

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: _____

Project Title: Florence Homes, A New 17-Unit Detached Single-Family Condominium Project.

Lead Agency: City of Whittier Community Development Department

Contact Person: Luis G. Escobedo, Planning Services Manager

Mailing Address: 13230 Penn Street

Phone: (562) 567-9320

City: Whittier Zip: 90602

County: Los Angeles

Project Location

County: Los Angeles City/Community: Whittier
Cross Streets: Greenleaf Avenue and Whittier Boulevard Zip Code: 90602
Assessor's Parcel No(s): 8165-014-006 to 010 Section 28, Twp: 2South, Range: 11 West, Base: San Bernardino
Latitude/Longitude: 33°57' 51.83" North/ 118° 02' 19.60" West Total Acres: 1.23 acres
Within 2 miles: State Hwy#: 72 and Interstate 605 Waterways: San Gabriel River
Airports: N/A Railways: N/A Schools: Evergreen Elementary, East Whittier Middle and Whittier High Schools

Document Type:

CEQA: NOP Draft EIR Early Cons Supplemental EIR Neg Dec Subsequent EIR Mit Neg Dec Other _____
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units 17 Acres 1.23 net Transportation: Type _____
 Office: Sq.Ft _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.Ft _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Industrial: Sq.Ft _____ Acres _____ Employees _____ Waste Management: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues That May Have A Significant or Potentially Significant Impact

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archaeology/Historical Minerals Soil Erosion/Compaction/Grading Growth Inducing
 Biological Resources Noise Solid Waste Land Use
 Coastal Zone Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Drainage/Absorption Public Services/Facilities Traffic/Circulation Other: _____
 Economic/Jobs Recreation/Parks Vegetation
 Fiscal

Vesting Tentative Tract Map No. 21-0001 (VTTM 83339) proposes a 1.23-acre single lot map for residential condominium purposes at 8315, 8319, and 8335 Greenleaf Avenue in the City of Whittier, CA with Development Review Permit No. DRP21-0005 to construct and operate a new 17-unit, two-story, detached condominium residential development and Variance No. VAR21-0003 to permit a variance from Whittier Municipal Code (WMC) Section 18.18.030.B.1 and Section 18.64.020 for the encroachment of covered porches into the front yard setback along Greenleaf Avenue for units 1, 6, 7, 12, 13 and 17.

Reviewing Agencies Checklist
(Recommend Clearinghouse distribution by checking appropriate boxes)

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating/Waterways, Dept. of Calif. Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 4 <u>Los Angeles</u> |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Education, Dept. of Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Forestry & Fire Protection | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Office of Historic Preservation | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing and Community Development | <input type="checkbox"/> Other: Dept. of Calif. Highway Patrol _____ |
| <input type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u> |
| <input type="checkbox"/> Native American Heritage Commission | |

Public Review Period (to be filled in by lead agency)

Starting Date: November 19, 2021

Ending Date: December 18, 2021

Lead Agency: City of Whittier Community Development Department

Consulting Firm City of Whittier

Address: 13230 Penn Street

City/State/Zip: Whittier, CA 90602

Contact: Luis G. Escobedo, Planning Services Manager

Phone: 562-567-9320

Applicant Florence Homes

Address: 8141 2nd Street, Suite 520

City/State/Zip: Downey, CA 90240

Phone: (562) 904-1537

Signature of the Lead Agency Representative Luis G. Escobedo Date: 11-19-21

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
Certified or Fed Ex packages to: State Clearinghouse. 1400 Tenth Street, Suite 222, Sacramento, CA 95814