



NOTICE OF EXTENSION OF PUBLIC REVIEW PERIOD

Project Title: Washington Boulevard Transit Oriented Development Specific Plan (WBTODSP)

State Clearinghouse Number: 2023090527

Lead Agency: City of Pico Rivera

Project Description:

The WBTODSP encompasses approximately 305 acres with the primary goal of promoting future revitalization and reuse of the Washington/Rosemead Boulevard area to compliment the future E Line extension (formerly Gold Line) 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 square feet of new non-residential (commercial, retail, office, public facilities, etc.) uses. A General Plan Amendment to update the land use map and a Municipal Code Amendment to update the zoning map will be processed in conjunction with the proposed Specific Plan.

Previous Public Review Period:

- May 23, 2025 – July 11, 2025

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15105, the City of Pico Rivera as the Lead Agency is extending the public review and comment period for the Draft Environmental Impact Report (DEIR) and Draft Specific Plan for the WBTODSP to provide additional time for agency and public review.

New Comment Period:

- **Start Date:** May 23, 2025
- **End Date:** August 11, 2025

All written comments must be received by the close of business day on August 11, 2025. Please include the project title and SCH number in all correspondence.

Document Availability:

All associated documents are available for public review at the following locations:

- <https://www.pico-rivera.org/washington-blvd-transit-oriented-development-specific-plan/>
- City Hall: 6615 Passons Blvd., Pico Rivera, CA 90660, 8-5 PM

Submitting Comments:

Written comments should be submitted to:
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