



**NOTICE OF AVAILABILITY/INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
for the Beverly Boulevard Warehouse Project**

This serves as the City of Pico Rivera's Notice of Availability/Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Beverly Boulevard Warehouse Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Beverly Boulevard Warehouse Project

Project Location: The project site is located in the County of Los Angeles, within the City of Pico Rivera. The 19.06-acre site is situated between the San Gabriel River and Interstate 605, south of Beverly Boulevard

Lead Agency: City of Pico Rivera, 6615 Passons Boulevard, Pico Rivera, California 90660

Project Description: The proposed project would include construction of a warehousing/distribution building and a print shop facility on the 19.06-acre project site. The new warehousing development would encompass approximately 357,903 square feet of building area, which would include warehouse, distribution, and office facilities and 393 surface parking spaces. The print shop facility would encompass approximately 2,500 square feet of building area and include 29 surface parking spaces. For site access from Beverly Boulevard, a new vehicular/bicycle/pedestrian bridge is proposed to span over the Union Pacific Railroad alignment in a west to east direction. Ancillary facilities would include landscaping, lighting, paving, circulation, and utility improvements.

NOTICE IS HEREBY GIVEN THAT the City of Pico Rivera proposes to adopt an IS/MND for the above-referenced project. The IS/MND is based on the finding that by implementing the identified mitigation measures, the project's potentially significant environmental effects would be reduced to a less than significant level. The reasons to support such a finding are documented in the Initial Study prepared by the City.

The document is available for review at the City of Pico Rivera City Hall, 6615 Passons Boulevard, Pico Rivera, California 90660, in addition to electronic format on the City's website at <https://www.pico-rivera.org/depts/ced/planning/projects.asp>.

Written comments regarding the proposed IS/MND must be submitted to the City **prior to 5:00 p.m. on the last day of the 30-day public review/comment period (January 3, 2022)** to be considered prior to the City's final determination on this project. Should you decide to challenge this project, you may be limited to the issues raised during this 30-day public review period.

Public Review Period: **Begins – December 3, 2021 Ends – January 3, 2022**

Please direct your comments and/or any questions to the following City contact:

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