

REVISED NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Southern California Edison Alhambra Warehouse Project

March 16, 2020

A Notice of Intent was previously issued for this project that allowed for 30-day public review ending Tuesday, April 14, 2020; however, through this revised Notice of Intent, the public review period has been extended to Tuesday, April 30, 2020.

NOTICE IS HEREBY GIVEN that the City of Alhambra is noticing for public review a Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) for the Alhambra Warehouse Project. This draft Mitigated Negative Declaration can be reviewed at the City of Alhambra Community Development Department, 111 S. First St. Alhambra, CA 91801. Comments on this draft Mitigated Negative Declaration must be sent to the City of Alhambra address listed above, attention Mr. Paul Lam, Principal Planner, and should reference the “SCE Alhambra Warehouse Project.”

Southern California Edison (SCE) is an electricity company that provides electricity and energy for clients throughout Southern California and owns and operates a 35-acre regional operating facility in Alhambra, California. The proposed project is located at 501 S. Marengo Avenue, Alhambra, CA 91801. The objective of the proposed SCE Alhambra Warehouse Project (“Project”) is to consolidate existing storage materials and associated staff from Buildings C, D, and E into a proposed new warehouse. The Project would include demolition of the approximately 3.3 acres of asphalt and concrete ground cover and the construction of a new approximately 54,000 square foot (SF) warehouse on current yard space bounded by Mission Road and S. Raymond Avenue, in the southwestern corner of the SCE site. Additionally, a new site access gate is proposed at the intersection of S. Raymond Avenue and Chestnut Street.

The Project would consolidate all indoor storage (11,000 SF from Building C, 27,000 SF from Building D, and 17,300 SF from Building E) and include a centralized logistics intake, yard consolidation, parking restriping, and physical on-site distribution point to handle all indoor storage for Transmission and IT functions. In the reasonably foreseeable future (within the next 5 years), the vacated space at the site associated with the Project would be utilized as swing space for existing full-time employees as personnel are temporarily relocated to improve and update existing on-site buildings. Prior to operation, the Project’s

demolition and construction activities would occur in two phases over approximately 12 months. Demolition activities would include removal of approximately 3.30 acres of existing asphalt and concrete, associated utilities, and two non-native trees to prepare the site for the proposed warehouse and new gate. Construction would include the new gate, warehouse structure, underground stormwater treatment basins, landscaping, surface parking restriping, and associated utilities and connections. The proposed gate would have queuing space to accommodate one-semi-truck or two panel trucks and would be secured via card reader, speaker, and security camera, all linked to the main gate or warehouse. All third-party deliveries are proposed to access the site through the new gate, eliminating truck traffic to the main gate. The existing 30-foot easement parallel to S. Raymond Street would be maintained.

The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List," compiled with data from Department of Toxic Substances Control (DTSC), State Department of Health Services, State Water Resources Control Board, and California Integrated Waste Management. There is one active hazardous materials site within 1,000 feet of the Project (Area 3 San Gabriel Valley Superfund Site, 60001335). The active cleanup site is an ongoing superfund cleanup, monitored and surveyed by the DTSC.

The document is available online at <https://www.cityofalhambra.org/projects> and can also be made available electronically by contacting Paul Lam, Principal Planner at plam@cityofalhambra.org.

For information regarding public hearing dates, please contact Paul Lam, Principal Planner at (626) 570-5034 or by e-mail at plam@cityofalhambra.org.

Comments on this proposed Mitigated Negative Declaration must be received no later than Tuesday, April 30, 2020 (a 45-day public review period).