

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Los Angeles County
Registrar-Recorder/County Clerk
12400 E. Imperial Highway
Norwalk, CA 90650

From: City of Pico Rivera
Community & Economic Development
Department, Planning Division
6615 Passons Boulevard
Pico Rivera, CA 90660

Applicant: Mercury Bowl, LLC: Green Rivera, LLC

Subject: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

The Mercury Project
Project Title

2022070126	Julia Gonzalez, Deputy Director	(562) 801-4332
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

Project Location:

The project site is located at 8825 Washington Boulevard (APN: 6370-027-018) in the central part of the city of Pico Rivera, Los Angeles County, California. Regional access to the project site is via Interstate 605 (1-605), the San Gabriel River Freeway, 1.23 miles to the east, and Interstate 5 (1-5)/the Santa Ana Freeway, 2.0 miles to the south. Rosemead Boulevard also provides regional access and is located approximately 500 feet to the east. The project site is bounded by Washington Boulevard to the south and adjacent commercial uses to the north, east, and west. A single-family residential neighborhood borders the project site to the northwest.

Project Description:

The project involves implementation of a specific plan that would allow for the development of a three to six-story mixed-use building with a 6.5-level parking structure in the core, 1 level of subterranean parking, ground-floor retail and residential uses, and residential uses in floors two through six on a 2.85-acre site. The building is a wrap-style with parking levels extending all floors interior to the building. The project would allow for the development of up to 5,730 square feet of ground floor retail space, 255 apartment units, 1,750 square feet of lobby & leasing office, 17,010 square feet of rooftop pool/community recreation, 28,770 square feet of ground-level open space, and 190,000 square feet of parking, consistent with the building envelope established in the specific plan. Development standards and design standards are defined in the specific plan. Implementation of the project requires a General Plan amendment, zone code amendment, zone reclassification, conditional use permit, and approval of a Specific Plan.

On January 24, 2023, the City Council approved the proposed project and adopted resolutions for conditional use permit, zone reclassification, zone code amendment, General Plan amendment, and adopted the mitigated negative declaration and mitigation monitoring reporting program.

Since then on February 14, 2023, the City Council took the following additional actions:

- Adoption of Ordinance No. 1166 approving Zone Reclassification No. 325 changing the zone classification from Commercial General and Mixed-Use Overlay to Mercury Specific Plan; and
- Adoption of Ordinance No. 1167 approving Zone Code Amendment No. 187 incorporating the Mercury Specific Plan to the Pico Rivera Municipal Code.

This is to advise that the City of Pico Rivera has approved the above described
(Lead Agency or Responsible Agency)

project on February 14, 2023 and has made the following determinations regarding the above described project:
(Date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the IS/MND with comments and responses and the record of project approval is available to the General Public at:

City of Pico Rivera
Community & Economic Development Department, Planning Division
6615 Passons Boulevard
Pico Rivera, California 90660

Date received for filing and posting at OPR: _____


Signature (Public Agency)

Deputy Director
Title

2/14/23
Date