

# NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: \_\_\_\_\_

**Project Title:** Whittier Pointe Commercial Project.

Lead Agency: City of Whittier Community Development Department  
Mailing Address: 13230 Penn Street  
City: Whittier Zip: 90602

Contact Person: Luis G. Escobedo, Planning Services Manager  
Phone: (562) 567-9320  
County: Los Angeles

**Project Location**

County: Los Angeles City/Community: Whittier  
Cross Streets: Whittier Boulevard & Washington Boulevard Zip Code: 90602  
Assessor's Parcel No(s): 8170-029-900 & 8170-029-902 Section 00, Twp: 2 South, Range: 11 West, Base: San Bernardino  
Latitude/Longitude: 33°58' 06.48" North/ 118° 02' 37.12" West Total Acres: 1.08 acres  
Within 2 miles: State Hwy#: 72 and Interstate 605 Waterways: San Gabriel River  
Airports: N/A Railways: N/A Schools: Evergreen Elementary, Dexter Middle School and Whittier High School

**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 \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.Ft 10,968 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Waste Management: Type \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**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  
 Cultural Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducing  
 Biological Resources  Noise  Solid Waste  Land Use  
 Coastal Zone Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Tribal Cultural  
 Fiscal  Recreation/Parks  Vegetation

Conditional Use Permit No. CUP21-0001 is a permit to allow for a development standard deviation under the Development Hardship provisions (Section 4.7) of the Whittier Boulevard Specific Plan, to permit a drive thru and permit modified hours for the operation of the coffee shop (Starbucks). The WBSP deviation requested will allow for the elimination of landscape finger planters. The drive-thru is proposed for the coffee shop operating 24-hours and the interior service area of the coffee shop having extended hours of operation from 4:30 am to midnight.

Development Review Permit No. DRP21-0017 to construct a new 10,968-square foot, three-story commercial building and demolition of the existing concrete pad and parking lot at 12549 Washington Boulevard.

The project location is 12540 Whittier Boulevard and 12549 Washington Boulevard, Whittier, Los Angeles County.

The 2040 Envision Whittier General Plan Land Use Map designates the 1.08-acre site as Medical.

The project site is zoned Whittier Boulevard Specific Plan (WBSP), Workplace Cluster.

**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 checked="" 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 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: August 8, 2022

Ending Date: September 6, 2022

**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** Sycamore Group, LLC

Address: 9850 Research Drive

City/State/Zip: Irvine, CA 92618

Signature of the Lead Agency Representative Luis G. Escobedo Date: 8-8-22

**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**