



# CITY OF COMMERCE

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## ECONOMIC DEVELOPMENT AND PLANNING

### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 5200 SHEILA STREET PROJECT

**NOTICE IS HEREBY GIVEN** of the availability of a Draft Environmental Impact Report (Draft EIR) for the 5200 Sheila Street Project (the Project) located in the City of Commerce (City); State Clearinghouse No. 2020069023. The City will be the Lead Agency under the California Environmental Quality Act (CEQA) for the Environmental Impact Report (EIR) for the Project proposed by GPT Sheila Street Owner LP (Project Applicant).

**PROJECT DESCRIPTION:** The Project Applicant is processing a Plot Plan and Development 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 site, 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, surface parking, and ornamental landscaping. Access to the Project site would be provided by three driveways along Sheila Street to the north.

**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).

**POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:** Based on analysis provided in the Draft EIR, it was determined that the Project would not have significant and unavoidable environmental impacts. All significant impacts can be mitigated to below a level of significance. The Project has the potential to encounter buried archaeological, paleontological, and tribal cultural resources; however, mitigation measures incorporated into the Project would reduce potential impacts to less than significant.

**PUBLIC REVIEW/COMMENT PERIOD:** Due to COVID-19, the City of Commerce and Commerce Public Library are closed. A copy of the Draft EIR is available for public review online at <https://www.ci.commerce.ca.us/city-hall/economic-development-and-planning/planning-environmental-documents-for-review>.

In accordance with CEQA, a 45-day public review period will be provided for responsible agencies and all interested persons to submit comments on the Draft EIR. The comment period will **start on Wednesday, October 28, 2020 and end at 6:00PM on Friday, December 11, 2020**. Written comments should be directed by e-mail or U.S. mail to:

Sonia Griego, Associate Planner  
City of Commerce, Economic Development and Planning Department  
2535 Commerce Way  
Commerce, California 90040  
(323) 722-4805

Per Government Code Section 65962.5, the Project is listed in the Department of Toxic Substances Control Historical Hazardous Waste Manifest database (HHWMD) and HAZNET database, and listed in the Environmental Protection Agency's Facility Index System database. While the databases do indicate the presence that Other Organic Solids were stored (but not treated) on site, there were no long-standing effects and the Project has no active hazard files recorded. HHWMD indicated a presence of polychlorinated biphenyls, but the matter was moved to an inactive state in the year 2000.

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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