

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
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August 10, 2023

Ellen Fitzgerald, Principal Planner
13230 Penn Street,
Whittier, CA 90602

RE: Whittier Boulevard Business Center Project
– Draft Environmental Impact Report (DEIR)
SCH# 2022120346
GTS# 07-LA-2022-04284
Vic. LA-72 PM 4.707

Dear Ellen Fitzgerald:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project involves redevelopment of a 13.49-acre property with one employment-generating manufacturing building having up to 295,959 s.f. of floor space, including 7,000s.f. of interior mezzanine space. The Project Applicant is seeking the approval of a Development Review Permit (DRP21-0065) and Conditional Use Permit (CUP22-007), and a Certificate of Appropriateness (HRC22-0012) to demolish the existing buildings on site. The Project is proposed on a speculative basis, meaning that the proposed building's tenant is not known at this time. The building is designed to accommodate uses such as manufacturing, assembly, research and development, light industrial, and related uses, with ancillary distribution and storage space in compliance with the Whittier Boulevard Specific Plan's Workplace District designation. 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.

The nearest State facility to the proposed project is SR 72. After reviewing the DEIR, Caltrans has the following comments:

Due to the increased volume of truck trips through the area, Caltrans recommends that the developer contribute to a city project that will address potential safety concerns for people walking, riding bikes, and taking transit. The most effective methods to reduce pedestrian and bicyclist exposure to vehicles is through physical design and geometrics. These methods include the construction of physically separated facilities such as Class IV bike lanes, wide sidewalks, pedestrian refuge islands, landscaping, street furniture, and reductions in crossing distances through roadway narrowing.

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Additionally, the Project area is adjacent to State Route 72. Please be aware that any work proposed on or adjacent to Caltrans facilities will require an encroachment permit and all environmental concerns must be adequately addressed. The transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will also require a Caltrans transportation permit.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2022-04284.

Sincerely,



MIYA EDMONSON
LDR Branch Chief

cc: State Clearinghouse