APPENDIX 1.0-2

Notice of Preparation

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

FOR THE

STAR MAZDA VEHICLE DEALERSHIP EXPANSION PROJECT

Date: February 19, 2026

To: Agencies, Organizations, and Interested Parties

From: City of Glendale, Community Development Department, Planning Division

Subject: Under the statute of the California Environmental Quality Act (Pub. Resources Code § 21000 et seq.) and its implementing *State CEQA Guidelines* (CCR, Title 14, Division 6, Chapter 3; §§ 15082(a), 15103, 15375), the City of Glendale, as Lead Agency, will prepare an Environmental Impact Report (EIR) for the Star Mazda Vehicle Dealership Expansion Project. This Notice of Preparation (NOP), under *State CEQA Guidelines* (§ 15082), informs the public that an EIR will be prepared and solicits comments on its scope and content, including potential impacts, mitigation measures, and alternatives. Public agencies are invited to review and comment on environmental information relevant to their statutory responsibilities.

Project Title: Star Mazda Vehicle Dealership Expansion Project

Project Location: 1401 S. Brand Boulevard (APN: 5640-024-014).

Project Description: The proposed Project involves the construction of a new two-story, approximately 11,840-square-foot sales facility for the existing Star Mazda vehicle dealership, located in the southeastern portion of the site. It also includes the demolition of two existing structures: an approximately 8,600-square-foot showroom and service reception building in the northeastern area and an approximately 900-square-foot parts delivery and used sales manager's office adjacent to the parts facility near the center of the site. The proposed sales building would be located on the northeast corner of the site, which is currently developed with surface parking and the showroom that is proposed to be demolished. The redesigned parking layout would accommodate 66 spaces, including 18 standard spaces for customers, 18 tandem parking spaces designated for vehicle service, and 30 tandem parking spaces for vehicle display. Due to the site's proximity of less than half a mile from the Glendale Transportation Center and its designation as part of a High-Quality Transit Corridor, the applicant is seeking parking requirement relief under Assembly Bill 2097.

Potential Environmental Effects: The Initial Study identified potentially significant impacts to cultural resources and hazards/hazardous materials. The City will prepare a Focused EIR to analyze these impacts, propose feasible mitigation measures, evaluate reasonable project alternatives, and establish a mitigation monitoring program. The Initial Study is available for review online here: www.glendaleca.gov/environmental

Agency/Public Comments: The City requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Written comments on this NOP will be accepted between Thursday, February 19, 2026, and Friday, March 20, 2026, at 5:00 P.M. Please direct your written comments via mail or email as follows:

City of Glendale
Community Development Department – Planning Division
633 East Broadway, Room 103
Glendale, CA 91206
Attn: Vista Ezzati, Principal Planner
VEzzati@glendaleca.gov

Attached Figures: Figure 1, Regional Context, and Figure 2, Aerial Photograph of the Project Site



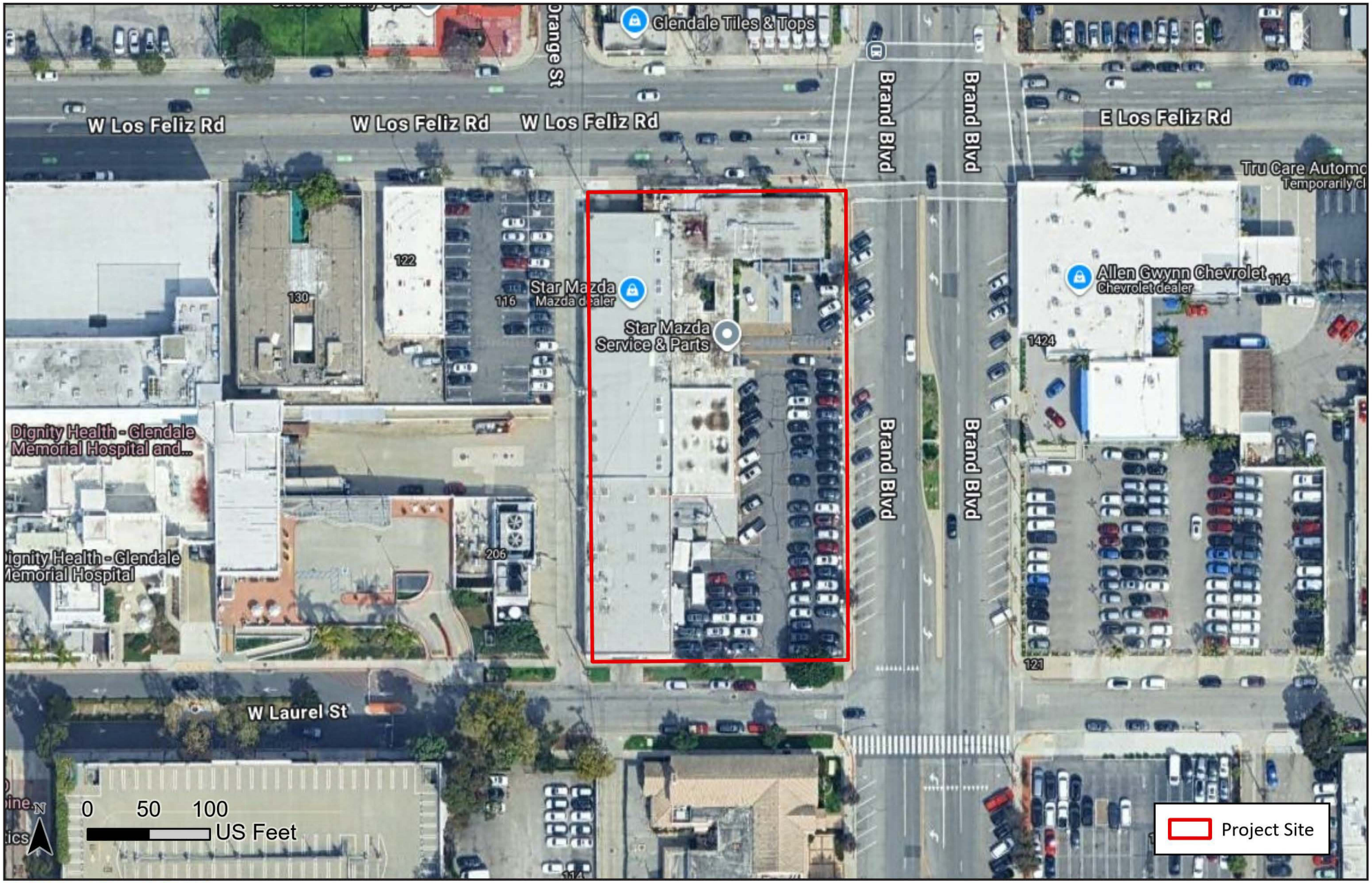
SOURCE: Esri, 2025

FIGURE 1

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Regional Context

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SOURCE: Google Earth, 2025; Esri, 2025

FIGURE 2

Aerial Photograph of the Project Site

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