



CITY OF INDUSTRY

15625 Mayor Dave Way. • City of Industry, CA 91744-0366 • (626) 333-2211

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION REGARDING GALE AVENUE ROAD REALIGNMENT, CITY OF INDUSTRY, CA 91744

Purpose: Pursuant to State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations pertaining to the California Environmental Quality Act, and the Industry Municipal Code, the City of Industry (“City”) has prepared an Initial Study of environmental impacts on the following project and recommends the environmental determination described below.

Project Description: The proposed project involves the provision of new roadway improvements (e.g., asphalt, curb and gutter, sidewalks, water and sewer lines, lighting) for the Gale Avenue roadway realignment as well as the development of two new access roads north/northwest of the realigned road. The limits of the realignment are from Azusa Avenue on the west to Auto Mall West on the east, which is an approximately 0.5 mile stretch of Gale Avenue. The proposed roadway improvements, which would take approximately 17 months to complete, would bring the roadway geometrics up to current standards based on the volume of traffic and the current speed limit and thereby improve the operation of the roadway. The existing curves just east of Azusa Avenue are substandard when applied to current volumes and speeds. The improvements would also enhance pedestrian access and circulation within and beyond the boundaries of the project site. The proposed roadway improvements would occur on approximately 8.6 acres of the overall 20.7-acre project site. To accommodate the proposed project the City proposes to acquire portions of some properties within the confines of the project site in order to implement the roadway improvements. The project comprises all proposed improvements and associated discretionary actions considered in this Initial Study.

Location: The project site comprises approximately 20.7 acres that include City right-of-way and various vacant parcels. The irregularly shaped project site includes the portion of Gale Avenue between Azusa Avenue on the west and Auto Mall West on the east, as well as vacant land north of Gale Avenue between Azusa Avenue and Auto Mall West. The project site is generally bounded by Union Pacific Railroad tracks to the north, Azusa Avenue to the west, and Auto Mall West to the south and east.

Environmental Determination: It has been determined through an Initial Study that the proposed project has the potential for significant effects in environmental topics that include Biological Resources, Cultural Resources, and Tribal Cultural Resources, but each of those potential impacts are mitigated to less than significant with the mitigation measures identified in the proposed Mitigated Negative Declaration. The Initial Study/Environmental Checklist that has been prepared for the project recommends that the lead agency adopt a Mitigated Negative Declaration for the project pursuant to Section 21080(c) of the Public Resources Code.

Environmental Review and Public Comment: The Notice of Availability 20-day comment period opens August 14, 2024 and closes at 5:00 p.m. on September 2, 2024. The circulation of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested parties can review the Draft IS/MND at the City of Industry City Hall, 15625 Mayor Dave Way, City of Industry, California 91744.

You may obtain the document in electronic format on the City’s website, <https://www.cityofindustry.org/city-hall/departments/development-services/planning/large-development-projects>. Please contact Bing Hyun, Assistant City Manager, at the City of Industry at 626-333-2211 or by email at bhyun@cityofindustry.org if you have questions or comments. Please submit your written comments to:

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