

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND
NOTICE OF PUBLIC SCOPING MEETING**

To: All Interested Agencies, Organizations and Persons

From: The City of Commerce

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

Project Title: Modelo Project

Project Proponent: Comstock Realty Partners, LLC

Project Address: 7316 Gage Avenue and 6364 Zindell Avenue, Commerce, CA 90040

Date of Notice: August 19, 2019

The City of Commerce (City) will be the Lead Agency and will require the preparation of an Environmental Impact Report (EIR) for the Modelo Project (the Project) proposed by Comstock Realty Partners, LLC. The City requests agencies' timely comments as to the scope and content of the EIR related to the agencies' responsibilities. For all interested agencies, organizations and persons, this scoping notice allows you an early opportunity to consult on the Project before preparation of the Draft EIR. Following preparation of the Draft EIR, there will be a later separate notice of the future opportunity to comment on the analyses of the Project in the Draft EIR.

The Project description, the potential environmental effects anticipated to be studied in the EIR, and the environmental factors not potentially affected that would not be addressed in the EIR are set forth in the Initial Study and summarized here. Also included below are the date, time, and location of the Scoping Meeting that will be held in order to solicit input regarding the content of the Draft EIR. No decisions about the Project will be made at the Scoping Meeting. A copy of the Initial Study prepared for the Project is not attached due to its length, but is available for public review online at www.ci.commerce.ca.us, and in hard copy at City of Commerce Public Works and Development Services Department, 2535 Commerce Way, Commerce, California 90040.

PROJECT LOCATION AND SUMMARY DESCRIPTION: The Project is located in the southeast corner of the City, near the City's boundaries with Bell Gardens, Downey, Pico Rivera, and Montebello. The Project site is located immediately west of the Interstate 5

meeting. Attendance at the Scoping Meeting is not required, and written comments on the scope of the Draft EIR by US mail or email are welcome at the City of Commerce Public Works and Development Services Department address provided below.

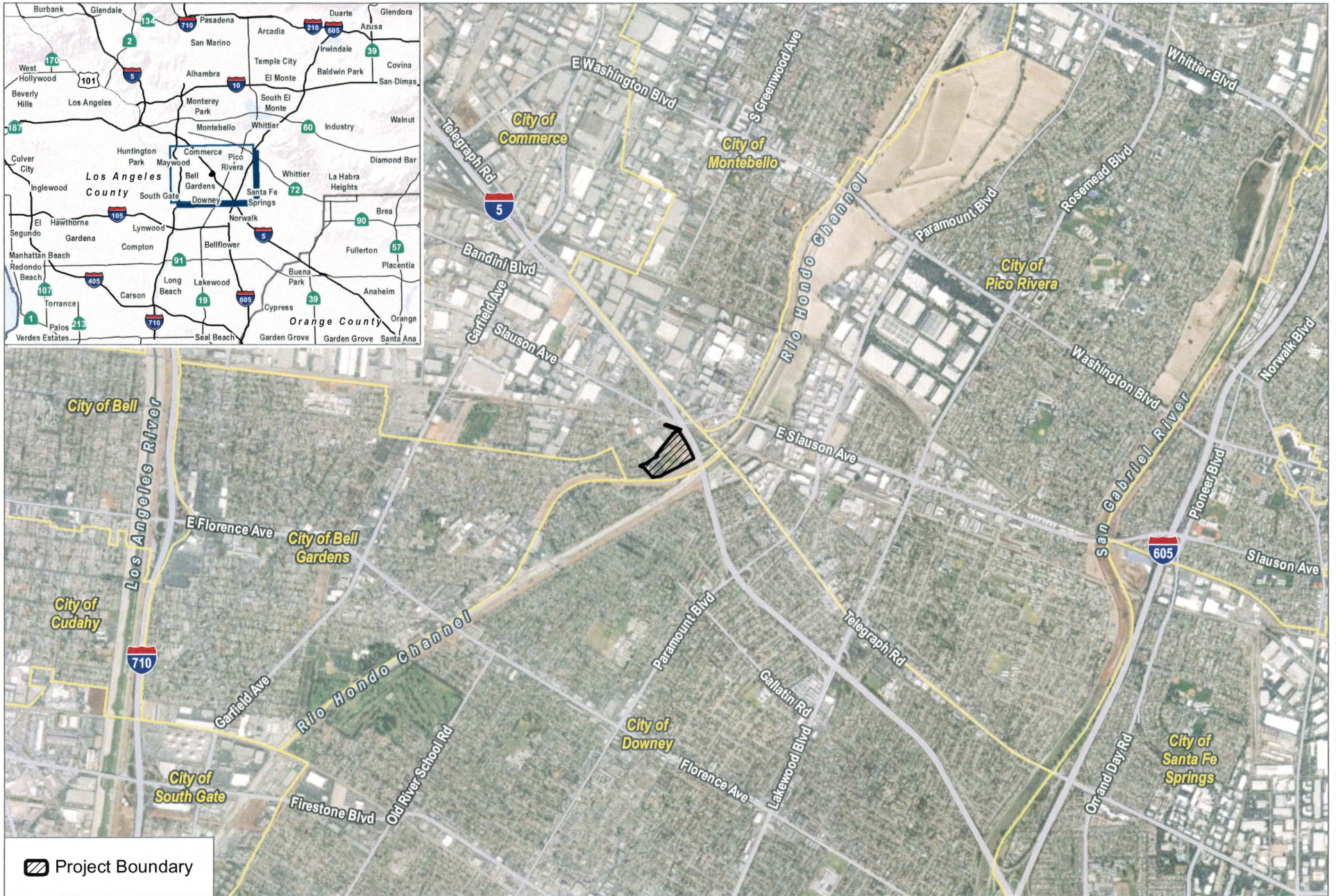
Written comments must be submitted to the City of Commerce by September 17, 2019 to be timely scoping comments for consideration in the preparation of the Draft EIR.

Please direct your comments by e-mail or U.S. mail to:

Joseph Palombi
2535 Commerce Way,
Commerce, California 90040
(323) 722-4805 ext. 2389
E-Mail: jpalombi@ci.commerce.ca.us

ATTACHMENTS:

1. Figure 1, Project Location
2. Figure 2, Conceptual Site Plan



SOURCE: Esri, Digital Globe, Open Street Map

FIGURE 1
Project Location
 Commerce Modelo Initial Study



SOURCE: Comstock 2019

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MAP NOT TO SCALE

FIGURE 2
Conceptual Site Plan
Commerce Modelo Initial Study