

*Gateway
to the
San Gabriel Valley*

*111
South First Street
Alhambra
California
91801*

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE OF NOTICE: May 28, 2024

TO: State Clearinghouse, Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of Alhambra

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

PROJECT TITLE: Alhambra Community Center Project

REVIEW PERIOD: May 28, 2024 through June 27, 2024

SCOPING MEETING: June 18, 2024, at 6:00 pm at Alhambra Public Library, Reese Hall (101 South 1st Street, Alhambra, CA 91801)

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Alhambra (City), as the Lead Agency, will prepare a Draft Environmental Impact Report (EIR) for the proposed Alhambra Community Center Project (Project) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the Project and its potential environmental effects and requests that comments be provided on the proposed scope and content of the Draft EIR.

PROJECT LOCATION

The Project Site is located at 612 W. Shorb Street on an approximately 1.77-acre (77,192-square-foot) site within the City of Alhambra (City), see figures below. Specifically, the Project site is located on a horizontally oriented, 'L'-shaped plot between S. 7th Street and S. 6th Street and includes the right-of-way at W. Shorb Street to the north. The Project site Assessor's Parcel number is 5350-007-900.

PROJECT DESCRIPTION

The City of Alhambra (City), proposes to develop the Alhambra Community Center Project on the 612 W. Shorb Street site, which totals approximately 1.37 acres (59,485 square feet [SF]) and also on the adjacent W. Shorb Street right-of-way, which the City intends to abandon and the Alhambra Unified School District intends to transfer its reversionary interest (curb, gutter, sidewalk, and street between 6th and 7th Streets) to the City so as to expand the Project site by 17,707 SF. These two areas total 77,192 SF (1.77 acres) (the Project site) and are improved with an existing one- and two-story abandoned brick (21,470 SF) medical clinic building (the Shorb Clinic) sited on the northern portion of the

Project site with associated surface parking found in the southern portion for the Project site.

The Project intends to adaptively reuse the northwest portion of the existing Shorb Clinic building's two-story element (approximately 9,000 SF), known as the west wing and demolish the balance of the existing Shorb Clinic facility. Along with the 9,000 SF of the existing Shorb Clinic building's west wing to be renovated and adaptively reused, the City intends to construct a new one- and two-story community center building (up to a height of approximately 38 feet) totaling 16,000 SF, hereinafter referred to as the east wing and north pavilion, along with associated parking and site improvements containing an additional approximate 35,650 SF of hardscaped open space and courtyards and 16,542 SF of exterior landscape areas, parkways and plantings.

POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

The Initial Study prepared for the Project addresses potential environmental impacts that may result from implementation of the Alhambra Community Center Project. As evaluated in the Initial Study, the following issues would result in no impact or less than significant impacts and will not require further analysis in the Draft PEIR: aesthetics, agriculture and forestry resources, air quality, energy, greenhouse gas, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire.

The Draft EIR will address the Project's potential effects for all other environmental resource areas as outlined in Appendix G of the State CEQA Guidelines, which includes the following:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Noise
- Tribal Cultural Resources

The Draft EIR will propose mitigations to avoid and/or reduce impacts identified as being potentially significant, identify and evaluate a reasonable range of project alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed Project. The EIR will also include other required information including discussions about: 1) any significant environmental effects that cannot be avoided if the Project is implemented; 2) any significant irreversible and irretrievable commitments to resources; 3) growth-inducing impacts of the proposed Project; 4) effects found not to be significant; and 5) cumulative impacts.

PROJECT SCOPING PROCESS

Circulation of this NOP starts a 30-day public review and comment period on the scope of the Draft EIR that begins on May 28, 2024, and ends on June 27, 2024, at 5:00 p.m. All interested parties, including the public, responsible agencies, and

trustee agencies, are invited to provide comments and input on the scope of and content of the environmental analysis to be addressed in the Draft EIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the Draft EIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed Project during the 45-day public review period to be held after the publication of the Draft EIR.

SCOPING MEETING

The City will conduct a Public Scoping Meeting to present the proposed Project and the EIR process and to receive public comments. The City invites interested parties to the following public scoping meeting for the proposed Project to learn more about the Project, ask questions, and submit comments:

Meeting Details: June 18, 2024, from 6:00 p.m. to 7:00 p.m. at Alhambra Public Library, Reese Hall

PUBLIC REVIEW AND COMMENT PERIOD

At this time, the City is soliciting comments on the scope of the EIR, including potential environmental impacts of the Project and alternatives to be considered. Pursuant to Public Resources Code Section 21080.4(a) and CEQA Guidelines Sections 15082(b) and 15096(b)(2), agencies must limit comments to environmental information about the agency's area of statutory responsibility. For all commenters, comments must be specific and related directly to the Project (CEQA Guidelines Section 15082[b][3]). Comments will be considered when preparing the Draft EIR's discussion of environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than 5:00 p.m. on June 27, 2024. Please include the name, mailing address, and email address of the commenter. Written comments may be submitted via the following:

Mail to: Mike Macias
City of Alhambra, Parks and Recreation Department
111 South First Street
Alhambra, CA 91801
Phone: (626) 570-3298
Email: mmacias@cityofalhambra.org

For comments submitted via email, please include "NOP Comments: Alhambra Community Center Project" in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in the summer of 2024.

For questions regarding this notice, please contact Mike Macias at the contact information provided above.

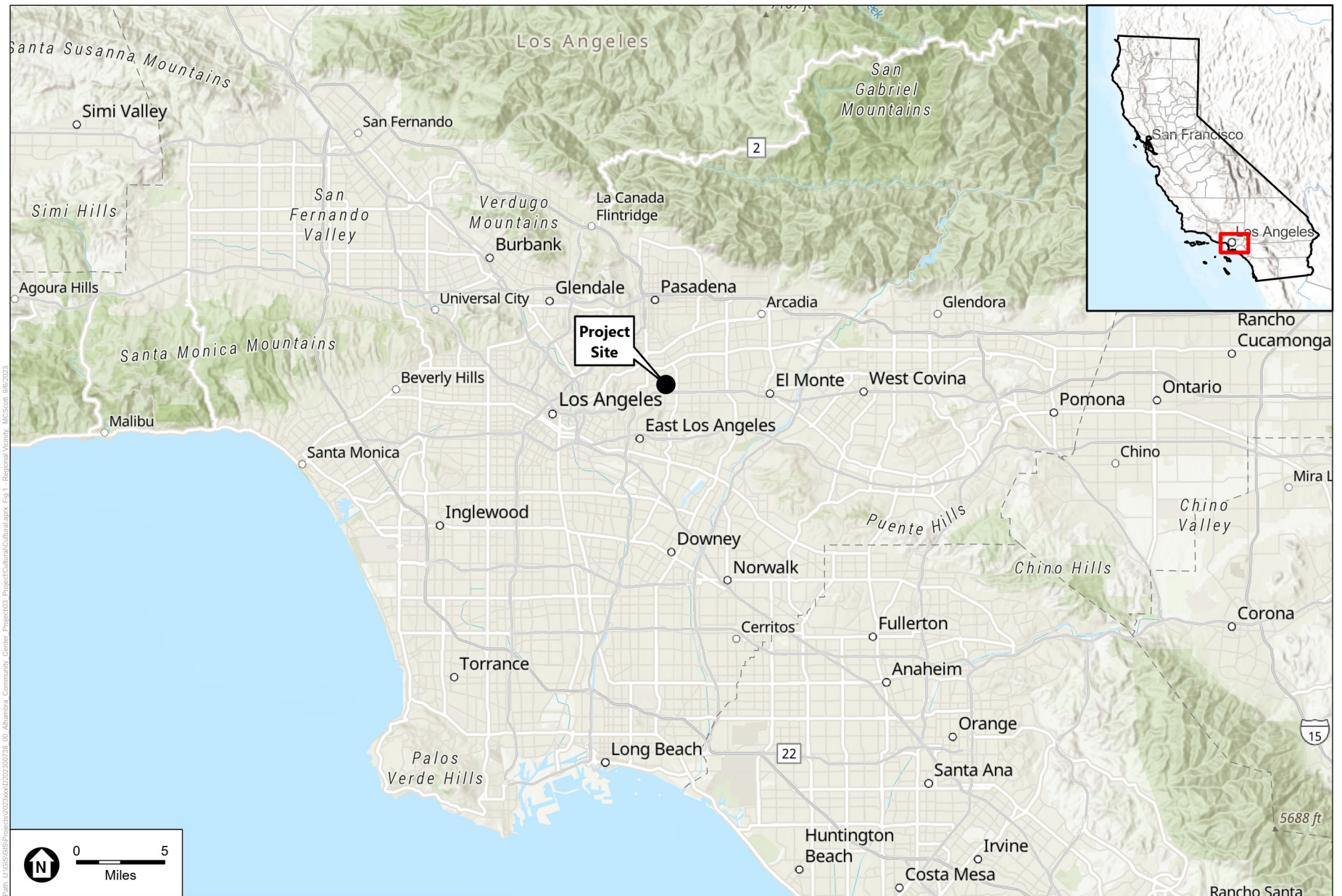
DOCUMENT AVAILABILITY

The NOP and Initial Study are available online at the City's website (<https://www.cityofalhambra.org/743/Alhambra-Community-Center-Project>) and the CEQAnet website (<https://ceqanet.opr.ca.gov/>). A hardcopy of the NOP and Initial Study are available for review at the following locations:

Alhambra City Hall
Parks and Recreation Department
111 South First Street
Alhambra, CA 91801

Alhambra Civic Center Library
Reference Desk
101 South 1st Street
Alhambra, CA 91801

The document will be available to view from Monday through Thursday between 8:00 am and 5:30 pm.



SOURCE: ESA, 2023

Alhambra Community Center Project

Figure 1
Regional and Project Vicinity Location





SOURCE: ESA, 2023; Mapbox, 2023

Alhambra Community Center Project

Figure 2
Project Location
Aerial Photograph

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SOURCE: KFA, 2024

Alhambra Community Center Project

Figure 3
Site Plan

