



LOS ANGELES COUNTY CLERK
CEQA FILING COVER SHEET

ORIGINAL FILED

DEC 07 2023

LOS ANGELES, COUNTY CLERK

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Whittier Boulevard Business Center

Check Document being Filed:

- Environmental Impact Report (EIR) Notice of Determination
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):



City of Whittier

Community Development Department

Notice of Determination

TO:

- Office of Planning and Research (OPR)
(Filed electronically at CEQAnet)
- County Clerk - County of Los Angeles
Registrar-Recorder/County Clerk
12400 Imperial Highway, Room 2001 Room 1201
Norwalk, CA 90650

FROM:

Lead Agency: City of Whittier, Community Development
- Planning Division
Address: 13230 Penn Street, Whittier, CA 90602
Contact Person: Ellen Fitzgerald, Principal Planner
Phone Number: 562-567-9320

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022120346

Project Title: Whittier Boulevard Business Center - Development Review No. DRP21-0065, Conditional Use Permit No. CUP19-0009, Certificate of Appropriateness No. HRC22-0012.

Project Applicant: Western Realco, LLC

Project Location (include county): 12352 Whittier Boulevard, Los Angeles County, CA. 90602. Assessor Parcel No's.: 8170-026-011 and 8170-026-015. Latitude and longitude is 33° 58' 24" North and 118° 02' 50" West

Project Description: Development Review No. DRP21-0065 to redevelop the 13.49-acre project site with one manufacturing building with a total of 295,959 square feet with associated landscaping, lighting, and off-street parking. Conditional Use Permit No. 22-0007 to modify development standards under the Hardship provisions of the Whittier Boulevard Specific Plan related to orchard parking layout and publicly accessible open space, and Certificate of Appropriateness No. HRC22-0012 to demolish existing on-site structures.

This is to advise that the City of Whittier, as the lead agency, has approved the above-referenced project on December 4, 2023, and has made the following determinations regarding the above-described project:

1. The proposed project, including demolition of existing structures and redevelopment of the project site with a new 295,959-square foot manufacturing building and associated site improvements, will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted for the project.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA as this project does involve an EIR.

This is to certify that the Environmental Impact Report with any comments and responses and record of project approval is available to the general public at the City of Whittier Community Development Department - Planning Division, 13230 Penn Street, Whittier, CA 90602.

Signature

Principal Planner
Title

12/7/23

Date

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202312071250002
STATE CLEARING HOUSE # (if applicable) 2022120346

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

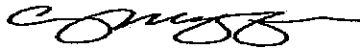
LEAD AGENCY CITY OF WHITTIER COMMUNITY DEVELOPMENT PLANNING DIVISION			DATE 12/07/2023
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2023262170
PROJECT TITLE WHITTIER BOULEVARD BUSINESS CENTER DEVELOPMENT REVIEW NO. DRP21-0065, CONDITIONAL USE PERMIT NO. CUP19-0009, CERTIFICATE OF APPROPRIATENESS NO. HRC22-0012			
PROJECT APPLICANT NAME ELLEN FITZGERALD			PHONE NUMBER
PROJECT APPLICANT ADDRESS 13230 PENN STREET	CITY WHITTIER	STATE CA	ZIP CODE 90602
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ 3,839.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,764.00	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,305.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

Cash Credit Check Other _____ \$ 3,914.25

SIGNATURE X 	TITLE ITC
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