

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway Norwalk, CA 90650

From:

Public Agency: City of Alhambra
Address: 111 South First Street Alhambra, CA 91801
Contact: Maia McCurley
Phone: 626-570-5042

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024050221

Project Title: Palm and Pepper Commercial Development

Project Applicant: Jennifer Lange of Land Development Consultants

Project Location (include county): 126, 132, 146 S Palm Ave; 127 S Raymond Ave; 2018 Teagarden Ln,

Project Description:

This is an application for the construction of a new commercial development within a 2.7-acre (117,996 square feet) site located in the north-central portion of the City. The proposed project site consists of four parcels. The proposed project would involve the construction of three new quick-serve food-related uses (a Starbucks®, a Reising Cane's®, and a Panda Express®) totalling 7,053 square feet of floor area. The project site is currently occupied by commercial and industrial uses, most of which are not presently active. Only a 10,000 square-foot warehouse located at 135 South Raymond Avenue is currently in operation. All of the existing onsite buildings would be removed to accommodate the proposed project. Vehicular access would be provided via three driveways intersecting the east side of Palm Avenue, one driveway intersecting the north side of Pepper Street, and two driveways intersecting the west side of Raymond Avenue. The proposed project would provide 121 parking spaces. A total of 32,805 square feet or 20.17% of the total site area would be landscaped.

This is to advise that the City of Alhambra has approved the above (Lead Agency or Responsible Agency)

described project on 08/26/2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Alhambra, Community Development Department, 111 South First Street, Alhambra, CA 91801

Signature (Public Agency): Maia McCurley Title: Principal Planner

Date: 08/27/2024 Date Received for filing at OPR: