

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# 9099014

Project Title: Arroyo Village Residential Condominium Project

Lead Agency: City of San Gabriel Contact Person: Matt Chang, Senior Planner
 Mailing Address: 425 South Mission Drive Phone: 626.308.2806
 City: San Gabriel Zip: 91776 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: San Gabriel/ Alhambra
 Cross Streets: South Arroyo Drive and Carillo Drive Zip Code: 91776

Longitude/Latitude (degrees, minutes and seconds): 34 ° 5 ' 59.08 " N / 118 ° 6 ' 47.85 " W Total Acres: 1.16

Assessor's Parcel No.: Multiple Section: 11 Twp.: 1S Range: 12W Base: SBBM
 Within 2 Miles: State Hwy #: I-10 Waterways: Alhambra Wash and San Pasqual Wash
 Airports: N/A Railways: UPRR Schools: Multiple

Document Type:

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

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: Tent. Tract Map, P-D Plan, etc.

Development Type:

Residential: Units 41 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

The project site is designated Mission District High Density Multi Family Residential (24 to 40 dwelling units per acre). The project site is zoned Arroyo Residential Multiple-Family Residence (Arroyo Residential MDR-3).

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

The Arroyo Village Residential Condominium Project proposes the construction of a 41-unit residential condominium development on an approximately 1.16-acre site generally 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 Permit from the City of Alhambra.

N
 Previous draft document please refer to.

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".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" 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 checked="" 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 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 September 9, 2019 Ending Date October 8, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Michael Baker International</u>	Applicant: <u>David Guitierrez, on behalf of Arroyo Development, LLC</u>
Address: <u>5 Hutton Centre Drive, Suite 500</u>	Address: <u>2345 Longden Drive</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>San Marino, CA 91108</u>
Contact: <u>Alicia Gonzalez</u>	Phone: <u>626.286.6660</u>
Phone: <u>949.855.7069</u>	

Signature of Lead Agency Representative:  Date: 9/6/19

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