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 you 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 Tewasart, Planning Manager, 626.308.2800

Project Title: Rubio Village Mixed-Use Project

Project Applicant: Rubio Village LLC

Project Location: 201-217 South San Gabriel Boulevard, San Gabriel, CA 91776

Project Description: 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.

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).

Public Review: A public review period will begin on September 3, 2025 and end on October 2, 2025 at 5:00 p.m. The Initial Study/MND 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 91176; 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 email to stewasart@sgch.org or via postal mail or in person delivery to Community Development Department, 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.