

**City of Pico Rivera**  
**Notice of Intent to Adopt a Mitigated Negative Declaration**

**Subject:** Notice of Intent to Adopt a Mitigated Negative Declaration

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

**Project Name:** The Mercury Project

**Project Applicant:** Kamyar Shabani  
Mercury Bowl, LLC: Green Rivera, LLC  
1801 Century Park East, Suite 2100  
Los Angeles, CA 90067-2323

**City/County:** City of Pico Rivera, Los Angeles County

**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 (I-605), the San Gabriel River Freeway, 1.23 miles to the east, and Interstate 5 (I-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 proposed project involves 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 proposed project would develop 255 dwelling units consisting of a mix of studios, junior studios, one-bedrooms, two-bedrooms, and three-bedrooms, with 13 units set aside as affordable housing units. Up to 5,730 square feet of retail space, up to 1,750 square feet of ground-floor lobby/leasing space, up to 17,010 square feet of rooftop pool/community recreation, and up to 190,000 square feet of parking are included as part of the proposed project. The first floor of the proposed building would include a mix of retail, residential, public seating areas, and a main lobby/leasing office. Floors two through six include residential units, parking, and related residential amenities. The roof deck of the parking structure would include a pool and recreation facilities such as a gym and clubhouse for use by residents and their guests only. Implementation of the proposed project would require a General Plan amendment, zone code amendment, zone reclassification, conditional use permit, and approval of a Specific Plan.

**Environmental  
Information:**

An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act.

**Findings:**

The City of Pico Rivera's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). The City has prepared an Initial Study/Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the mitigation measures.

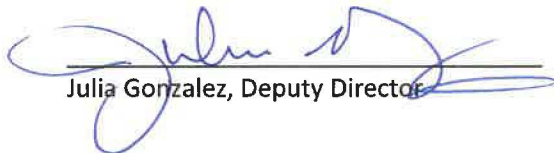
**Public Review and  
Comment:**

The City of Pico Rivera invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins Friday, July 8, 2022 and ends Saturday, August 6, 2022. Written comments must be received at the City of Pico Rivera Community & Economic Development Department, Planning Division at 6615 Passons Boulevard, Pico Rivera, California 90660. Indicate attention to: Julia Gonzales, Deputy Director, or via email at [juliagonzalez@pico-rivera.org](mailto:juliagonzalez@pico-rivera.org) by 5:30 PM on Saturday, August 6, 2022. Copies of the Initial Study/Mitigated Negative Declaration will be available for public review at the following locations:

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

Copies of the Initial Study/Mitigated Negative Declaration can also be found online at <https://www.pico-rivera.org/index.php/current-projects-2/>

For further information please contact Julia Gonzalez at (562) 801-4447. Please see <https://www.pico-rivera.org/index.php/current-projects-2/> for future information on upcoming meetings and public hearings.



Julia Gonzalez, Deputy Director

Date:

7/8/22

**Included:**

Figure 1, Regional Location

Figure 2, Local Vicinity

Figure 1 - Regional Location



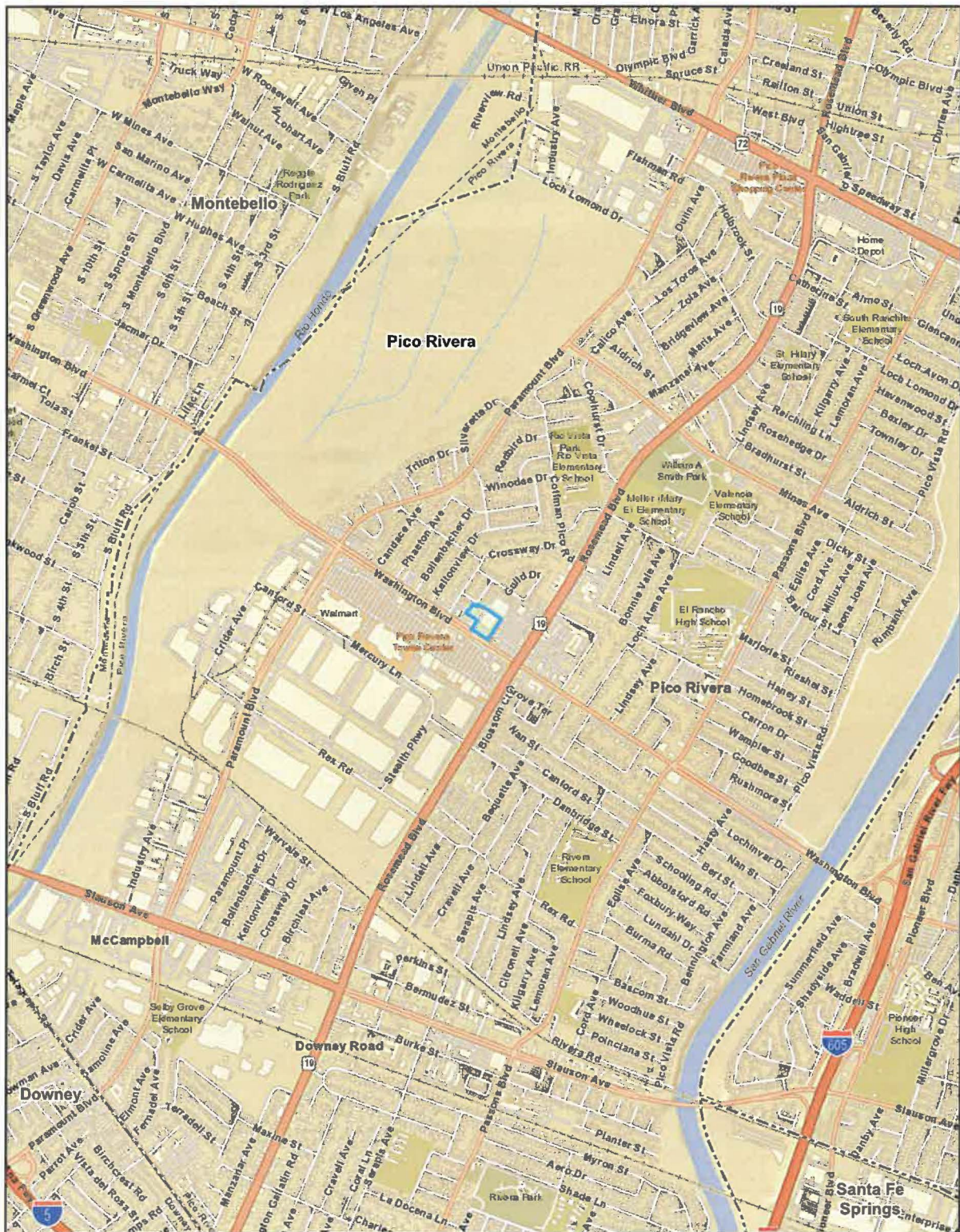
Note: Unincorporated county areas are shown in white.  
Source: ESRI, 2021

0 3  
Scale (Miles)



PlaceWorks

Figure 2 - Local Vicinity



— Project Boundary  
- - - City Boundary

Source: ESRI, 2021

0 2,000  
Scale (Feet)



PlaceWorks