



Notice of Availability/Completion
Draft Program Environmental Impact Report for the City of Whittier
General Plan Update and 2021-2029 Housing Element Update

Date: July 8, 2021

SCH#: 2021040762

To: State Clearinghouse
State Responsible and Trustee Agencies
Other Organizations and Interested Persons

Lead Agency: City of Whittier, Community Development Department, Planning Services Division
13230 Penn Street, Whittier, CA 90602

Project Title: Draft Program Environmental Impact Report for the Whittier General Plan
Update and 2021-2029 Housing Element Update

Project Location: All lands within the City of Whittier General Plan Planning Area.

Project Description: The City of Whittier is preparing a comprehensive update to its existing General Plan including the Housing Element. The updated Whittier General Plan is expected to be adopted in 2021 and will guide the City's development and planning. The Plan is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan.

State law requires the City to adopt a comprehensive, long-term General Plan for the physical development of its planning area. The Plan must include, land use, circulation, housing, conservation, open space, noise, and safety elements as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's Planning Area. Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan element need only reflect local conditions and circumstances. The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq.

The Plan includes all of the State-mandated elements, including Land Use and Community Character, Mobility and Infrastructure, Housing (2021-2029), Resource (combines Open Space, Habitat Conservation, Resource Conservation, Aesthetics, Recreation, and Park Services and Facilities), and Public Safety, Noise, and Health as well as an optional element addressing Historic Resources. The Draft General Plan includes a Land Use Map that identifies where land use designations are applied to parcels in the Planning Area.

Draft Program Environmental Impact Report: The Draft Program Environmental Impact Report (DEIR) evaluates the anticipated buildout of the Planning Area, which consists of approximately

21.8 square miles of land within the City's boundaries (14.6 square miles) and land outside the City's boundaries within the City's Sphere of Influence (7.2 square miles).

The DEIR assesses the anticipated development that could occur within the Planning Area if every parcel in the city developed at the densities and intensities expected under the proposed General Plan. Anticipated growth accommodated by the Plan within the Planning Area includes new and expanded businesses, governmental and educational uses, and residential development. Growth is projected for the area within the City as well as for the Planning Area, which includes the Sphere of Influence. It is noted that the total growth estimates anticipate buildout of the entire Planning Area. Actual future development would depend on future real estate market conditions, new state and federal laws and regulations, property owner preferences, site-specific constraints, technological advancements, and other factors.

The 2040 planning horizon for the Planning Area is estimated to result in increases of approximately 472 single family dwellings, 7,023 multifamily dwellings, 828,448 square feet of office space, 193,819 square feet of industrial space, and a reduction of 300,102 square feet of commercial space. An estimated increase of approximately 20,190 residents and 1,396 jobs is projected for the 2040 horizon year.

Significant Environmental Impacts: The DEIR determined that, even with implementation of all feasible and recommended mitigation, the following impacts would remain significant and unavoidable: Air Quality, Greenhouse Gas Emissions, and Transportation (VMT).

Hazardous Materials Statement: As described in the DEIR, there are sites within the City and its Planning Area that are on the lists of sites enumerated under Government Code Section 65962.5. This disclosure is provided to address the requirement of Section 15087(c)(6) of the CEQA Guidelines.

Document Availability: The Draft EIR with all appendices and supporting materials, the Whittier General Plan Update and 2021-2029 Housing Element are available for public review at the following locations:

In person at Whittier City Hall - Planning Services Division located at 13230 Penn Street, Whittier and the Whittwood Branch Library, 10537 Santa Gertrudes Avenue, Whittier. *Note: Due to the COVID Pandemic, please check the business hours of the Library Branch on the day you wish to review the documents.*

On-line at the Community Development Department's "Environmental Documents & Notices" webpage at <https://www.cityofwhittier.org/government/community-development/environmental-documents-notice> and on the Envision Whittier webpage at <https://www.envisionwhittier.org/documents>.

Public Review Period: As mandated by State Law, the minimum public review period for this DEIR is 45 days. The DEIR will be available for public review and comment beginning **Friday, July 9, 2021 and ending Monday, August 23, 2021 at 5:00 PM.**

Submission of Written Comments: Members of the public, responsible and trustee agencies and other interested parties may submit written comments (including emailed comments) regarding the Whittier General Plan Update and Draft EIR, at any time during the 45-day public review period, to:

Sonya Lui, Principal Planner
City of Whittier
Community Development Department, Planning Services Division
13230 Penn Street, Whittier, CA 90602
slui@cityofwhittier.org

If you have any questions on submittal of written comments, please call Sonya Lui at (562) 567-9320.

Public Hearing Date(s): At this time, no specific Planning Commission or City Council public hearing dates have been set for the General Plan Update and the DEIR. Meetings are anticipated to be scheduled during Fall 2021. Public notices of meetings will be distributed and their agendas posted per the requirements of State law.

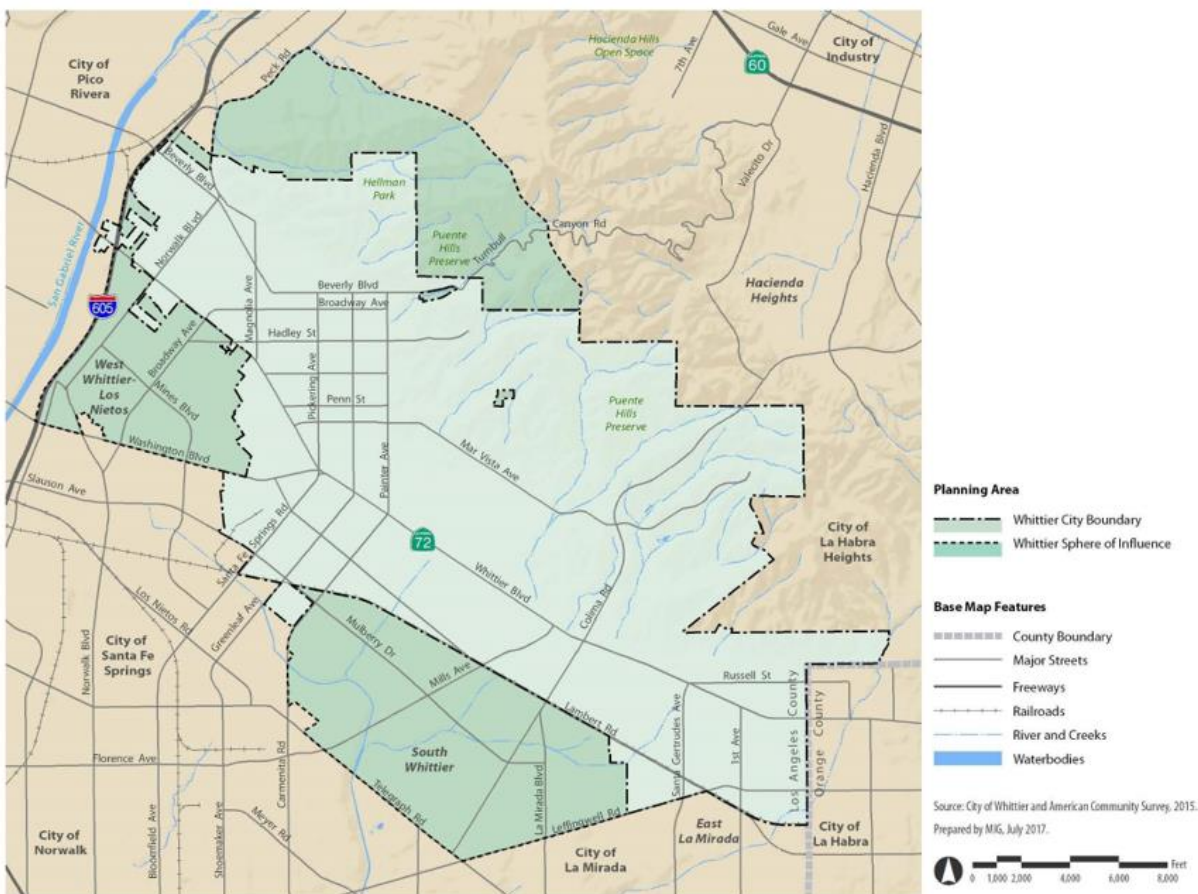


Exhibit 3-2 Planning Area
Whittier General Plan Update EIR
Whittier, California



Figure LUCC-4: Land Use Policy Map

