternatives to the Project
- Mitigation



Environmental Impact Report

The EIR will focus on the environmental areas where impacts are most likely to occur:

- | | |
|-----------------------------------|---------------------------------|
| ▪ Aesthetics | ▪ Hydrology and Water Quality |
| ▪ Air Quality | ▪ Land Use |
| ▪ Biological Resources | ▪ Noise |
| ▪ Cultural Resources | ▪ Population and Housing |
| ▪ Geology and Soils | ▪ Public Services |
| ▪ Greenhouse Gas Emissions | ▪ Transportation and Traffic |
| ▪ Hazards and Hazardous Materials | ▪ Tribal Cultural Resources |
| | ▪ Utilities and Service Systems |



Submittal of Public Comments



Scoping Period Comment Period

August 29, 2018 to September 28, 2018

All comments must be submitted in writing via email or regular mail to:

City of San Gabriel

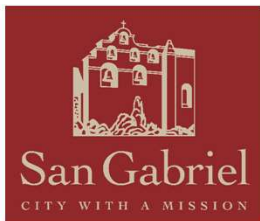
Community Development Department –
Planning Division

425 S. Mission Drive

San Gabriel, CA 91776

Attention: Tracy Steinkruger, Planning Manager

Email: Tsteinkruger@SGCH.ORG



700-800 South San Gabriel Boulevard

Pacific Square SG Scoping Meeting

Case Planner: Tracy Steinkruger, Planning Manager

San Gabriel
CITY WITH A MISSION

