



## NOTICE OF AVAILABILITY

**Date:** May 15, 2025

**Subject:** Notice of Availability of a Draft Environmental Impact Report (EIR) for the Washington Boulevard Transit Oriented Development Specific Plan

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

**State Clearing House No.:** 2023090527

**Lead Agency:** City of Pico Rivera  
Community & Economic Development Department  
6615 Passons Boulevard  
Pico Rivera, CA 90660

The City of Pico Rivera (City), as Lead Agency has prepared a Draft EIR for the Washington Boulevard Transit Oriented Development Specific Plan in conformance with CEQA (Public Resources Code Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This Notice of Availability has been issued to notify interested parties that the Draft EIR and Draft Specific Plan is available for public review during the public comment period from **May 23, 2025**, through **July 11, 2025**. The City is requesting comments on both drafts from responsible and trustee agencies, interested public agencies, organizations, and the general public.

**Project Location:** As shown in Figure 1, Specific Plan Project Area, the WBODSP 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: WBODSP Specific Plan Assessor Parcel Numbers.

**Table 1: WBODSP 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 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.

**Environmental Determination:** 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.

**Responses and Comments:** Please indicate a contact person for your agency or organization and send your responses and comments to: Jazmin Faccuseh, Senior Analyst; Email: [jfaccuseh@pico-rivera.org](mailto:jfaccuseh@pico-rivera.org); Mailing Address: City of Pico Rivera, Department of Community & Economic Development, 6615 Passons Boulevard, Pico Rivera, CA 90660. Website: <https://www.pico-rivera.org/washington-blvd-transit-oriented-development-specific-plan/>.

**Document Availability:** Electronic copies of the Draft EIR and Specific Plan are available for download on the City's website at <https://www.pico-rivera.org/washington-blvd-transit-oriented-development-specific-plan/>. Also, all materials are available electronically at the State Clearinghouse via the CEQAnet Web Portal (<https://ceqanet.opr.ca.gov/>).



**FIGURE 1:** Specific Plan Project Area and Regional Location  
*Washington Boulevard Transit-Oriented Development Specific Plan, City of Pico Rivera*