



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: January 27, 2025

Subject: Notice of Availability of a Draft Environmental Impact Report (SCH# 2023090527)

Project Title: Washington Boulevard Transit Oriented Development Specific Plan Project

Proponent: City of Pico Rivera

Lead Agency: City of Pico Rivera, Department of Community & Economic Development

Address: 6615 Passons Boulevard, Pico Rivera, CA 90660

City Contacts: Alvie Betancourt, Planning Director

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Project Location: The WBTODSP area is approximately 305 acres and is bound (generally) by Washington Boulevard (to the north), Rosemead Boulevard (to the east), Paramount Boulevard (to the west), and a BNSF Pico Rivera rail yard (to the south). The Project area is composed of 96 legal Assessor’s Parcel Numbers (APNs), as shown in **Table 1: WBTOD Specific Plan Assessor Parcel Numbers**.

Table 1: WBTOD Specific Plan Assessor Parcel Numbers

6369006032	6369006028	6369004011	6378017004	6370025009	6369002006
6369006013	6369006034	6369004018	6378018900	6370024033	6369002005
6369006038	6369027022	6369004010	6378018002	6370024026	6369006028
6369006033	6369027006	6369004002	6378018003	6370030016	6369006034
6369006037	6369006039	6369004003	6378019072	6348026027	6369027001
6369006035	6369027900	6369004021	6378019067	6378017004	6369027020
6369006042	6369006027	6369004012	6378019053	6378018900	6369006026
6369006043	6369006802	6369004013	6378019037	6370021001	6369006025
6369006044	6348026026	6369004006	6370027013	6370022025	6369006024
6369006049	6370030015	6369004007	6370024033	6381014007	6369006032
6369006045	6378019068	6369004017	6378019071	6370013014	6369006013
6369006048	6381014006	6369004016	6378019058	6378017001	-
6369027023	6381014011	6369005009	6378019019	6369004011	-
6369027021	6381014010	6369005008	6378019052	6369004018	-
6369027019	6369006901	6370013021	6370027021	6369002004	-
6369027018	6378019900	6370013033	6370027018	6369002900	-
6369027002	6369002012	6370013032	6370027014	6369002007	-

Source: Washington Boulevard Transit-Oriented Development Specific Plan

None of the Project sites are included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

Project Description: The Specific Plan encompasses approximately 350 acres with the primary goal of promoting future revitalization and reuse of the Washington/Rosemead Boulevard area to compliment the future Gold Line extension through the City of Pico Rivera. The City seeks to establish this Specific Plan to create a compact multi-modal, mixed-use, and sustainable environment that is a focal point for community activity. The Specific Plan would establish a vibrant, interconnected community-oriented environment that reinforces and compliments reuse, revitalization, and community health. The Specific Plan will be used as a policy and regulatory guide for subsequent Project-specific reviews and approvals when Project-level proposals within the Specific Plan area are submitted to the City. The Specific Plan assumes a maximum buildout of 2,336 new residential units and approximately 5,889,747.60 square feet of new non-residential (commercial, retail, office, public facilities, etc.) uses.

To further implement the Project, the additional applications are proposed: General Plan Amendment (GPA) to update the land use map and a Municipal Code Amendment (MCA) to update the zoning map.

Public Review Period: The 45-day public review for the Draft Environmental Impact Report will begin on January 31, 2025, and end on March 17, 2025.

Public Meeting: A public meeting with the City of Pico Rivera Planning Commission has been scheduled for **April 7, 2025, at 6:00 p.m.** The meeting will be held at the following location:

City Hall Council Chambers
6615 Passons Boulevard
Pico Rivera, CA 90660

This meeting is to solicit comments from the Planning Commission on the Draft EIR. The Planning Commission is a recommending body for the proposed Project, who will consider and may provide a recommendation on the Project to the Pico Rivera City Council at a later date. The proposed Project will be subsequently addressed and considered at subsequent and currently unscheduled meeting(s)/hearing(s) to be held by the Pico Rivera Planning Commission and City Council.

Project Impacts: The Draft Environmental Impact Report evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, utilities and services systems, wildfire, and energy.

The Draft EIR indicates that implementation of the proposed Project could result in significant and unavoidable impacts related to Air Quality and Greenhouse Gas Emissions. Future development projects within the Specific Plan area have the potential to exceed South Coast Air Quality Management District established thresholds for pollutant emissions during construction and operation, in conflict with the 2022 Air Quality Management Plan. Additionally, due to the size of the Specific Plan area, potential GHG emissions associated with construction and operation of future development projects have the potential to exceed City thresholds despite the implementation of feasible mitigation measures. In order to reduce impacts to air quality and GHG emissions, the Project would require air quality, greenhouse gas emissions,

and health risk assessments for future, applicable development projects; and prohibit residential and mixed-uses near existing, incompatible land uses.

Additionally, mitigation measures are identified in the Draft EIR that would minimize potentially significant impacts to biological resources, cultural resources, tribal cultural resources, Geotech, hazards and hazardous materials, tribal cultural resources, and noise not to less than significant levels.

Availability of the Draft Environmental Impact Report: The Draft EIR and its technical appendices is available for review online at the following website: <https://www.pico-rivera.org/washington-blvd-transit-oriented-development-specific-plan/>

Public Comments: Written comments on the Draft Environmental Impact Report must be received no later than 6:00 p.m. on March 17, 2025. Address all written comments to Alvie Betancourt, Planning Director at the City of Pico Rivera, Development of Community & Economic Development, 6615 Passons Boulevard, Pico Rivera, CA 90660. Comments may also be sent by email to abetancourt@pico-rivera.org.