



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

**NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
August 28, 2019**

CASE NO.: RP-17-1, CU-17-9, V-17-10, & TT-74194
STATE CLEARINGHOUSE NO.: 2017101025
PROJECT NAME: The Villages at the Alhambra
PROJECT APPLICANT: ELITE-TRC Alhambra Community LLC, Elite-TRC North Parcel LLC; The Corner Company, LLC
PROJECT ADDRESS: 1000 South Fremont Avenue; 2215 West Mission Road; 629, 635, 701, 825 and 1003 South Date Avenue; Alhambra, CA 91803
PUBLIC COMMENT PERIOD: September 3, 2019 – October 17, 2019

In accordance with the California Environmental Quality Act (CEQA), the City of Alhambra (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Villages at the Alhambra (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

Project Description: The proposed Villages at The Alhambra Project (Project) covers portions of a 38.38-acre site bounded by Fremont Avenue (west), Mission Road (south), Date Avenue (east), and Orange Street (north) in the City of Alhambra. The Project would retain 902,001 square-feet of existing office space and would repurpose 10,145 square-feet of existing office space as Residential Amenity space for the newly proposed South Plan Area. Also, the Project would retain a 50,000 square-foot LA Fitness health club, but would replace existing surface parking areas, warehouse/storage/maintenance buildings, and a vacant office building with 516 new, for-sale, residential dwelling units in five-story stacked flat and townhome configurations; 545 new rental apartments in five-story stacked flat configurations; and 4,347 total parking spaces to accommodate all new and existing uses.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to: Air Quality (under Building Scenario 2 as defined in the Draft EIR) and Transportation. All other potential impacts identified would be mitigated to less-than-significant levels.

FILE REVIEW AND COMMENTS: A print copy of the Draft EIR and the documents referenced in the Draft EIR are available for public review at the City of Alhambra, Community Development Department, 111 S. First Street, Alhambra, CA 91801, during office hours Monday - Friday, 8:00 A.M. – 12:00 P.M. and 1:00 P.M. to 5:00 P.M. Please contact the Staff Planner listed below for any questions regarding the matter.

The Draft EIR is also available at the City of Alhambra City Clerk's Office, located at 111 S. First Street, Alhambra, California, 91801; the Alhambra Civic Center Library, located at 101 S. First Street, Alhambra, California, 91801; or online at <http://www.cityofalhambra.org/locations/the-villages-at-the-alhambra/>.

The period for submitting comments on the Draft EIR is September 3, 2019, to October 17, 2019. All comments must be mailed or submitted by October 17, 2019, no later than 5:00 P.M. Written comments may be submitted by U.S. Mail or by e-mail to:

Mail: Paul Lam
Alhambra Community Development Department
111 S. First Street
Alhambra, CA 91801

E-mail: plam@cityofalhambra.org
Subject Line: DEIR Comments-The Villages at the Alhambra

Paul Lam
Principal Planner, Community Development Department
City of Alhambra
(626) 570-5034

All comments become part of the public record.