

**CITY OF ALHAMBRA**  
111 S. First Street Alhambra, CA 91801

**DRAFT MITIGATED NEGATIVE DECLARATION**  
**MARCH 2020**

Project Name: Southern California Edison Alhambra Warehouse Project

Project Number(s): Industrial Planned Development Permit IPD-19-01 and Conditional Use Permit CU-19-01

Project Location: 501 South Marengo Avenue, Alhambra, CA

Project Description: The objective of the proposed Southern California Edison Alhambra Warehouse Project ("Project") is to consolidate 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 Southern California Edison site. Additionally, a new site access gate is proposed at the intersection of S. Raymond Avenue and Chestnut Street.

**This Document is Considered Draft Until it is Adopted by the Appropriate  
City of Alhambra Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form and attached appendices (Air Quality Modeling Results and Site Distance Memo).
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration), that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Initial Study for the rationale for requiring the following measures:

**A. BIOLOGICAL RESOURCES:** Implementation of the following mitigation measures would reduce potential biological impacts to less than significant levels:

**MM BR-1** Should vegetation removal occur within the breeding season (February 1 through September 15), a qualified biologist<sup>1</sup> shall be retained no more than 3 days prior to vegetation removal to survey the trees and other vegetation for nests. If nests are found, no vegetation removal shall occur until the Applicant and biologist consult with the California Department of Fish and Wildlife (CDFW) regarding the appropriate buffer that should be established until the nestlings fledge. The Applicant shall comply with CDFW guidance. If nesting birds are not detected during the survey, then no further mitigation is required.

**B. GEOLOGY AND SOILS:** Implementation of the following mitigation measures would reduce potential impacts to geology and soils to less than significant levels:

**MM GEO-1** To avoid potential impacts to unknown (i.e., buried) paleontological resources, mitigation in the form of monitoring during construction-related ground disturbance activities shall be required. Monitoring shall be performed by qualified paleontological<sup>2</sup> monitors. In the event that previously unidentified potentially significant paleontological resources are discovered, the monitor(s) shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery until such time that the sensitivity of the resource can be determined.

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted, and the above California Environmental Quality Act findings made by the City Planning Commission on (date to be determined).

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Paul Lam  
Principal Planner

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<sup>1</sup> A qualified biologist is defined as having a bachelor's degree in biology or a closely related field with appropriate areas of study to understand Alhambra's local avian species; sufficient local field experience in identification of avian species; experience in habitat evaluation and in quantifying environmental impacts; and familiarity with suitable mitigation methods, including revegetation design and implementation.

<sup>2</sup> A qualified paleontologist is defined as a practicing scientist who is recognized in the paleontological community as a professional and can demonstrate familiarity and proficiency with paleontology in a stratigraphic context.