



CITY OF COMMERCE

ECONOMIC DEVELOPMENT AND PLANNING

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR PLOT PLAN REVIEW 5200 SHEILA STREET PROJECT

NOTICE IS HEREBY GIVEN that the City of Commerce has a Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting for the following described Project.

PROJECT DESCRIPTION: The Project Applicant is processing a Plot Plan Review to redevelop the Project site with a modern one-story, 41-foot tall, 114,898 square foot (sf) speculative warehouse building, including 14,000 sf of office area with 17 loading docks on the south side of the building. Truck trailer parking spaces (17 total) would be provided within the truck courts/loading areas on the south side of the building. Automotive parking (116 total) would be provided along the northern, southern, and western boundaries of the Project side, with a larger surface parking area located north of the Project building. Additionally, the Project would include 13,786 sf of landscaping. The Project would require demolition of 112,953 sf existing buildings and structures located on site, which include a four-story office building, a cafeteria building, a surface parking area, and ornamental landscaping. Access to the Project site would be provided by three driveways along Sheila street to the north. Under existing conditions, the Project site is currently developed with a one 4-story, 75-foot high, 104,888 sf office building; one 1-story, 17-foot high, 8,065 sf cafeteria building; and an associated 429 space outdoor parking area. The existing development would be demolished prior to construction of the proposed warehouse/office development.

PROJECT LOCATION: The Project site encompasses 5.65 acres of land (Assessor's Parcel Number [APN] 6335-007-021) located at 5200 Sheila Street, near the center of the City of Commerce. The Project is east of Interstate 710 (I-710) and South Atlantic Boulevard, south of Sheila Street and north of the Metrolink railroad. Local access to the site is provided via South Atlantic Boulevard to the west and Sheila Street to the north. Regional access to the site is provided via I-710 and Interstate 5 (I-5), which are located 0.31 miles to west and 0.68 miles northeast, respectively.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The City of Commerce has determined that an EIR will be prepared for the Project based on its potential to cause environmental effects. This NOP and the accompanying Initial Study evaluated the potential environmental impacts for the proposed Project. The Initial Study further describes the anticipated scope of the environmental analysis for each issue. Based on the information presented in the Initial Study, the following topics will be evaluated in further detail in the EIR:

- Air Quality
- Cultural Resources
- Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

ENVIRONMENTAL FACTORS NOT POTENTIALLY AFFECTED: Based on the Initial Study, the following environmental factors were determined to be less than significant or to have no impact, and will not be further evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Biological Resources
- Energy
- Geology/Soils
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Population/Housing
- Public Services
- Recreation
- Utilities/Service Systems
- Wildfire

SAID SCOPING MEETING: A virtual scoping meeting will be held via Teleconference during the regularly scheduled Planning Commission Hearing on Wednesday June 24, 2020 at 6:30 p.m. The public is encouraged to view and participate in the scoping meeting. Instructions for Teleconference access are provided below:

Call in phone number: (669) 900-9128
Meeting ID: 916 0425 9169
Password: 300597

DOCUMENT AVAILABILITY: This NOP and Initial Study are available for download and viewing on the City's website at: <http://www.ci.commerce.ca.us/index.aspx?NID=357>.

The EIR will assess the effects of the proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts. A mitigation monitoring and reporting program (MMRP) will also be developed as required by Section 15150 of the CEQA Guidelines. This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Commerce in the EIR.

WRITTEN COMMENTS must be submitted to the City of Commerce by **July 14, 2020** to be timely for consideration in the preparation of the EIR. Please direct your comments by e-mail or U.S. mail to:

Sonia Griego, Associate Planner
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Commerce, California 90040
(323) 722-4805
E-Mail: soniag@ci.commerce.ca.us

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

Pursuant to Executive Order N-29-20, please be advised that members of the Commerce City Planning Commission will participate in meetings telephonically. Further, in the interest of maintaining appropriate social distancing, and restricting gatherings of over ten (10) people, due to the health risks associated with COVID-19 pursuant to Federal, State and County orders, directives and/or guidelines, this meeting is closed to the public and will instead be streamed live, accessible at www.ci.commerce.ca.us Members of the public may participate by calling in to the number provided herein.

Per Government Code Section 65009, if you challenge the above-listed item in court, you may be limited to raising only those issues you or someone else raised at the public scoping meeting and during the comment period described in this notice in written correspondence delivered to the city office, at, or prior to, the public hearing.

THE PLANNING COMMISSION
Jose D. Jimenez

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