

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 #: 2023090527

Project Title: Washington Boulevard Transit-Oriented Development Specific Plan

Lead Agency: City of Pico Rivera

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Project Location: City of Pico Rivera

City

County of Los Angeles

County

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

This is a re-issued Draft EIR with a Specific Plan available for public review. The Project area is located in the southwest portion of the City of Pico Rivera, in Los Angeles County. The Specific Plan 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 Metro extension through the City of Pico Rivera. The City is establishing 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 sq ft 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 with the proposed 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.

As described further in the Draft Program Environmental Impact Report (EIR) for the proposed Project, most of the potentially significant impacts identified can be mitigated to a less than significant level through implementation of Project Design Features, standard conditions, and feasible mitigation measures. These include impacts related to air biological resources, cultural/tribal cultural resources, geology and soils, hazards and hazardous materials, and noise. To mitigate these impacts to less than significant levels, the Project would implement mitigation that would require, in summary: a nesting bird clearance survey (MM BIO-1); recordation of any historic-period resources (MM CUL-1), intensive pedestrian cultural resources surveys (MM CUL-2), project-specific resource inventory/evaluations (MM CUL-3), discontinuation of development upon discovery of cultural resources, human remains, or tribal cultural resources (MM CUL-4, -5; MM TCR-1), a potential cultural resource Monitoring and Treatment Plan and continued tribal coordination (MM TCR-1, -2); preparation of a paleontological resource assessment (MM GEO-1); potential preparation of a Hazardous Materials Risk Management Plan (MM HAZ-1), potential suspension of construction upon discovery of contaminated soils (MM HAZ-2), a comprehensive asbestos-containing materials survey (MM HAZ-3); and preparation of an acoustic assessment (MM NOI-1). However, there are unavoidable significant impacts associated with air quality and greenhouse gas (GHG) 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.

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

Pursuant to CEQA Guidelines Section 15123 (b)(2) and (3), the following issues of concern have been identified during the review period of the distribution of the Notice of Preparation and public meetings: traffic, public safety, noise, and theft.

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

Trustee Agencies include:

State Lands Commission

Responsible Agencies include:

City of Pico Rivera

Pico Water District

Pico Rivera Water Authority

Los Angeles County

Regional Water Quality Control Board

Los Angeles County Flood Control and Water Conservation District

South Coast Air Quality Management District

State Water Resources Control Board

U.S. Army Corps of Engineers