

**CITY OF PICO RIVERA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration

LEAD AGENCY: City of Pico Rivera Community Development Department, Planning Division
6615 Passons Boulevard, California 90660

PROJECT NAME: Rosemead Boulevard Self Storage Facility

PROJECT APPLICANT: Madison Capital Group, LLC, 6805
Morrison Boulevard, Ste. 250,
Charlotte, North Carolina. 28211 1

**CITY/
COUNTY:** City of Pico Rivera, Los Angeles County

LOCATION: The project site's legal address is 6605 Rosemead Boulevard, Pico Rivera, California, 90660. The project site is located on the west side of Rosemead Boulevard approximately 850 feet north of Washington Boulevard and 1.3 miles south of Whittier Boulevard. The Assessor Parcel Number (APN) applicable to the site is 6370-013-014.

PROJECT DESCRIPTION: The proposed project would consist of a new, four-story self-storage building that would have a total floor area of 63,446 square feet on a site that is currently undeveloped. The first floor would contain the office area and 80 storage units. The second floor would contain 136 storage units. The third floor would contain 136 storage units. Finally, the fourth floor would contain 141 storage units. The building would contain a total of 680 storage units. Parking will include seven surface parking spaces and 3 loading bays. Access to the proposed development would be provided by a 30-foot, 5-inch wide driveway connection located on the west side of Rosemead Boulevard. The proposed four-story self-storage building would have a maximum height of 52 feet. Landscaping would total 4,663 square feet of land area.

ENVIRONMENTAL INFORMATION: An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project site is not on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

FINDINGS: The City of Pico Rivera's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). The City has prepared an Initial Study and Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

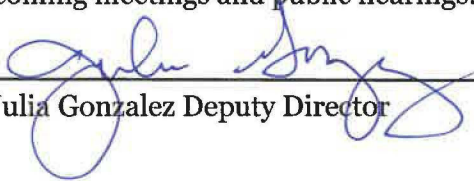
PUBLIC REVIEW AND COMMENT: The City of Pico Rivera invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins February 24, 2022 and ends on March 25, 2022. Written comments must be received at the City of Pico

Rivera Community Development Department, Planning Division located at 6615 Passons Boulevard, Pico Rivera, California 90660. Attention: Julia Gonzalez, Deputy Director or via email at juliagonzalez@pico-rivera.org by 5:30 PM on March 25, 2022. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Pico Rivera Community Development Department, Planning Division
6615 Passons Boulevard
Pico Rivera, California 90660

Copies of the IS/MND can also be found online at:
<https://www.pico-rivera.org/depts/ced/planning/projects.asp>

For further information please contact Julia Gonzalez at (562) 801-4447. Please see <https://www.pico-rivera.org/depts/ced/planning/projects.asp> for future information on upcoming meetings and public hearings.



Julia Gonzalez Deputy Director

Date: February 17, 2022

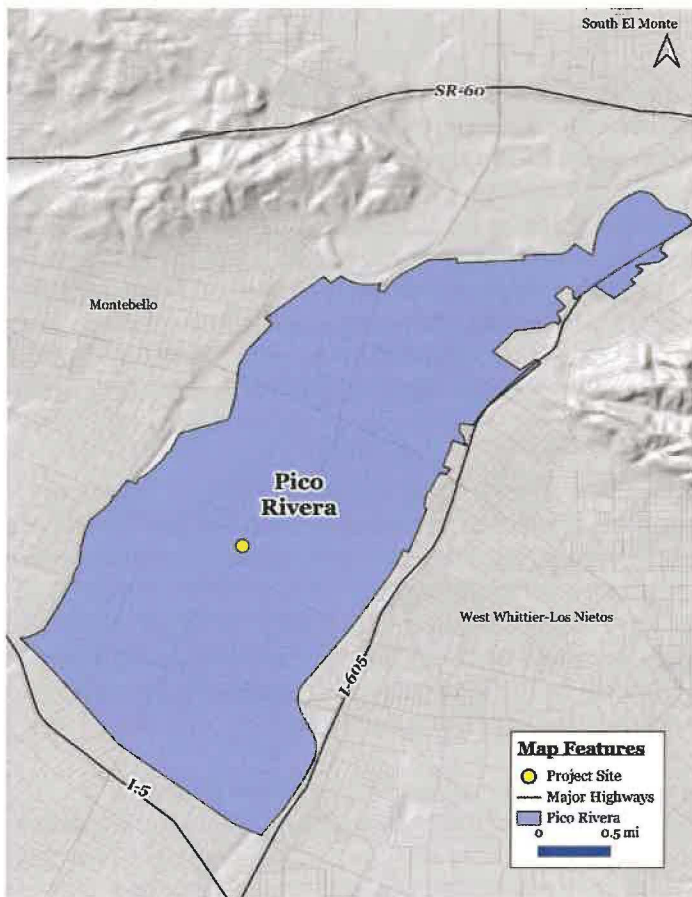


Figure 1: Citywide Map



Figure 2: Project Site Location