



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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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 you that the City of San Gabriel intends to adopt a Mitigated Negative Declaration for the proposed project described below.

**Lead Agency:** City of San Gabriel, Community Development Department

**Contact:** Matt Chang, 626-308-2806 ext. 4625

**Project Title:** Arroyo Village Residential Condominium Project

**Project Applicant:** Arroyo Development, LLC (Applicant)

**Project Location:** 235 South Arroyo Drive, San Gabriel, CA 91776

**Project Description:** The Arroyo Village Residential Condominium Project (project) proposes the construction of a 41-unit residential condominium development on an approximately 1.16-acre site located at 235 South Arroyo Drive. The development would be four stories with one level of underground parking. Project approval would require a Tentative Tract Map, Precise Plan of Design, Setback Variance, Grading and Building Permits, and CEQA Clearance. The project would also require a Design Review and Residential Planned Development from the City of Alhambra.

**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 a Mitigated Negative Declaration (MND). The Planning Commission shall consider adopting the MND as part of their consideration of the project at a future public hearing.

**Public Review:** A public review period will begin on September 9, 2019 and end on October 8, 2019 at 5:00 p.m. Any interested person or agency may comment on this matter by submitting comments via email to [mchang@sgch.org](mailto:mchang@sgch.org) or via postal mail or in person delivery to the Planning Division, located at City Hall, 425 South Mission Drive, San Gabriel, California 91776.

Copies of the Initial Study and related documents are available to review at the following locations:

- City of San Gabriel Planning Division Public Counter, City Hall, 425 South Mission Drive, San Gabriel, CA 91776
- City of San Gabriel website: <https://www.sangabrielcity.com/164/Planning-Division>
- San Gabriel Public Library, 500 South Del Mar Avenue, San Gabriel, CA 91776
- Alhambra Civic Center Library, 101 South First Street, Alhambra, CA 91801

**Hazardous Waste Sites:** The project site is not listed pursuant to Government Code Section 65962.5.