

## NOTICE OF DETERMINATION

TO:  LA County Clerk  
Business and Filings  
12400 Imperial Hwy, Room 2207,  
Norwalk, CA 90650

FROM: Paul Lam  
City of Alhambra Community Development Department  
111 S. First Street  
Alhambra, CA 91801  
(626) 570-5034

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812

**SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name/Number(s): Southern California Edison Alhambra Warehouse Project (IPD-19-01 and CU-19-01),  
SCH # 2020039065

Project Location: The Project is located at 501 South Marengo Avenue, Alhambra, CA (Assessor Parcel Numbers 5342-029-800 and -801). The existing campus is located approximately 7 miles northeast of downtown Los Angeles.

Project Applicant: Southern California Edison

Project Description:

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 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. This would better optimize the function and operation of the aged campus, which was built in the 1930s. 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 develop 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 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 gate on S. Raymond Avenue, between Orange Street and Chestnut Street, is currently locked and used for emergency site access and would become inoperable as part of the Project. The existing 30-foot easement parallel to S. Raymond Street would be maintained. Table 2.1-1 displays the SF and functions for the existing and proposed office and warehouse space associated with the consolidation Project. Table 2.1-1 does not display shared spaces within the proposed warehouse, which includes conference rooms, loading docks, aiseways, restrooms, etc.

**Table 2.1-1  
Proposed Warehouse Project Program**

<b>Function</b>	<b>Existing (Square Feet [SF])</b>	<b>Approximate Proposed New SF*</b>	<b>Change in Function SF</b>
<b>Administrative</b>	7,790	4,810	-2,980
<b>Warehouse</b>	21,548	30,600	9,052

\*Total does not equal the constructed SF of the warehouse (54,000 SF) because the table reflects programming space and does not include shared space, such as conference room, loading dock, aisleways, restrooms.

The following green design features are incorporated into the Project:

- a) **Solar Tubes and Skylights** – would allow the warehouse to partially light the spaces with daylight and supplement with LED (light-emitting diode) technology. Approximately 30 skylights are proposed on the warehouse roof. Natural light reduces the need to use artificial sources of light.
- b) **Water saving measures** – would include using recycled water for watering the landscaping.
- c) **Energy saving measures** – would include the use of evaporative coolers to condition the warehouse, resulting in an energy savings of approximately 1/3 compared to the amount of power for a standard heating, ventilation, and air conditioning (HVAC) unit. Additionally, the energy savings would be achieved by only heating office space in the warehouse or only about 5 percent of the total warehouse floor area. Finally, variable refrigerant flow (VRF) technology would be implemented, which would allow for simultaneous heating and cooling as well as heat-recovery. Use of VRF systems results in 20–30% greater energy efficiency than conventional HVAC systems.
- d) **Pre-Engineered Metal Building** – would be the construction material for the warehouse structure. Using steel allows for repair or recycling of materials. Additionally, greenhouse gas emissions are reduced significantly in the creation of steel and less energy is required to mill steel than other construction materials (wood or concrete). The prefab building is assembled on-site, which reduces construction waste.
- e) **Landscaping** – would include drought-tolerant plants. Proposed plants would minimize water loss and maximize water uptake. Native drought-tolerant plants would support local ecology and reinforce the natural habitat beneficial for native wildlife and bird species. Drought-resistant plants have extensive root systems that tap deep into clay types of soil and would result in reduced soil erosion.
- f) **Design** – would implement a three-tier roof height, which minimizes the unnecessary volume space and results in less energy needed to cool and heat the space. The warehouse design also includes white panels that would reflect and re-emit solar radiation.

Agency Approving Project: City of Alhambra  
 County Contact Person: Paul Lam (626) 570-5034  
 Date Form Completed: June 15, 2020

This is to advise that on June 15, 2020, the City of Alhambra Planning Commission, serving as lead agency, approved the above described project and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. A Negative Declaration was certified for this project pursuant to the provisions of the CEQA.  
An Environmental Impact Report
3. Mitigation measures [were  were not] made a condition of the approval of the project.
4. A mitigation monitoring program [was was not] adopted for the project.
5. A Statement of Overriding Considerations [was was not] adopted for the project.
6. Findings [were  were not] made pursuant to State CEQA Guidelines Section 15091 for the project.

Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):

- Certificate of Fee Exemption (attached)  
 Proof of Payment of Fees (attached)

The Mitigated Negative Declaration with record of project approval may be examined at the City of Alhambra Community Development Department 111 S. First Street Alhambra, CA 91801.

Date received for filing and posting at OPR: \_\_\_\_\_

Signature:  \_\_\_\_\_ Telephone: (626) 570-5034 \_\_\_\_\_

Name (Print): Paul Lam Title: Principal Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than 12 months. Reference: CEQA Guidelines Section 15075 or 15094.