



CITY OF COMMERCE

ECONOMIC DEVELOPMENT AND PLANNING

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 7400 SLAUSON AVENUE 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 Conditional Use Permit, Development Plan and Plot Plan Review to redevelop the Project site with a 292,029 square foot (sf) speculative warehouse/distribution facility with 15,000 sf of office, 33 dock high loading doors, 63 tuck trailer parking stalls, and 224 vehicle parking spaces (see Figure 1, *Site Plan*). Automotive parking would be provided along the western, northern, and eastern boundaries of the Project site. Truck trailer parking would be located along the southern boundary of the Project site. The Project would require demolition of 249,579 sf of existing structures, associated on-site landscaping, and associated on-site parking. Existing structures include one primary 233,260 sf warehouse and office building, and five ancillary structures with which range from 694 sf to 6,750 sf. Access to the Project site would be provided by two driveways along Slauson Avenue to the north and two driveways along Greenwood Avenue to the east.

PROJECT LOCATION: The Project site encompasses 13.94 acres of land (Assessor's Parcel Number [APN] 6356-016-022) located at 7400 Slauson Avenue, at the southwest portion of the City of Commerce (see Figure 2, *Vicinity Map* and Figure 3, *Regional Map*). The Project is south of Slauson Avenue, east of Greenwood Avenue, and north of the Pacific Electric Railroad. Local access to the site is provided via Slauson Avenue and Greenwood Avenue. Regional access to the site is provided via Interstate 5 (I-5) approximately 0.26 miles to the northeast and Interstate 710 (I-710) approximately 1.98 miles to the east.

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
- Energy
- Geology and Soils (Paleontological)
- 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
- Agricultural and Forestry Resources
- Biological Resources
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire

SAID SCOPING MEETING: A virtual scoping meeting will be held via Teleconference during the regularly scheduled Planning Commission Hearing on **April 20, 2022**. 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
Access Code Number: 936 8760 5928
Password: 838914

DOCUMENT AVAILABILITY: This NOP and Initial Study are available for download and viewing on the City's website at: <https://www.ci.commerce.ca.us/city-hall/economic-development-and-planning/planning-environmental-documents-for-review>.

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, from **April 8, 2022 to May 9, 2022** 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 **May 9, 2022** to be timely for consideration in the preparation of the EIR. Please direct your comments by e-mail or U.S. mail to:

Ignacio Rincon, Contract City Planner
2535 Commerce Way,
Commerce, California 90040
(323) 722-4805 Ext. 2294
E-Mail: irincon@ci.commerce.ca.us
Hours: Monday – Thursday 8am to 6pm

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

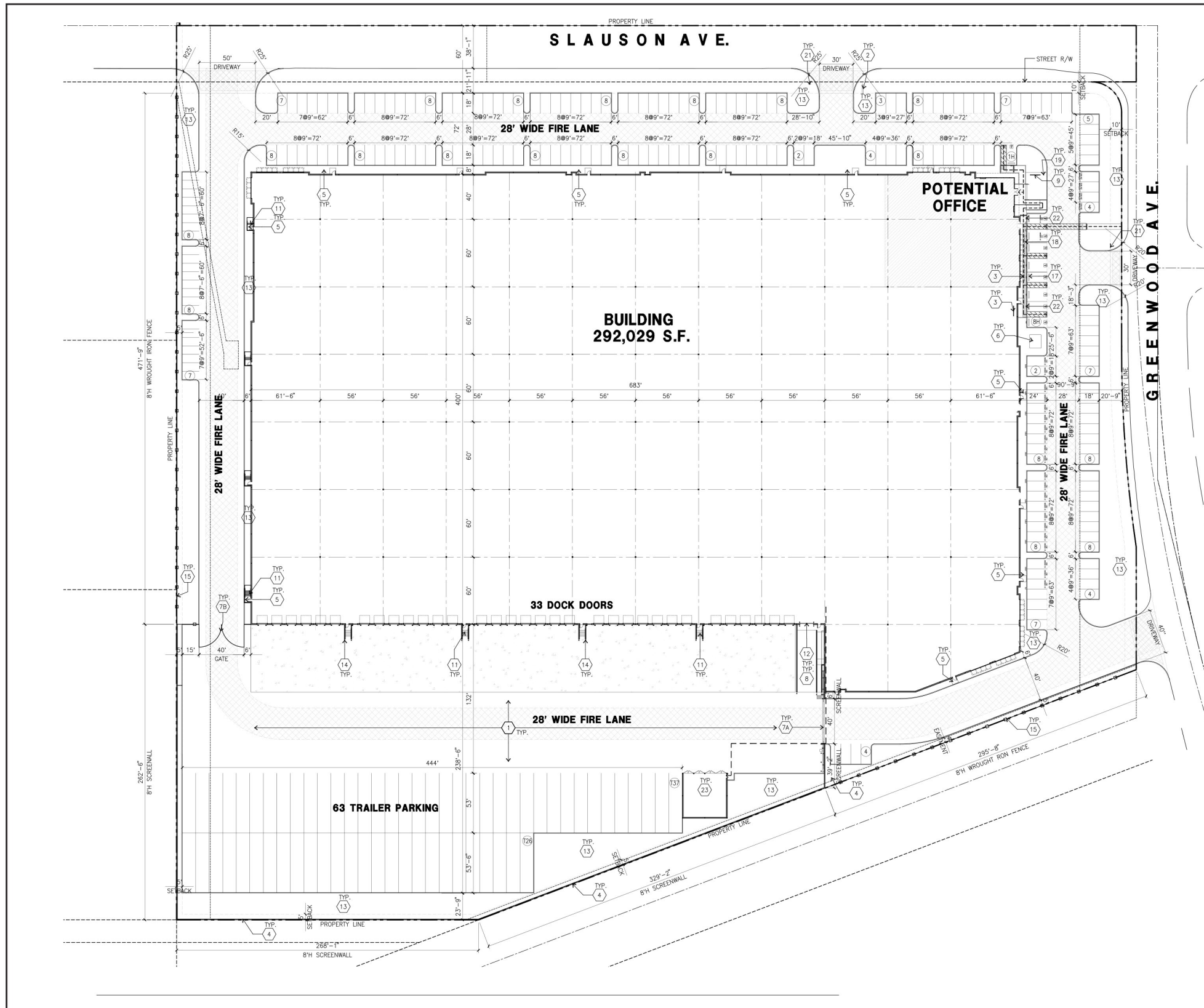
public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

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.

CITY OF COMMERCE
Ignacio Rincon

(Publish date: Los Cerritos News, April 8, 2022)



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT
- 2 FUTURE MONUMENT SIGN
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 8" CONCRETE SCREEN WALL
- 5 5'-6" X 5'-6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN LEVELS. LANDSCAPED AREAS FINISH TO BE MEDIUM BROOM FINISH. PROVIDE 8" TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 TRANSFORMERS PER ELECTRICAL DRAWINGS AND SERVICE PROVIDER.
- 7A 8'-0" HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRAINWAY CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
- 7B 8'-0" HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRAINWAY CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.
- 8 CONCRETE RAMP
- 9 MODEL #1802-11 11-SPACE BIKE RACK
- 10 FIRE HOBANT W/ CONC. FILLED STEEL GUARD POST
- 11 EXTERIOR CONCRETE STAIR
- 12 12" X 14" OVERHEAD DOOR @ DRIVE THRU
- 13 ALL LANDSCAPE AREAS INDICATED BY SHADING
- 14 CONC. FILLED GUARD POST 76 DIA. U.N.O. 42" H.
- 15 8" WROUGHT IRON FENCE
- 16 NOT USED
- 17 PRE-CAST CONC. WHEEL STOP
- 18 TRUNCATED CONE
- 19 SMOKE AREA
- 20 8" METAL TUBULAR FENCE
- 21 ACCESSIBLE ENTRY SIGN
- 22 ACCESSIBLE PARKING STALL SIGN
- 23 TRASH ENCLOSURE, 40' X 40', 1,500 S.F.

SITE PLAN GENERAL NOTES

1. ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
2. SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SMOALES. DETAILS ON SHEET A-1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
8. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. SITE PLAN SHALL MEET ALL ENGINEERING AND NIPHS REQUIREMENT.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. WALLS SHALL BE TREATED WITH A GRAFFITI-PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE, COLORED PANELING MATERIAL, ETC.).
18. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

PROJECT DATA

SITE AREA	607,122 s.f.
IN ACRES	13.94 ac.
BUILDING AREA	292,029 s.f.
Office 1st Floor	10,000 s.f.
Office 2nd Floor	10,000 s.f.
Warehouse	272,029 s.f.
TOTAL	292,029 s.f.
F.A.R.	0.48
40' Clear	40' Clear
BUILDING HEIGHT	50' max
AUTO PARKING REQUIRED	100 stalls
Office 1st Floor	100 stalls
Office 2nd Floor	100 stalls
Warehouse	100 stalls
TOTAL	200 stalls
AUTO PARKING PROVIDED	100 stalls
Standard (9' x 18')	100 stalls
Compact (7'6" x 12' (10% max))	20 stalls
ADA Accessible (9' x 18')	5 stalls
ADA Van Accessible (12' x 18')	2 stalls
EVCS Standard (9' x 18')	21 stalls
EVCS Accessible Standard (9' x 18')	1 stall
EVCS Accessible Van (12' x 18')	1 stall
Clean Air/Vanpool/EV	3 stalls
TOTAL	224 stalls
TRAILER PARKING REQUIRED	224 stalls
1 Per Dock door	33 doors
TRAILER PARKING PROVIDED	63 stalls
Trailer (12' x 53')	63 stalls
BIKE PARKING REQUIRED	4 racks
4 Per 1st 50,000 sq ft	4 racks
after 1st 50,000 sq ft	8 racks
TOTAL	12 racks
BIKE PARKING PROVIDED	11 racks
Short Term (end-user)	11 racks
Long Term (operator)	11 racks
ZONING ORIGINATOR FOR CITY:	
Zoning Designation: Heavy Manufacturing (M2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height: 50' or less 100% of residential zone	
MAXIMUM FLOOR AREA RATIO	
FAR: 1.1	
LANDSCAPE REQUIREMENT	
Percentage: 2.5% of parking lot area	
LANDSCAPE AREA PROVIDED	
6000 s.f.	
SETBACKS	
Front: 10'	Landscaped
Side/Rear: 5' adjacent residential zone	10' adjacent residential zone
other as shown	5' adjacent as shown

Note: Future changing spaces qualify as designated parking for clean air vehicles per CGS&C 5.106.3.5

PROPERTY OWNER

DUKE REALTY LIMITED PARTNERSHIP
200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE, CA 92618
CONTACT: MICHAEL WEBER
TEL: 949-797-7345
EMAIL: MICHAEL.WEBER@DUKEREALTY.COM

ADDRESS OF THE PROPERTY

7400 SLAUSON AVE., COMMERCE, CA 90847

ASSESSOR'S PARCEL NUMBER

6356-016-022

LEGAL DESCRIPTION

FILE NO.: 3020-1029226
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 25 OF EAST LAGUNA, IN THE CITY OF COMMERCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP MARKED EXHIBIT "A" AND ATTACHED TO DECREE OF PARTITION IN CASE NO. B-81981 SUPERIOR COURT OF SAID COUNTY, A CERTIFIED COPY OF WHICH DECREE IS RECORDED IN BOOK 123 PAGE 162 ET SEQ., OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 25, DISTANT SOUTH 82° 50' 10" EAST 659.86 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 25, THENCE NORTH 28° 00' EAST 895.39 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LOT 28 OF SAID EAST LAGUNA, THENCE SOUTH 62° 00' EAST 851.69 FEET ALONG THE SOUTHWESTERLY LINES OF LOTS 28, 17 AND 26 OF EAST LAGUNA TO THE SOUTHWEST CORNER OF SAID LOT 26, THENCE SOUTH 28° 00' WEST ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 26, A DISTANCE OF 571.26 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 25; THENCE ALONG SAID SOUTHERLY LINE OF LOT 25, NORTH 82° 50' 10" WEST 911.28 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, BY DEED RECORDED JULY 27, 1945 IN BOOK 22208 PAGE 114 OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE CITY OF COMMERCE, BY DEED RECORDED JUNE 18, 1975 AS INSTRUMENT NO. 3565 OFFICIAL RECORDS.

ZONING

HEAVY MANUFACTURING (M2)

APPLICANT

DUKE REALTY LIMITED PARTNERSHIP
200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE, CA 92618
CONTACT: MICHAEL WEBER
TEL: 949-797-7345
EMAIL: MICHAEL.WEBER@DUKEREALTY.COM

APPLICANT'S REPRESENTATIVE

HPA INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92618
CONTACT: STEVE HONG
TEL: 949-862-2132

WASTE STORAGE CALCULATION

BUILDING AREA: 292,029 S.F.	
FIRST 20,000 S.F.	200 S.F.
(10 S.F. FOR EACH 1,000 S.F.)	
ABOVE 20,000 S.F.	1,384 S.F.
(0.5 S.F. FOR EACH 1,000 S.F.)	
TOTAL WASTE STORAGE AREA REQUIRED:	1,584 S.F.
WASTE STORAGE AREA PROVIDED:	1,600 S.F.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING - REF: CIVIL DRAWINGS THICKNESS
- STANDARD PARKING STALL 9'-0" X 18'
- ACCESSIBLE PARKING STALL 9' X 18' + 5' W ACCESSIBLE AISLE
- VAN ACCESSIBLE 12' X 18' + 5' W ACCESSIBLE AISLE
- CLEAN AIR VANPOOL/EV
- LIGHTING FIXTURE
- 26' WIDE FIRE LANE PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT
- LANDSCAPE



VICINITY MAP



Source(s): HPA (05-26-2021)

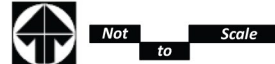
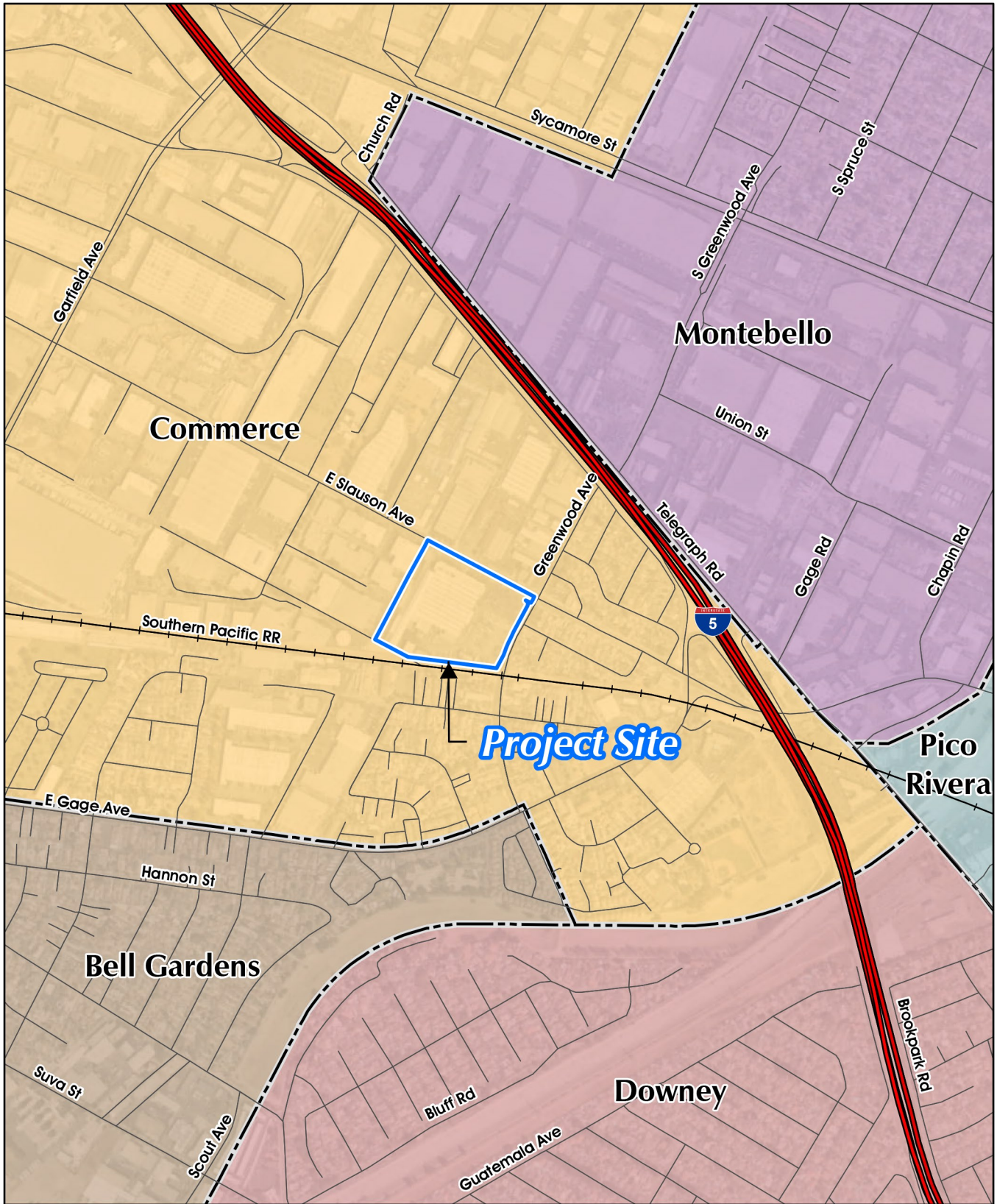


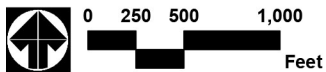
Figure 1

Site Plan



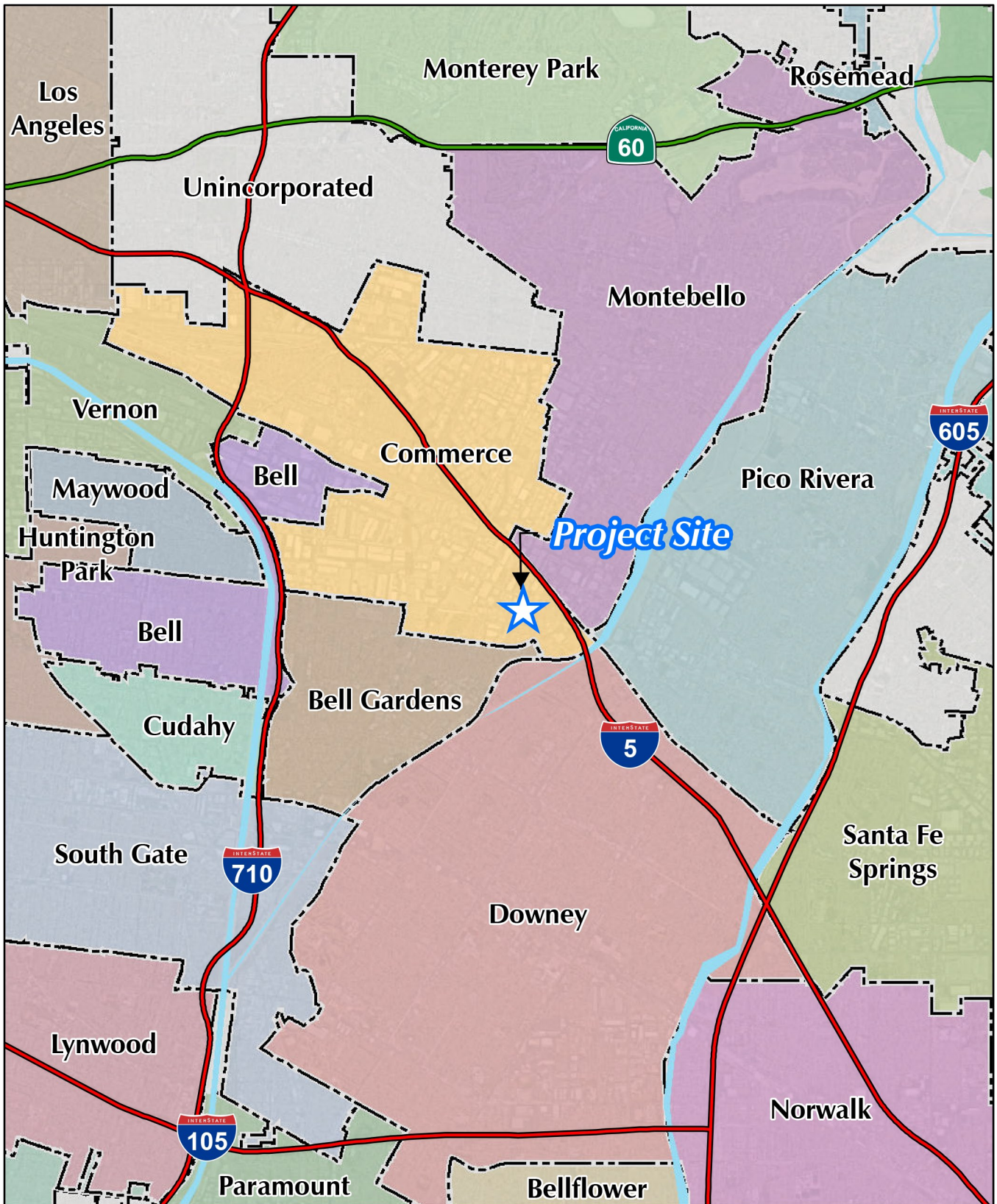
Source(s): ESRI, Nearmap Imagery (2021), LA County (2019)

Figure 2



Vicinity Map

2535 Commerce Way • Commerce, California 90040 • (323) 722-4805



Source(s): ESRI, Nearmap Imagery (2021), LA County (2019)

Figure 3



Regional Map

2535 Commerce Way • Commerce, California 90040 • (323) 722-4805