



CITY OF INDUSTRY

15625 E. Stafford St. • City of Industry, CA 91744-0366 • (626) 333-2211 • FAX (626) 961-6795

Notice of Intent to Adopt a Mitigated Negative Declaration

TO: Agencies, Organizations, and Interested Parties **DATE:** January 22, 2020
FROM: City of Industry Planning Department (Lead Agency)
SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration in Compliance with Title 14, Section 15072(b) of the California Code of Regulations.

The City of Industry (City) is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Mitigated Negative Declaration (MND) for the Penske Automotive Dealership Project (project) as described below. The City has prepared an Initial Study to evaluate potential environmental impacts resulting with the project and has identified appropriate mitigation measures to reduce potential project impacts to less than significant.

PROJECT TITLE: Penske Automotive Dealership Project

PUBLIC REVIEW PERIOD: January 22, 2020 to February 11, 2020 (20 days)

RESPONSES AND COMMENTS: Please send your responses and comments to: Dina Loma, Associate Planner. Phone Number: 626.333.2211. Mailing Address: City of Industry Planning Department, 15625 East Stafford, Suite 100 City of Industry, California 91774-0366, or via e mail at <mailto:dloveli@cityofindustry.org>, with the subject heading: **Penske Automotive Dealership Project**. Please include the name, phone number, and email address of a contact person in all responses submitted.

Project Adoption: After close of the public comment period, the City shall finalize the MND and the City Council will consider adopting the MND and the Proposed Project at its regularly scheduled Council meeting on February 13, 2020 at 9:00 A.M., 15651 Stafford Street, City of Industry, CA 91744.

AGENCIES: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15073. Your agency will need to use the MND prepared by the City when considering your permit or other approval for the project.

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT LOCATION: 17701 Gale Ave in the southern part of the City of Industry north of State Route 60.

PROJECT DESCRIPTION: The proposed project involves construction of an automotive dealership consisting of three new buildings with a combined floor area of 79,605 square feet on a 6.38 acre undeveloped site. Construction of the project will be completed in one stage, lasting approximately 16 months. The main entrance to the site is from Gale Avenue and a secondary driveway on the northern site boundary connects to an alley. Landscaping that includes synthetic turf, modular wetlands, hedges, and ornamental landscaping would be installed along the perimeter of the site. A drainage system will be built that will collect runoff from the buildings' rooftops and within pavement areas into an existing catch basin will be located at the northern boundary of the project site.

POTENTIAL ENVIRONMENTAL EFFECTS: The project's potential environmental effects are further described in the project's Environmental Initial Study/Mitigated Negative Declaration which is available for review as detailed below. The project site is not located on any of the lists enumerated under Section 65962.5 of the Government Code.

DOCUMENT AVAILABILITY: The Initial Study is available for public review at the City of Industry Planning Department, 15625 East Stafford, Suite 100 City of Industry, California 91774-0366.

If you require additional information, please contact Dina Lomeli at 626.333.2211.