



City of Whittier

13230 Penn Street, Whittier, California 90602-1772
Tel: (562) 567-9320

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Whittier (City) is the lead agency pursuant to the California Environmental Quality Act (CEQA) and intends to prepare an Environmental Impact Report (EIR) for the proposed project identified below.

Lead Agency: City of Whittier, Community Development Department
13230 Penn Street, Whittier, CA 90602-1772
Phone: 562-567-9320

Project Title: Whittier Boulevard Business Center

City Project No.: Development Review Permit No. DRP21-0065
Conditional Use Permit No. CUP22-0007
Certificate of Appropriateness No. HRC22-0012

Project Location: 12352 Whittier Boulevard, Whittier CA 90606

NOP Comment Period: The 30-day public review period will commence on December 14, 2022 and end on January 13, 2023. Written comments on the NOP must be received at the City within the public review period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by January 13, 2023. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to: Ellen Fitzgerald, Principal Planner, 13230 Penn Street, Whittier, CA 90602, or via email to efitzgeraldl@cityofwhittier.org. Copies of the Notice of Preparation are available for review at the above address, at the Whittier Central Library at 7344 Washington Avenue and the Whittwood Branch Library at 10537 Santa Gertrudes Avenue and on the City's website at: www.cityofwhittier.org/government/community-development/environmental-documents-notice. In addition, the Notice of Preparation was directly uploaded to the CEQAnet Web Portal in the State Clearinghouse of the Governor's Office of Planning and Research.

Introduction

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, and interested parties that the City of Whittier (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the Whittier Boulevard Business Center Project (Project). The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable.

Project Description

The Project involves the proposed redevelopment of a 13.49-acre property (the "Project site") with one employment-generating manufacturing building having up to 295,499 s.f. of floor space, consisting of 288,499 s.f. of ground floor space and 7,000 s.f. of mezzanine space. The Project site is located on the western side of the Whittier Boulevard frontage road, between Walnut Grove Drive and Pacific Place. APNs: 8170-026-011 and 8170-026-015. The site is currently developed with three attached buildings having a total building footprint area of approximately 213,430 s.f. The existing buildings are currently vacant but previously housed the former Leggett and Platt manufacturing facility, which manufactured metal bedframes since the 1950's. As part of the Project, the existing buildings would be demolished to construct the new proposed building.

Applications filed with the City of Whittier include the following:

- Development Review Permit No. DRP21-0065 is proposed to allow for redevelopment of the 13.49-acre Project site with one building having a total square footage of 295,499 s.f., which includes a building footprint of 288,499 s.f. and approximately 7,000 s.f. of mezzanine space, along with associated landscaping, lighting, and off-street parking. The proposed building's tenant is not known at this time; however, the building is designed to accommodate uses such as manufacturing, assembly, research and development, light industrial, and related uses, with less than 49% of the building devoted to storage. The building is designed with a primary office space facing the Whittier Boulevard frontage road, a potential future office at the northwest corner of the building, and 24 loading docks positioned on the south-facing side of the building. A total of 417 parking stalls are proposed in a surface parking lot to service the building.
- Conditional Use Permit No. CUP22-0007 is requested to grant a development hardship for orchard parking (Section 4.0.5.m.4.d)) and publicly accessible open space (Section 4.0.5.n.) under the Development Hardship provisions of the Whittier Boulevard Specific Plan (WBSP).
- Certificate of Appropriateness No. HRC22-0012 is requested to authorize the proposed demolition of the existing onsite structures, which may meet Criteria E of Whittier's Historic Preservation Ordinance, related to being the site of an important historical event or being associated with events that made a meaningful contribution to City of Whittier during the years 1950-1967 when Ekco Products Company was operating out of the building at 12352 Whittier Boulevard.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on the preparation of an environmental Initial Study, the City of Whittier in its capacity as Lead Agency for the proposed Project has determined that the Project may result in significant impacts under the topics checked below, requiring further analysis in the EIR:

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resource |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Attachments:

Figure 1 – Project Location Map

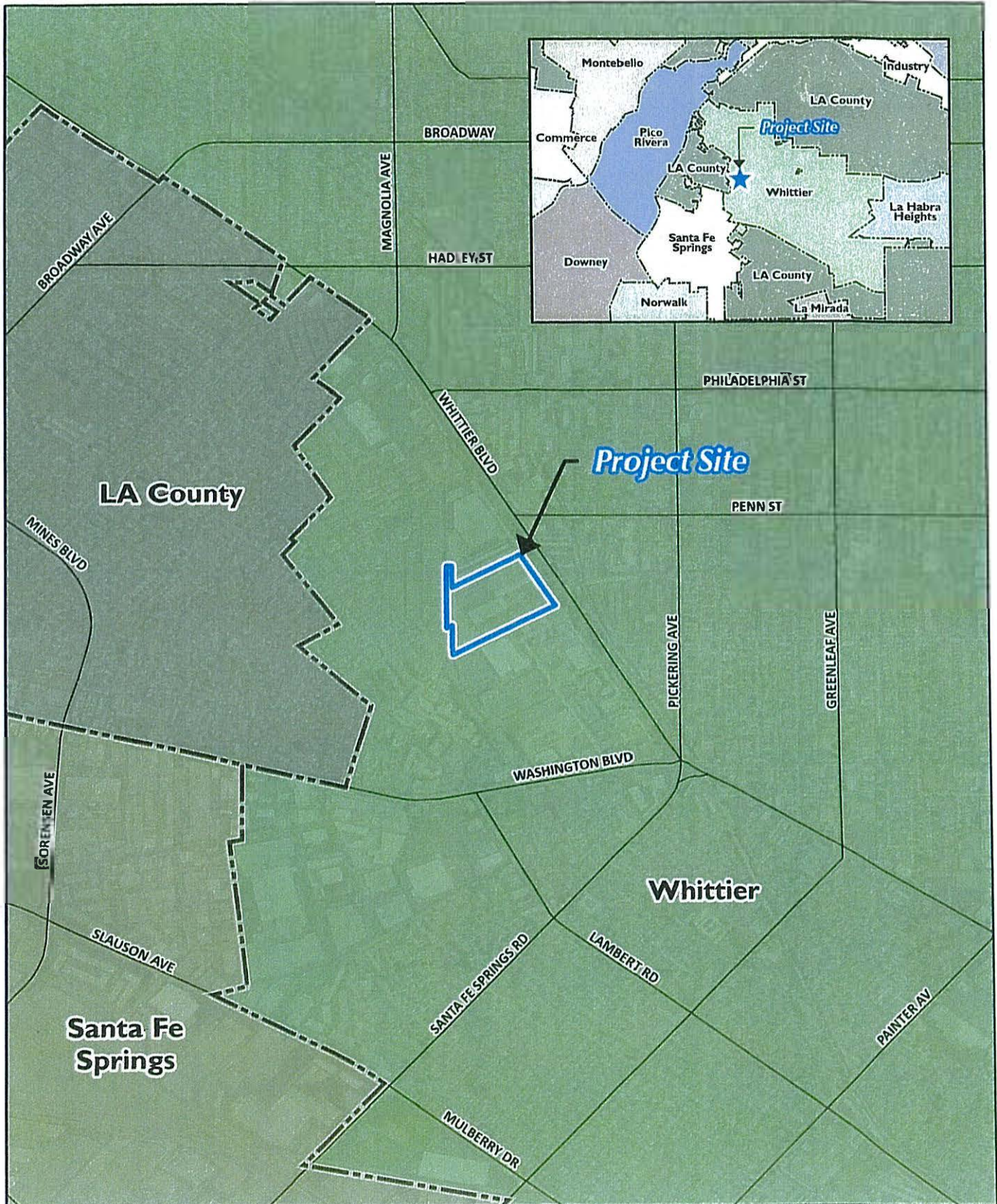
Figure 2 – USGS Map

Figure 3 – Aerial Photograph

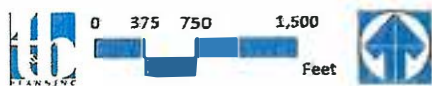
Figure 4 – Proposed Development Plan

Environmental Initial Study, available on the City's website at:

<https://www.cityofwhittier.org/government/community-development/environmental-documents-notices>



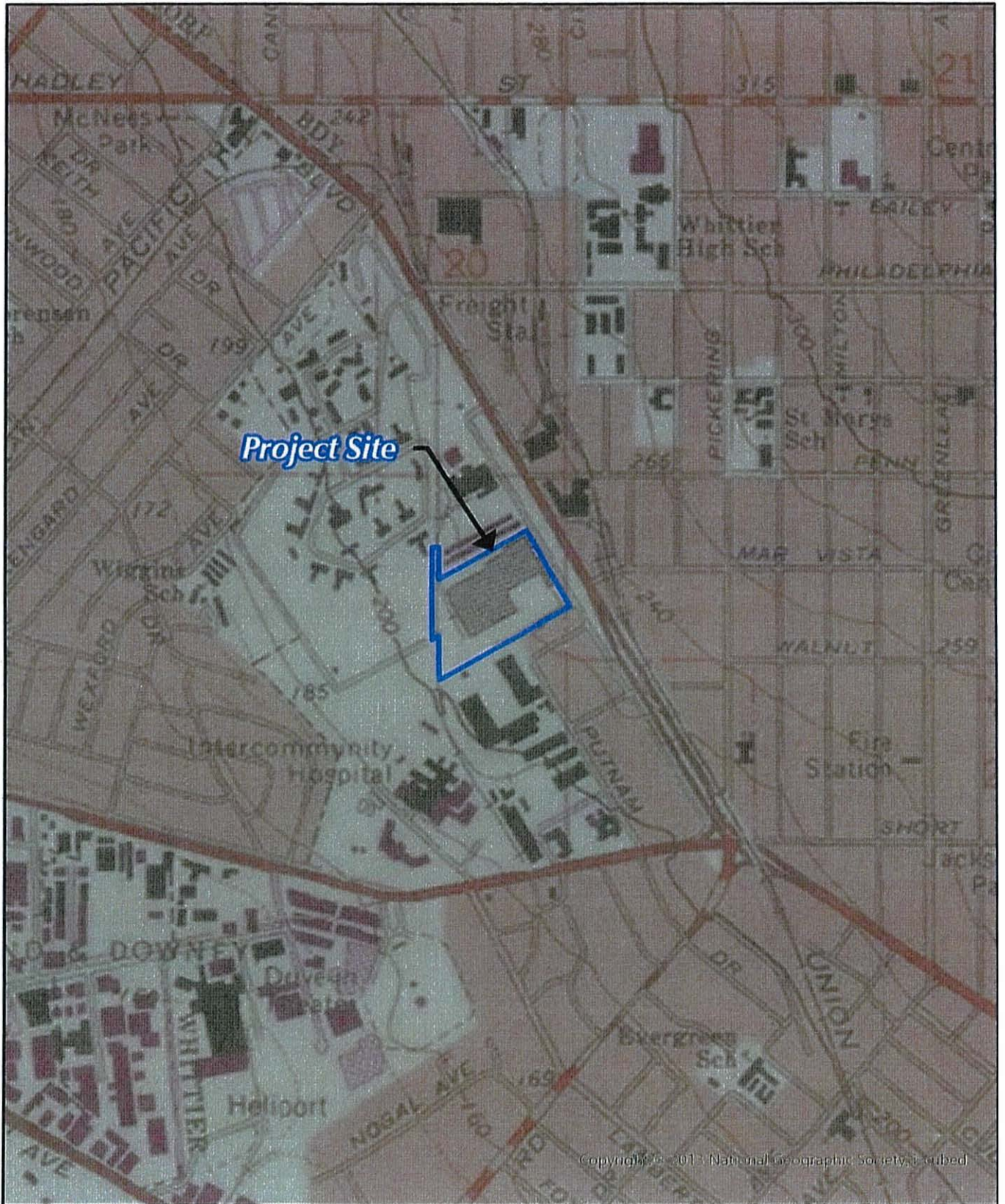
Source(s): Esri, LA County (2022), Nearmap Imagery (2022)



Lead Agency: City of Whittier

Project Location Map

Figure 2



Source(s): Esri, USGS (2013)

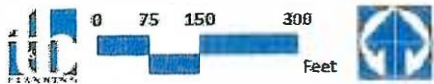


USGS Topographical Map

Lead Agency: City of Whittier



Source(s): Esri, Nearmap Imagery (2022)



Lead Agency: City of Whittier

Aerial Photograph

Figure 4

Project Directory

DEVELOPER / APPLICANT:
WESTERN REAL CO, LLC
 500 Newport Center Drive, Suite 630
 Newport Beach, California 92660
 Telephone: 949 720 3788
 Contact: Gary Edwards
 gedwards@westernrealco.com

ARCHITECT:
BASTIEN AND ASSOCIATES, INC
 15661 Red Hill Avenue, Suite 150
 Tustin, California 92780
 Telephone: 714 617 8600
 Contact: Mike McAndrew
 mmcandrew@bastienarchitects.com

CIVIL:
THIENES ENGINEERING
 14349 Firestone Blvd.
 La Mirada, CA 90638
 Telephone: 714 921-8811
 Contact: Brian Thiennes
 brian@thieneseng.com

LANDSCAPE:
EMERALD DESIGN
 500 N. Harbor Blvd., Suite 202
 Anaheim, CA 92801
 Telephone: 714 988 0417
 Contact: Shelley Larson
 slarson@emeraldeng.com

Vicinity Map (N.T.S.)

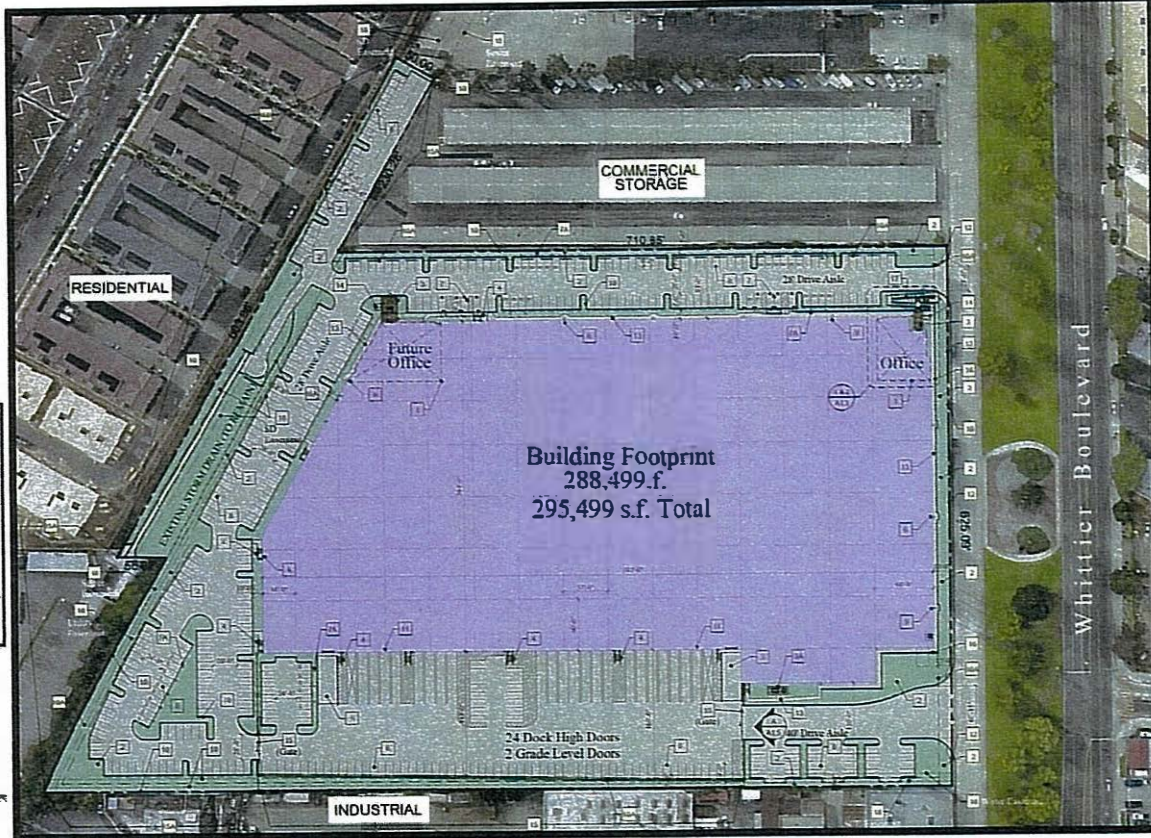


Legend

- Building Footprint (shaded)
- Setback (line)
- Proposed Access Wall Location (dashed line)
- Fencing (dotted line)
- EV Electric Vehicle Charging Station (EV)
- Solid Dark Area: Retained Landscape Area
- Orange Hatch: Proposed Planting
- Solid Light Area: Proposed On-site Retention
- Dark Green Hatch: Existing Retention
- Yellow Hatch: Proposed Retention

Scope of Work

- Single Story Concrete Tilt Industrial Building
- All new Driveways shall be Asphalt or Concrete Paving
- All new Walks shall be concrete with concrete Sloped Finish
- Public Improvements as directed by City Staff.
- All new Landscaping Per City Requirements



Site Plan Summary

Gross Site Area	13.69 Acres	581,672 s.f.
Total Building Footprint		288,499 s.f.
Total Building Area (Including 7,000 s.f. Mezz)		295,499 s.f.
Open Site Coverage		49.0%
Open Space Area Ratio (Setbacking Area)		50.36%
Parking Required		417 Stalls
Office	14,000 s.f. 1/200	47 Stalls
Manufacturing	136,700 s.f. 1/500	273 Stalls
Distribution	144,794 s.f. 1/1,500	97 Stalls
Parking Provided (411 Stalls per 1,000 s.f.)		417 Stalls
Electric Vehicle Charging Station Required (10% of Total Actual Stalls for Project with 1 Stall or more)		42
Electric Vehicle Charging Station Provided		42
Bike Parking (4 Bikes for first 50,000 sq ft. Bike for each additional 50,000 sq ft.)		9 Bikes
Landscape Irrigated (10% min.)		28,743 s.f.
Landscape Irrigated		28,849 s.f.

Sheet Index

- ARCHITECTURAL**
- A.1 SITE PRELIMINARY SURVEY
 - A.2 CONCEPTUAL SITE PLAN
 - A.3 OVERALL FLOOR PLAN
 - A.4 OVERALL ROOF PLAN
 - A.5 UNGRADED TERRAIN IMPROVEMENT BY DOOR PLAN
 - A.6 UNGRADED TERRAIN ELEVATIONS
 - A.7 SOUTH AND WEST CONCEPTUAL ELEVATIONS
 - A.8 LIGHTING PLAN SHEET & CANOPY SECTION
 - A.9 MATERIALS AND FINISH COLOR BOARD
- LANDSCAPE**
- L.1 TITLE SHEET AND GENERAL NOTES
 - L.2 CONCEPTUAL GRADING PLAN
 - L.3 LANDSCAPE PLAN - AREA 1A
 - L.4 LANDSCAPE PLAN - AREA 1B
 - L.5 LANDSCAPE PLAN - AREA 2
 - L.6 LANDSCAPE PLAN - AREA 3
 - L.7 LANDSCAPE IMAGE BOARD
- CIVIL**
- C.1 CONCEPTUAL GRADING PLAN
 - C.2 CONCEPTUAL GRADING PLAN
 - C.3 CONCEPTUAL GRADING PLAN
 - C.4 CONCEPTUAL UTILITY PLAN
 - C.5 CONCEPTUAL UTILITY PLAN
 - C.6 CONCEPTUAL WALL PROFILES

General Notes

1. Site Plan shall show all Engineering and Survey Information.
2. All Elevation shall conform with the Municipal Standards.
3. All Signage shall conform with the Municipal Standards.
4. All Elevation shall be shown on this plan to illustrate as follows: Oblique, or Angular, or other.
5. All Elevation shall be shown as Standard Scale.
6. All Mechanical Equipment and Supporting shall conform with the Municipal Standards.
7. All Public Improvement shall conform with the Municipal Standards.
8. Plans will be held to demonstrate the necessity of the appropriate number of other sheets.

Key Notes

1. Appropriate Detail of Other Area - Typ. (Applicable to be used with other components)
2. Grade Shaded Area: Retention Area - Typ. (See Legend)
3. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
4. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
5. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
6. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
7. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
8. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
9. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
10. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
11. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
12. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
13. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
14. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
15. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
16. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
17. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
18. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
19. Oblique Elevation: Oblique Elevation - Typ. (See Legend)
20. Oblique Elevation: Oblique Elevation - Typ. (See Legend)

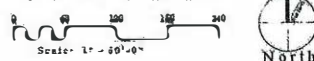
Legal Description

Parcel 2 of Parcel Map no. 60391, in the city of Whittier, county of Los Angeles, state of California, as per map filed in Book 326, page 39-43 of parcel maps, in the office of the county recorder of said county.

Parcel Numbers

8170-026-011 8170-026-015

CONCEPTUAL SITE PLAN



Planning Information

General Plan Zone: General Plan (GP) - Specific Plan
 Whittier Blvd. Specific Plan (Workplace District)
 Specific Plan: 15' On Whittier Blvd. East
 10' On the South property line
 10' On the West property line
 10' On the North property line

Source(s): Bastien and Associates, Inc. (04-02-2022)



Lead Agency: City of Whittier