



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

October 10, 2017

**NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

CASE NO.: Residential Planned Development RP-17-7, Conditional Use Permit CU-17-9, Vesting Tentative Tract Map TT-74194, Variances V-17-10, Development Agreement, and Application for Design Review

PROJECT NAME: The Villages at The Alhambra

PROJECT APPLICANT: Elite-TRC Alhambra Community LLC & The Corner Company, LLC

PROJECT LOCATION/ADDRESS: 1000 South Fremont Avenue, Alhambra, CA 91803

DUE DATE FOR PUBLIC COMMENTS: **November 10, 2017**

SCOPING MEETING: **October 19, 2017 5:00-7:00 PM**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides to prepare an Environmental Impact Report (EIR) for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Alhambra's intent, as Lead Agency, to prepare an EIR for this Project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by outside consultants and submitted to the Development Services Department, Planning Division, for independent review and certification.

The Development Services Department requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held to receive input from the public as to what areas the EIR should study. No decisions about the Project are made at the Scoping Meeting. The project description, location, and the potential environmental effects identified thus far are set forth in this document. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR.

The Scoping Meeting is in an open house format. THIS IS NOT THE REQUIRED PUBLIC HEARING FOR MUNICIPAL CODE ENTITLEMENT REQUESTS which will be scheduled after the completion of the EIR. All environmental documents will be made available for review at the Development Services Department, Planning Division, City Hall, 111 S. First Street, Alhambra, CA 91801 as they are completed.

PROJECT LOCATION: 1000 South Fremont Avenue; 920 South Fremont Avenue; 2215 West Mission Road; 629, 635, 701, 825 and 1003 South Date Avenue; Alhambra, CA 91803

PROJECT DESCRIPTION: The Project Site consists of the entire block bounded by Fremont Avenue on the west, Mission Road on the south, Date Avenue on the east, and Orange Street on the north. The total site area is approximately 1,675,498 square feet (or 38.38 acres). The Project Site is fully developed with office, warehouse, storage, utility substation, and surface parking lot uses. For purposes of the Proposed Project, the Project Site is being divided into five plan areas: Office, North, East, South, and Corner. The development proposal for each of these plan areas is described below.

Office Plan Area

- Retention of 902,001 square feet of office space and approximately 1,800 parking spaces, including the existing LA Fitness building, the three-story parking structure (Bldg. B2), and the five-level parking structure (Bldg. B7).
- No new development will occur within the Office Plan Area, although vehicle and pedestrian circulation areas along its edges will be modified to provide consistent linkages with the adjacent plan areas.

North Plan Area

- Demolition of all existing structures (A12, B14, B15, and B16), totaling 20,876 sf and surface parking lots.
- Construction of 516 for-sale residential units (stacked flats and townhomes) (731,698 square feet) in five-story buildings (Bldgs. N1, N2, N3, & N4) with accompanying residential amenities.
- Provision of 1,136 parking spaces for residents and guests in 2.25-level below grade parking garages for stacked flat units, individual garages for townhomes, and on-street parking within Plan area.

East Plan Area

- Demolition of existing warehouse/storage buildings (B12 & B13) totaling 21,700 sf and surface parking lots.
- Construction of a five-story, 490-stall parking garage (Bldg. E1) to serve the existing office uses in the Office Plan Area as well as the proposed residences in the other plan areas.

South Plan Area

- Demolition of all existing structures and surface parking lots, except Building A0 (10,145 sf) will be retained.
- Construction of 392 rental apartment units (stacked flats) (449,816 square feet) in two five-story buildings (Bldgs. S1 & S2) with accompanying residential amenities.
- Provision of 913 parking spaces for residents and guests.

Corner Plan Area

- Demolition of existing office and maintenance buildings (42,222 SF) and surface parking lots.
- Construction of 153 rental apartment units (176,116 square feet) in a five-story building (stacked flats) with accompanying residential amenities (Bldg. C1).
- Provision of 337 parking spaces for residents and guests.

The Proposed Project is intended to develop an urban neighborhood across the Project Site, including a network of landscape and communal spaces that fuse office and residential uses into a single community with a unique identity and sense of place. Active uses will be featured along street frontages in order to avoid blank walls and visible parking areas. All but one of the existing office buildings on the Site would be retained as part of the Project.

Overall the Proposed Project would construct 1,061 residential units (516 for-sale; 545 rental), a 490-space parking structure, and associated open space, landscape, and vehicle/pedestrian circulation areas to accompany the existing 902,001 square feet of office space that would be retained within the Office Plan Area.

Development of the Proposed Project would occur in a phased manner over a 7-10-year period, as defined in the requested Development Agreement.

REQUESTED PERMITS/APPROVALS:

1. Pursuant to Alhambra Municipal Code (AMC) Chapter 23.62, Residential Planned Development Permit;
2. Pursuant to AMC Chapter 23.66, Conditional Use Permit for Urban Residential development in the PO Zone;
3. Pursuant to AMC Chapter 22.48, Vesting Tentative Tract Map No. 74194 for a 10-lot subdivision for condominium purposes;
4. Pursuant to AMC Chapter 23.68, Variances for parking;
5. Pursuant to AMC Chapter 23.64, Design Review; and
6. Pursuant to AMC Chapter 23.71, Development Agreement with a term of 20 years.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Aesthetics; Air Quality; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards/Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Noise; Population, Housing & Employment; Public Services (Fire, Police, Schools, Recreation & Parks, Libraries); Recreation; Transportation/Traffic; and Utilities/Service Systems (Water, Wastewater, Solid Waste, Energy Demands).

PUBLIC SCOPING MEETING: A public scoping meeting in **an open house format** will be held to receive public comment regarding the scope and content of the environmental analysis to be included in the Draft EIR. City staff, environmental consultants and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:00 pm and 7:00 pm to view materials, ask questions, and provide comments. The Development

Services Department encourages all interested individuals and organizations to attend this meeting. The location, date, and time of the public scoping meeting for this Project are as follows:

Date: Thursday, October 19, 2017

Time: 5:00 pm to 7:00 pm

Arrive any time between 5:00 pm to 7:00 pm to speak one-on-one with City staff and Project consultants.

Location: The Alhambra
1000 S. Fremont Avenue
Oval Mall
Alhambra, CA 91803

The enclosed materials reflect the scope of the project (subject to change). The Development Services Department welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. **Written comments must be submitted to this office by 4:00 pm, November 10, 2017.** Written comments will also be accepted at the public scoping meeting described above.

Please direct your responses to:

Mail: City of Alhambra
Paul Lam, Principal Planner
Development Services Department
111 S. First Street
Alhambra, CA 91801

Fax: (626) 570-5040

Email: plam@cityofalhambra.org

Date: 10/04/17

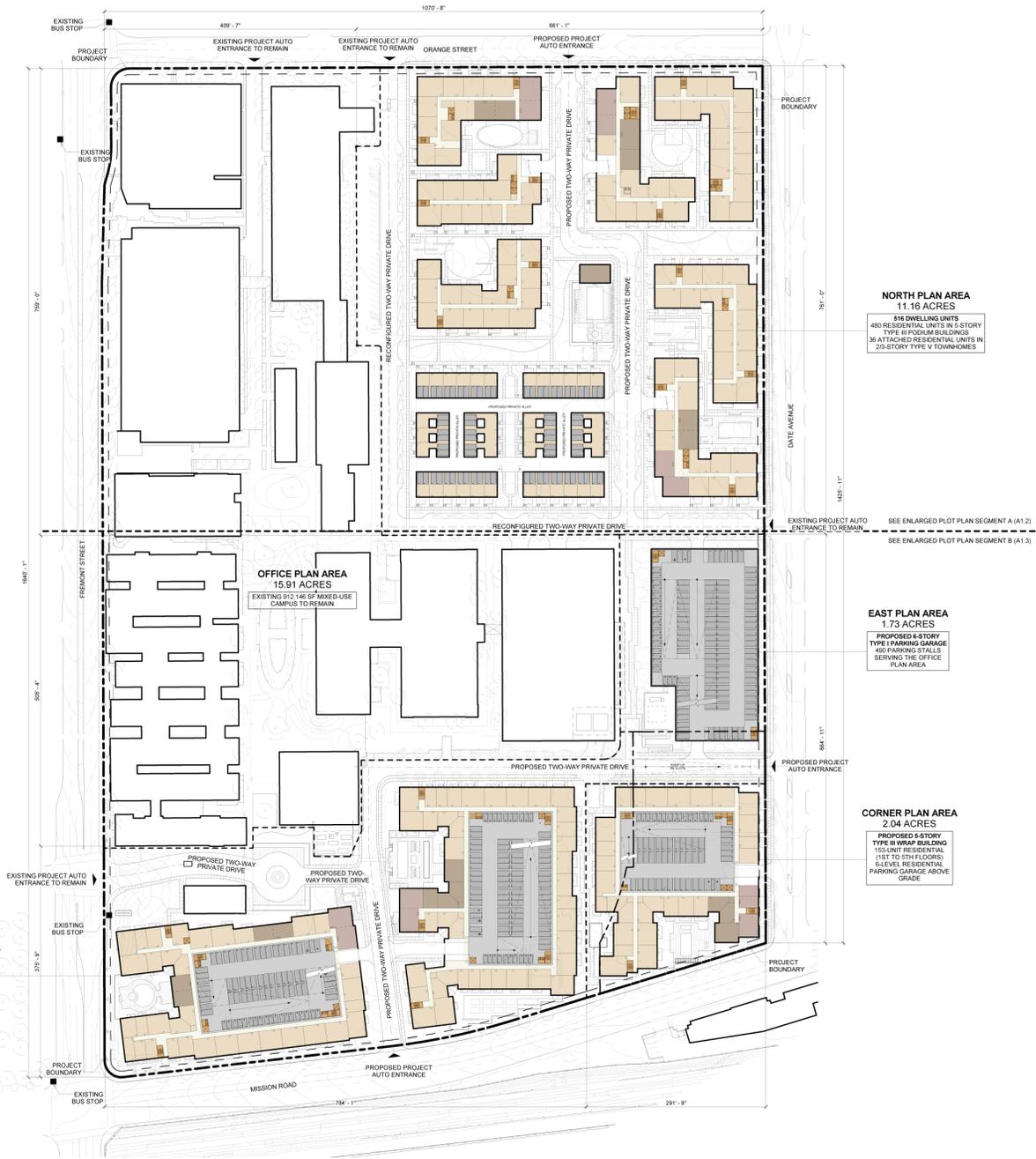
Signature: 

Paul Lam, Principal Planner
(626) 570-5040

Enclosures

Figure 1, Vicinity Map
Figure 2, Aerial Map and Scoping Meeting Location
Figure 3, Proposed Site Plan





LEGEND

- PROJECT BOUNDARY
- PLAN AREA BOUNDARY
- BUILDING ENTRY / LEASING
- RESIDENT AMENITY
- DWELLING UNITS
- PARKING (STALLS AND AISLES)

NORTH PLAN AREA
11.16 ACRES
816 DWELLING UNITS
480 RESIDENTIAL UNITS IN 3-STORY
TYPE III PODIUM BUILDINGS
36 ATTACHED RESIDENTIAL UNITS IN
2.0-STORY TYPE V TOWNHOMES

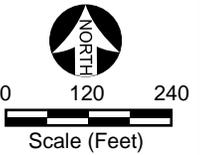
SEE ENLARGED PLOT PLAN SEGMENT A (A1.2)
SEE ENLARGED PLOT PLAN SEGMENT B (A1.3)

EAST PLAN AREA
1.73 ACRES
PROPOSED 8-STORY
TYPE I PARKING GARAGE
455 PARKING STALLS
SERVING THE OFFICE
PLAN AREA

CORNER PLAN AREA
2.04 ACRES
PROPOSED 8-STORY
TYPE II MIXED BUILDING
155 UNIT RESIDENTIAL
(1ST TO 5TH FLOORS)
LEVEL RESIDENTIAL
PARKING GARAGE ABOVE
GRADE

SOUTH PLAN AREA
7.62 ACRES
392 DWELLING UNITS
TWO 5-STORY TYPE III
WRAP BUILDINGS

OFFICE PLAN AREA
15.91 ACRES
EXISTING 572,146 SF MAKE-USE
CAMPUS TO REMAIN



Source: TCA Architects, Inc., 2017.