

*Gateway  
to the  
San Gabriel Valley*

*111  
South First Street  
Alhambra  
California  
91801*

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE OF NOTICE:** August 30, 2024

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

**LEAD AGENCY:** City of Alhambra

**SUBJECT:** Notice of Availability of a Draft Environmental Impact Report

**PROJECT TITLE:** Alhambra Community Center Project (State Clearinghouse # 2024051172)

**REVIEW PERIOD:** August 30, 2024 through October 14, 2024

In accordance with the California Environmental Quality Act (CEQA), the City of Alhambra (City), as Lead Agency, as prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Alhambra Community Center Project (Project). This notice provides the public, nearby residents and property owners, 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 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 central 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 new one- and two-story community center buildings (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.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:**

Based on the analysis included in the Draft EIR, the Project would result in a significant and unavoidable impact related to Cultural Resources. All other potential impacts would be mitigated to less-than-significant levels.

**The period for submitting comments on the Draft EIR is August 30, 2024 to October 14, 2024.** All comments must be mailed or submitted by October 14, 2024, no later than 5:00 P.M. Written comments may be submitted by U.S. mail or by email to:

**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](mailto:mmacias@cityofalhambra.org)

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

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

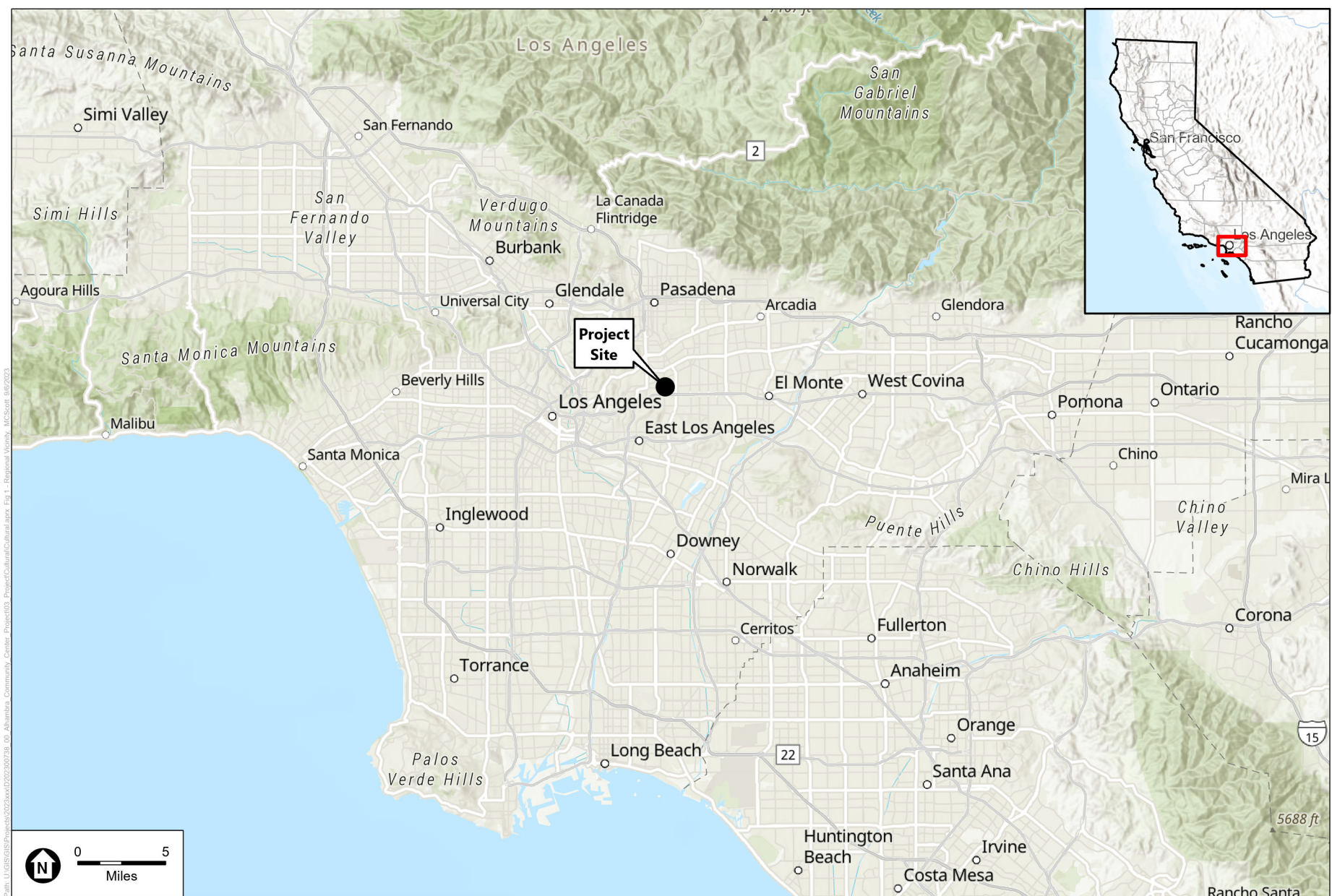
**DOCUMENT AVAILABILITY**

The NOA and Draft EIR 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 NOA and Draft EIR 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

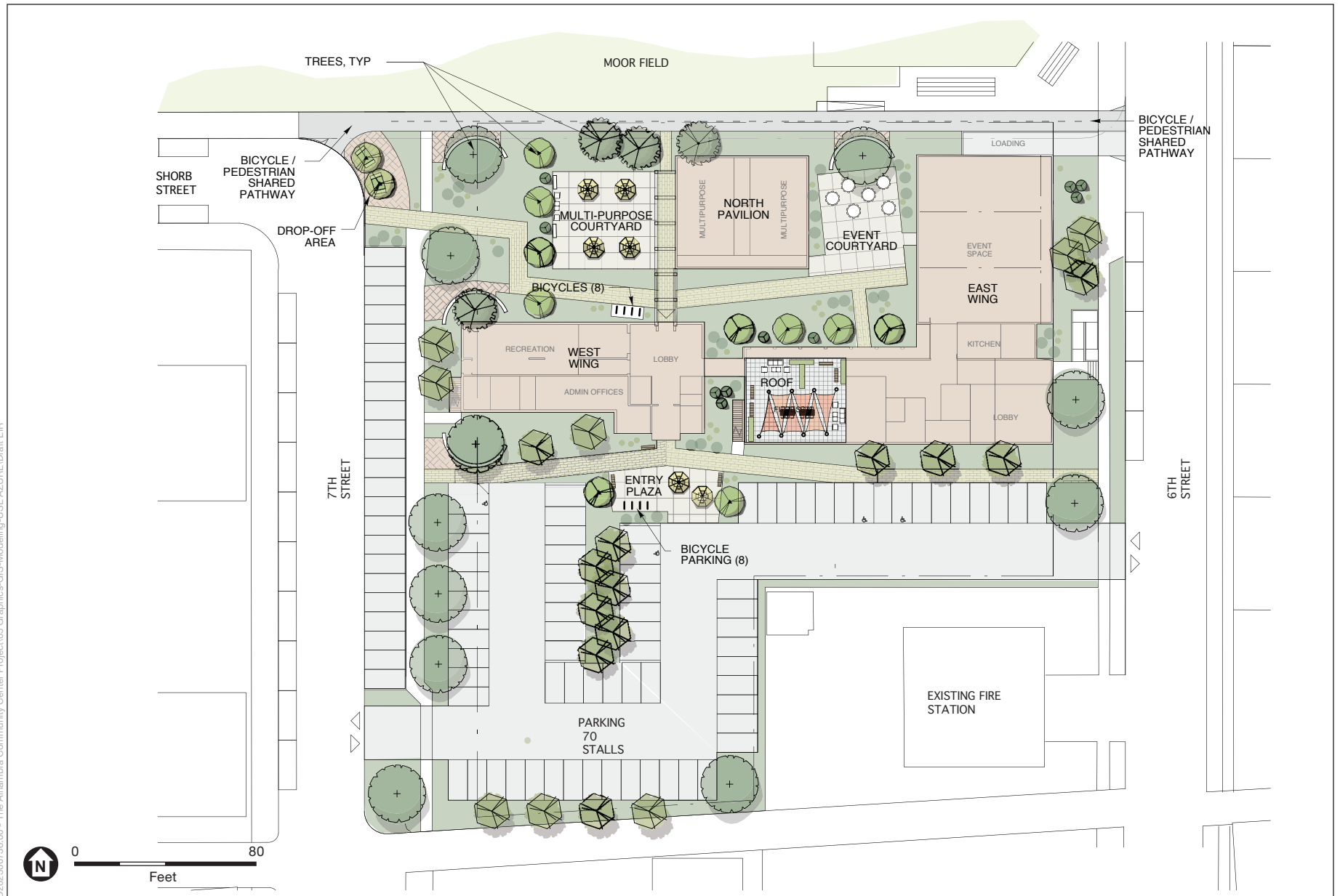




SOURCE: ESA, 2023; Mapbox, 2023

Alhambra Community Center Project

**Figure 2**  
Project Location  
Aerial Photograph



SOURCE: KFA, 2024

Alhambra Community Center Project

**Figure 3**  
Site Plan