

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
9211 Oakdale Avenue  
Chatsworth, California 91311

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** Removal Action Work Plan for the Proposed Warehouse Area

**State Clearinghouse Number:** 2020039065

**Project Location:** 501 South Marengo Avenue, Alhambra, California 91803

**County:** Los Angeles

**Project Applicant:** Southern California Edison

**Project Description:** The project activities involve the demolition of approximately 3.3 acres of asphalt and concrete ground cover and construction of a new approximately 53,700 square foot warehouse on current yard space in the southwestern corner of the existing facility as described in the *Removal Action Work Plan for the Proposed Warehouse Area (RAW)*. The project site is located at 501 South Marengo Avenue in Alhambra.

**Background:** Since the 1930's the approximately 33-acre Southern California Edison (SCE) property was used as a salvage center for metals recycling, storage of new and used electrical transformers, employee training facilities, maintenance of fleet vehicles and the location of an approximately 2-acre pole treating facility from 1922 until 1957. A Preliminary Endangerment Assessment (PEA) conducted in 1999, determined that past uses of the site resulted in the contamination of onsite soils with total petroleum hydrocarbon (TPH).

The proposed warehouse area occupies approximately 8.5 acres located within an industrial area of the City of Alhambra. Previous site analysis identified arsenic, semi-volatile organic compounds, dioxins, polychlorinated biphenyls, and TPH-contaminated soil, and volatile organic compounds in soil vapor at the SCE site. The Project would consolidate all indoor storage (11,000 square feet from Building C, 27,000 square feet from Building D, and 17,300 square feet 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. The Project's demolition and construction activities would occur in two phases over approximately 12 months. Demolition activities would include removal of approximately 3.3 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 new warehouse would be approximately 40 feet in height and built to accommodate approximately 11,045 square feet of office space and 42,655 square feet of warehouse space. The analysis assumed approximately 3,873 cubic yards of material would be exported from the site and to be excavated at depths of 5 to 8 feet below ground surface (bgs).

**Project Activities:** To allow for redevelopment of the site, project activities will involve excavation and offsite disposal of approximately 960 cubic yards of contaminated soils that need to be properly removed and disposed of prior to construction of the new warehouse at the site. Following excavation, disposal, and compaction activities, a passive vapor mitigation system, which incorporates a sub-slab ventilation system and a vapor control barrier, will be installed and be subject to ongoing oversight and inspection activities.

The excavation and offsite disposal activities will consist of removing and transporting impacted soil to an appropriate, permitted off-site facility for disposal. Excavation includes using loaders, backhoes, and/or other appropriate equipment. Excavation activities have the potential to generate dust emissions during the use of earth-moving equipment. Suppressants, water spray, and other forms of dust control will be implemented, as necessary, during excavation, and workers may be required to use personal protective equipment to reduce exposure to contaminants of concern (TPH-contaminated soil). The overall cleanup activities will occur at the same time as the overall redevelopment project and, therefore, the timeframe for completion of cleanup activities would be contingent on the overall project timeframe.

DTSC utilized information and analysis in the Southern California Edison Alhambra Warehouse Project Initial Study Mitigated Negative Declaration (ISMND) to support a final determination about the type of environmental document required to be prepared for the Removal Action Work Plan for the Proposed Warehouse Area, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. The City of Alhambra certified the ISMND in June 2020.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on November 17, 2023 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, California 91311

Additional project information is available on EnviroStor:  
[www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=19490201](http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=19490201)

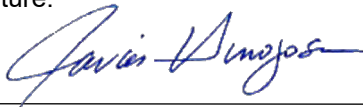
Contact Person  
Antonio Sandoval

Contact Title  
Engineering Geologist

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Approver's Signature:



Date:  
11/17/2023

Click or tap to enter a date.

Approver's Name  
Javier Hinojosa

Approver's Title  
Environmental Program Manager I

Approver's Phone Number  
(714) 715-8025

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: