



Notice of Preparation and Public Scoping Meeting Notice of a Draft Environmental Impact Report

Date: September 21, 2023
To: Interested Parties
Subject: **Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Washington and Rosemead Boulevards Transit-Oriented Development Specific Plan**
Review Period: September 25, 2023 – October 25, 2023

The City of Pico Rivera (City) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Washington and Rosemead Boulevards Transit-Oriented Development Specific Plan (Project). This Notice of Preparation (NOP) initiates the environmental scoping process in accordance with CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental effects to allow public agencies, organizations, tribes, and interested members of the public the opportunity to provide a meaningful response related to the scope and content of the EIR, including feasible mitigation measures and project alternatives that should be considered in the EIR (CEQA Guidelines, 14 CCR Section 15082[b]). The proposed project and location are briefly described below.

Providing Comments

The City of Pico Rivera is soliciting written comments from public agencies, organizations, tribes, and interested members of the public regarding the scope and content of the EIR. Because of time limits mandated by State law, comments should be provided as soon as possible, but no later than 5:00 p.m. on Wednesday, October 25, 2023. Please send all comments to:

Jazmin Faccuseh, Senior Analyst
City of Pico Rivera
6615 Passons Boulevard
Pico Rivera, CA 90660
Email: communitydevelopment@pico-rivera.org

Project Location

The Project area is generally located in the southern portion of the City of Pico Rivera within the southwest portion of the County of Los Angeles. The Project area is generally bounded by Washington Boulevard to the north, railway to the South, Rosemead Boulevard to the east and Crider Avenue to the west. The Project area includes approximately 90 legal parcels with commercial uses and existing residential neighborhoods to the north, light industrial facilities and railways to the south, existing residential neighborhoods to the east and light industrial facilities to the west. Figure 1, Project Area and Regional Location.

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).¹

Existing Setting

The Project area is completely developed except for one vacant parcel located on the northeast boundary. The northern portion includes retail commercial services, restaurants, lodging and residential uses. The northern and eastern portion are primarily developed with single-family residential uses. The southern portion includes business parks and light industrial uses. The southern and western portion consists primarily of warehouse and light industrial uses. The western portion includes open space and trail amenities adjacent to the Rio Hondo River. The current zoning for the Project area includes General Industrial (I-G), Specific Plan (SP), General Commercial (C-G), Community Commercial (C-C), and Multiple-Family Residential (R-M). The current uses for the Project area includes approximately 254,968 SF of residential (R-M) uses, approximately 282,653 SF of commercial (C-G and C-C) uses, approximately 79,292 SF of Professional and Administrative (P-A) uses, approximately 926,127 SF of General Industrial (G-I) uses, and approximately 5,959 SF of Public Facilities (P-F) uses. The Project area also includes a 76-acre portion of the Rancho De Bartolo Specific Plan (SP-400).

¹ DTSC. 2022. EnviroStor Hazardous Waste and Substances Site List (Cortese). <https://dtsc.ca.gov/dtscs-cortese-list/> (Accessed August 09, 2023)

Project Description

The Project is the Washington and Rosemead Boulevards Transit-Oriented Development Specific Plan (Specific Plan). The Specific Plan encompasses approximately 327 acres, with the primary goal of promoting the future revitalization and reuse the Specific Plan area into a vibrant, multi-modal, mixed use, commercial, residential, and open space attraction in the City of Pico Rivera. 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 approximately 31,589 SF of new mixed use residential development and approximately 1,743,685 SF of new non-residential (mixed-use commercial, among other uses).

Additionally, the Specific Plan includes regulations to encourage improvements that update and improve facilities for pedestrians, bicyclists, transit riders, and drivers. The Specific Plan considers pedestrian circulation and amenities to improve access to/from the Specific Plan area. This may include a combination of multi-use pathways, separated bike lanes, and sidewalk and crosswalk enhancements. In addition, new landscaping, pedestrian amenities, and other public improvements are envisioned under the Specific Plan.

EIR Scope

The following issues are anticipated to be addressed in the EIR (note that some issues, following EIR research and in light of responses to this NOP, may be screened out from detailed analysis and instead discussed in the Effects Found Not to be Significant (EFNTBS) section of the EIR, pursuant to CEQA Guidelines Section 15128):

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Scoping Meeting

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA guidelines Section 15082(c), the City will hold a public scoping meeting where agencies, organizations, and members of the public will receive a brief presentation on the Project. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown above. The scoping meeting will be held:

October 25, 2023 at 5:00 PM
Pico Rivera City Council Chambers
6615 Passons Blvd., Pico Rivera, CA 90660

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation to participate in a meeting should direct such request to (562) 801-4389 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The NOP is available for public review at Pico Rivera City Hall and on the City's website at:
<https://www.pico-rivera.org/index.php/notice-of-preparation/>

Attachments:

Figure 1 – Project Area and Regional Location



FIGURE 1: Project Area and Regional Location

Washington and Rosemead Boulevards Transit-Oriented Development Specific Plan, City of Pico Rivera

