



CITY OF COMMERCE

ECONOMIC DEVELOPMENT AND PLANNING

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING 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. 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. The Project is south of Slauson Avenue, west 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 27, 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

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