

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: The Mercury Project

Lead Agency: City of Pico Rivera

Contact Name: Julia Gonzalez, Deputy Director, Community and Economic Development Department

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Project Location: Pico Rivera, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves development of a three to six-story mixed-use building with a 6.5-level parking structure in the core, 1 level of subterranean parking, ground-floor retail and residential uses, and residential uses in floors two through six on a 2.85-acre site. The building is a wrap-style with parking levels extending all floors interior to the building. The proposed project would develop 255 dwelling units consisting of a mix of studios, junior studios, one-bedrooms, two-bedrooms, and three-bedrooms, with 13 units set aside as affordable housing units. Up to 5,730 square feet of retail space, up to 1,750 square feet of ground-floor lobby/leasing space, up to 17,010 square feet of rooftop pool/community recreation, and up to 190,000 square feet of parking are included as part of the proposed project. The proposed project would require a General Plan amendment, zone code amendment, zone reclassification, conditional use permit, and approval of a Specific Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures are incorporated for air quality (construction), biological resources (nesting birds), cultural resources (archaeological resources), noise (construction noise and vibration) and tribal cultural resources. With the incorporation of mitigation measures, impacts would be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy concerning the proposed project have been identified.

Provide a list of the responsible or trustee agencies for the project.

- Los Angeles Regional Water Quality Control Board (NPDES permit; construction stormwater runoff permits, Storm Drain MS4 Permit)
- South Coast Air Quality Management District – Rule 201: Permit to construct
- Los Angeles County Fire Department (for emergency site access review)
- City of Pico Rivera Public Works/Engineering (for grading permit)