



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 of the availability of a Draft Environmental Impact Report (Draft EIR) for the 7400 Slauson Avenue Project (the Project) located in the City of Commerce (City); State Clearinghouse No. 2022040177. The City will be the Lead Agency under the California Environmental Quality Act (CEQA) for the Environmental Impact Report (EIR) for the Project.

PROJECT DESCRIPTION: The Project Applicant is processing a Development Plan and Plot Plan Review to redevelop the Project site with a 292,029 square foot (sf) warehouse/distribution facility with 15,000 sf of office, 33 dock high loading doors, 63 truck 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 0.2 miles to the northeast and Interstate 710 (I-710) approximately 2.0 miles to the west.

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 would result in potentially significant construction-related impacts to cultural resources, geology and soils (paleontological resources), hazards and hazardous materials, and tribal cultural resources; however, mitigation measures incorporated into the Project would reduce potential impacts to less than significant.

PUBLIC REVIEW/COMMENT PERIOD: 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 Friday, April 14, 2023 and end at 6:00PM on Monday, May 29, 2023. Written comments must be submitted to the City by **May 29, 2023** 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, City Planner
City of Commerce, Economic Development and Planning Department
2535 Commerce Way
Commerce, California 90040
(323) 722-4805

E-Mail: irincon@ci.commerce.ca.us
Hours: Monday – Thursday 8am to 6pm

Per Government Code Section 65962.5, the Project is listed in the Hazard Mapping System (HMS), Hazardous Waste Transporter System (HWTS), Emissions Inventory Data (EMI), Hazardous Waste Information System (HAZNET), California Environmental Reporting System (CERS), Cleanup Program sites- Spills, Leaks, Investigation, and Cleanup (CPS-SLIC), Enforcement & Compliance History Information (ECHO), Resource Conservation and Recovery Act-Small Quantity Generator (RCRA-SQG), Facility Index System (FINDS), Waste Discharge Requirement (WDR), Resource Conservation and Recovery Act (RCRA) non generators (NonGen/NLR), and California Integrated Water Quality System (CIWQS) 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. Project construction activities would require compliance with the Soil Management Plan.

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.

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Ignacio Rincon

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