



CITY OF COMMERCE

ECONOMIC DEVELOPMENT AND PLANNING

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO CONSIDER ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE COMMERCE ENERGY STORAGE PROJECT

6904 E. SLAUSON AVE., COMMERCE, CA

NOTICE IS HEREBY GIVEN that the City of Commerce Planning Commission is considering the adoption of a Mitigated Negative Declaration for the Commerce Energy Storage Project. The City will be the Lead Agency under the California Environmental Quality Act (CEQA) for review of environmental impacts. The Project Applicant is Commerce Energy Storage, LLC.

PROJECT DESCRIPTION: A Conditional Use Permit request by Commerce Energy Storage, LLC to allow for the construction of a new approximately 40,000 square foot battery energy storage system on a vacant approximate 2.6-acre site at 6904 East Slauson Avenue. The proposal would also require a license or similar agreement for the underground electric tie-line and other utilities; and a variance from parking standards. The Project is designed to receive, store, and discharge electricity conveyed from and to Southern California Edison's high voltage electric grid. As part of the proposal, the batteries, together with related control equipment including inverters, transformers, and a small onsite substation, would connect to the existing Southern California Edison ("SCE") Laguna Bell Substation located at 6319-6337 Garfield Ave via a new approximately 0.4-mile long underground electric tie-line to be installed along Garfield Avenue. As proposed, the facility would be unoccupied and remotely operated and available to receive, store or deliver energy as needed. The Project may include purchase of an approximately 0.08-acre vacant parcel (APN 6356-017-900) from the City subject to agreeable terms, and a Certificate of Compliance would be needed to merge the purchased parcel with APN 6356-017-028. The site is listed in the Envirostor database maintained pursuant to Government Code Section 65962.5 and has been remediated by the Department of Toxic Substances Control.

PROJECT LOCATION: The Project Site is located at 6904 E. Slauson Avenue, Commerce, CA 90040 on Los Angeles County Tax Assessor's Parcels 6356-017-028 and 6356-017-900. The underground electric tie-line would be in the Garfield Avenue right-of-way between the Site and the existing Southern California Edison Laguna Bell Substation located on the southwest corner of Garfield Avenue and Randolph Street.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The Initial Study prepared for the project identified potentially significant impacts in the following impact categories: Cultural Resources including Tribal Cultural Resources, and Hazardous Materials. Mitigation measures have been identified to reduce each of the potentially significant impacts to a less than significant level. All other impacts in the categories of Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Geology/soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Utilities/Service Systems, and Mandatory Findings of Significance were found to be less than significant. Based on the Initial Study, the Planning Director has determined that preparation of a Mitigated Negative Declaration is appropriate for the Project.

PUBLIC REVIEW/COMMENT PERIOD: The IS/MND is available online at: <https://www.ci.commerce.ca.us/city-hall/economic-development-and-planning/planning-environmental-documents-for-review>. Paper copies of the IS/MND are available for review at the Economic Development and Planning Department at City Hall.

In accordance with the California Environmental Quality Act, a 30-day public review period will be provided for responsible agencies and interested persons to submit comments to the IS/MND. The comment period will **start on April 15, 2022 and end at 6:00 p.m. Pacific Daylight Time on May 16, 2022**. Written comments should be directed by e-mail or U.S. mail to:

kvizcarra@ci.commerce.ca.us

Knarik Vizcarra
City of Commerce, Economic Development and Planning Department
2535 Commerce Way
Commerce, CA 9004

A virtual meeting will be held via Teleconference during the regularly scheduled Planning Commission Hearing on **May 18, 2022**. The public is encouraged to view and participate in the 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 NOI 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>.

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 hearing 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

Jose D. Jimenez

(Publish date: Los Cerritos News, April 15, 2022)