

3.0 Project Description



3.0 PROJECT DESCRIPTION

3.1 LOCATION AND SETTING

PROJECT LOCATION

The Lincoln Specific Plan (Project) is located in the County of Los Angeles, in the western portion of the City of Whittier, approximately 12 miles east of downtown Los Angeles; refer to [Exhibit 3-1, *Regional Context*](#). The Project site is more specifically located at the site of the approximately 74-acre former Fred C. Nelles Youth Correctional Facility, approximately 1.3 miles east of the San Gabriel River/605 Freeway at 11850 Whittier Boulevard; refer to [Exhibit 3-2, *Local Context*](#). The site also includes an approximately two-acre property located immediately east of the Nelles facility (at 12090 Whittier Boulevard).

PROJECT SETTING

The Project site consists of approximately 76 acres, generally bound by Whittier Boulevard and Sorensen Avenue to the northeast and northwest, respectively, Presbyterian Intercommunity Hospital (PIH) to the southeast, commercial uses to the east, and commercial and residential uses to the west. The western site boundary is located along the City boundary with unincorporated Los Angeles County land, which forms part of the City's Sphere of Influence (SOI). Uptown Whittier, the City's historic mixed-use district, is located approximately one-half mile east of the Project site along Philadelphia Street; see [Exhibit 3-2](#).

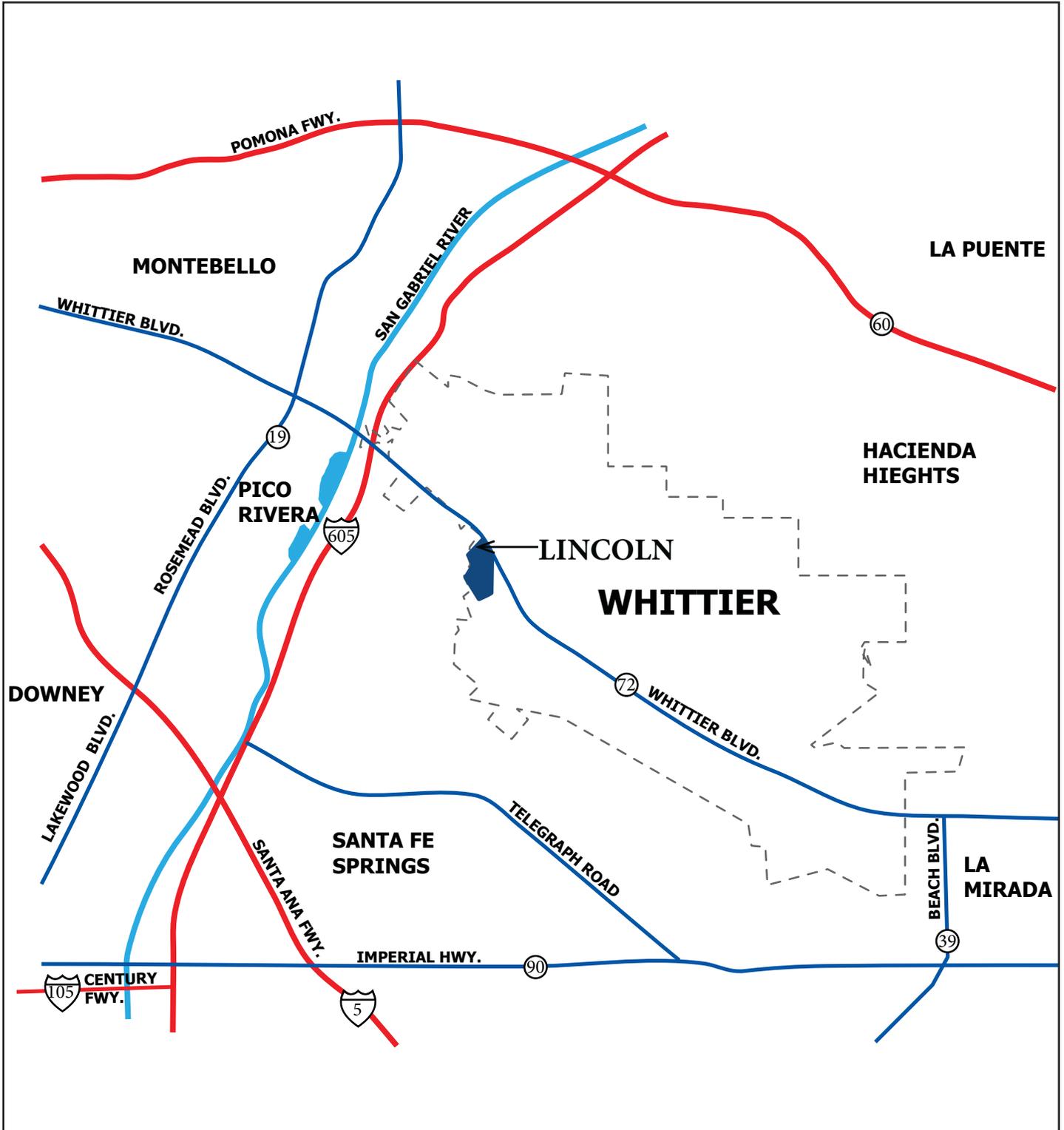
Onsite Land Uses

The Project site is generally comprised of two areas: a former youth correctional facility area (approximately 74 acres); and an adjacent commercial area (approximately two acres) located at the eastern corner of the site; refer to [Exhibit 3-3, *Aerial Photo*](#). The youth correctional facility is developed with structures, hardscapes, landscaping, and associated infrastructure related to the site's prior use. The two-acre property is currently occupied by a commercial use (auto recycling business) and vacant railroad right-of-way.

YOUTH CORRECTIONAL FACILITY

The Fred C. Nelles Youth Correctional Facility consists of a complex of buildings, structures, and ancillary facilities. It contains 52 vacant buildings constructed in various architectural styles between 1920 and 2002, with a combined total area of approximately 420,173 square feet. The various buildings include dormitories (or cottages), staff residences, school buildings, an auditorium, two gymnasiums, and several support structures.¹ The Correctional Facility was designated a California State Historical Landmark in 1982. Additionally, the property is listed on the California Register of Historical Resources and has been determined eligible for listing in the National Register of Historic Places. Eight of the 52 buildings have been identified as having varying degrees of historic significance. Several large landscaped areas and athletic fields are interspersed throughout the site. Surface parking lots are located along Whittier Boulevard and a network of pedestrian paths and private roadways traverse the site. Existing onsite vegetative cover consists of grass-covered open fields and numerous ornamental trees, shrubs, and non-native grasses.

¹ Page & Turnbull, *Fred C. Nelles Youth Correctional Facility Re-Use Feasibility Study For 8 Historic Buildings*, November 14, 2011.



Source: Danielian Associates, Lincoln Specific Plan, August 22, 2014.

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LINCOLN SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

Regional Context

Exhibit 3-1



Source: Danielian Associates, Lincoln Specific Plan, August 22, 2014.

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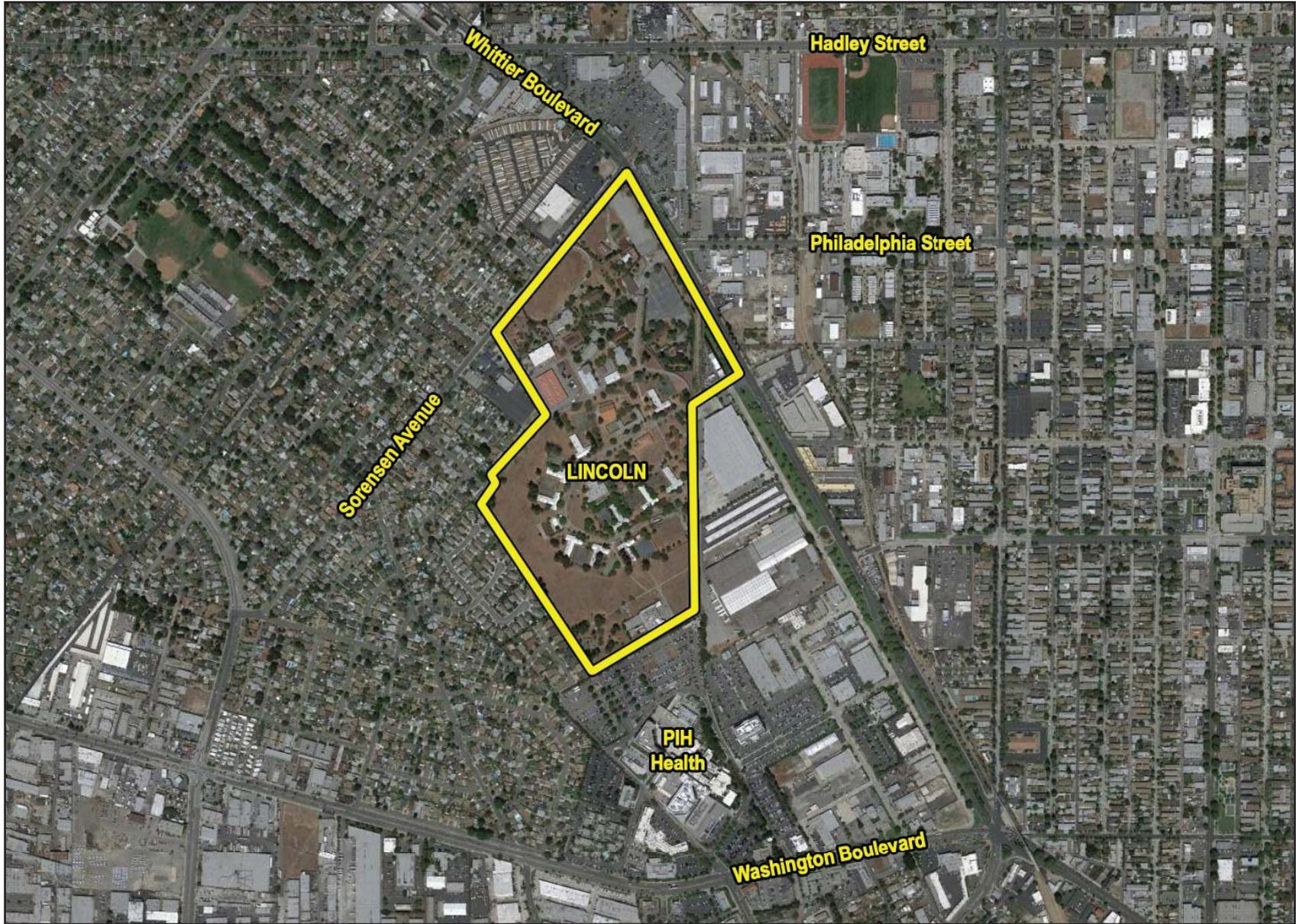


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Local Context

Exhibit 3-2



Source: Google Maps, 2014.

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Aerial Photo

Exhibit 3-3



No regular maintenance of the site occurs. Given the age of the facility and time since the Fred C. Nelles Youth Correctional Facility ceased operations in 2004, portions of the site show signs of deterioration. Onsite buildings appear to range from poor to good condition. As the buildings have been vacant for some time, visible cracks, peeling paint, possible roof leaks, and other indications of potential deterioration have occurred.² Much of the onsite vegetation is in poor condition due to a lack of maintenance and adequate irrigation.

The California Department of Corrections and Rehabilitation (CDCR) contracts with the California Conservation Corps to perform periodic brush clearance and removal of cuttings in order to reduce fire hazards. The youth correctional facility is surrounded on all sides by an approximately 15-foot high chain link and razor wire fence. Security lighting associated with the facility's prior use is located around the site's perimeter. The facility has remained vacant since its closure in 2004, although the CDCR allows filming activities through the California Film Commission.

EXISTING COMMERCIAL AREA

The commercial area consists of an approximately 0.6-acre former railroad right-of-way and 0.8-acre Caltrans right-of-way along Whittier Boulevard that surround an approximately 0.9 acre operational auto recycling business. The auto recycling business involves four small structures totaling 6,105 square feet, of which approximately 480 square feet are enclosed building area.

Existing General Plan and Zoning

According to the *Whittier General Plan Land Use Map* (as amended in 2005), the Project site is designated Specific Plan (SP). The Project site is zoned Specific Plan (SP - Whittier Boulevard Specific Plan), according to the City's *Official Zoning Map*.

As previously noted, the Project site's northeastern portion is adjacent to Whittier Boulevard. The *Whittier Boulevard Specific Plan* (WBSP) was originally adopted in 2005 and subsequently amended in August 2011. The WBSP "is intended as both a strategy for change along the Boulevard, and as a regulatory policy to guide and govern future development along Whittier Boulevard. It serves to publicly state the City's goals, objectives and expectations for the future of the Corridor, and to instigate the transformation of the character of the various parts of the Corridor along its length through the City." The WBSP applies to all properties fronting Whittier Boulevard, from Broadway Avenue to Valley Home Road. The WBSP, which represents the zoning for properties within the WBSP boundaries, details the proposed land uses and their distribution, proposed infrastructure improvements, development standards, and implementation measures required to achieve its goals.

As shown on WBSP Illustration 25, *Corridor Plan Areas*, certain properties adjacent to Whittier Boulevard were also brought into the study area, in the interest of creating a cohesive development pattern for each Corridor segment. As also shown on WBSP Illustration 25, the Project site is in its entirety located within the WBSP's Workplace District. WBSP Section 4.0.5, *Standards for Specific Land Uses*, notes the following regarding the youth correctional facility property:

Prior to the development of the Nelles property, a master plan must be prepared and approved by the Planning Commission prior to any development occurring on the site. The master plan must comply with all standards of the Workplace District section, and

² Ibid.



must promote a reasonable mix of land uses that will provide needed services to the community and be revenue-positive to the City. Alternately, a separate Specific Plan that includes development standards and design guidelines compatible with the Whittier Boulevard Specific Plan may be prepared for the property.

The intent of the proposed Lincoln Specific Plan is to provide for development that is consistent with applicable policies and regulations within the City's *General Plan* and *Zoning Code*.

SURROUNDING LAND USES

The land uses surrounding the Project site are illustrated on [Exhibit 3-3](#) and described as follows:

- ***North:*** Whittier Boulevard forms the northeastern site boundary. Surface parking and low-rise commercial uses are located across Whittier Boulevard, generally north of Philadelphia Street. Industrial uses and surface parking are generally located across Whittier Boulevard, south of Philadelphia Street. The commercial and industrial areas located directly along Whittier Boulevard are zoned WBSP. Sorensen Avenue forms the site's northwestern boundary. North of Rincon Drive, adjacent uses along Sorensen Avenue include low-rise commercial uses and surface parking. This commercial area is also zoned WBSP.
- ***South:*** The PIH is located directly south of the Project site. PIH is comprised of multiple structures and a large surface parking lot. It is separated from the Project site by a 15-foot high security fence. The PIH site is designated as Hospital in the City General Plan and zoned WBSP. Residential uses within the City and within the City's SOI are located directly southwest of the Project site beyond the youth correctional facility's 15-foot high security fencing.
- ***East:*** Low-rise industrial uses, including a self-storage business with surface parking, border the site to the east. The adjacent uses are separated from the Project site by the correctional facility's security fencing. These uses are zoned WBSP. Uptown Whittier, the City's historic mixed use district, is located approximately one-half mile east of the Project site via Philadelphia Street as shown in [Exhibit 3-2](#).
- ***West:*** The City boundary makes up the site's western boundary. Single-family residential uses are located west of the Project site. A church and related surface parking are located adjacent to the Project site near the intersection of Sorensen Avenue and Havenwood Drive. Both uses are separated from the Project site by the correctional facility's security fencing. The adjacent uses are located within unincorporated Los Angeles County and the City's SOI area.

3.2 BACKGROUND AND HISTORY

The Fred C. Nelles Youth Correctional Facility (youth correctional facility) was formerly located on the Project site. Opening on July 1, 1891 as the "Reform School for Juvenile Offenders," the facility was the oldest of its kind operated by the California Youth Authority until its closure in June 2004, after over 113 years of operation. The facility's period of significance (1912-1941) reflected the tenure of school Superintendent Fred C. Nelles. Nelles, who oversaw numerous and significant changes at the institution, passed away in 1927.



In 1893, the School's name was changed to the "Whittier State School." In 1912, the Board of Trustees hired Los Angeles businessman Fred C. Nelles as Superintendent of the Whittier State School. From this point onward, the School focused on a program of rehabilitation and resocialization. In 1941, the State of California adopted the Youth Authority Act and established the Youth Correction Authority (California Youth Authority), which oversaw activities at the School. From the 1940s onward, the "Fred C. Nelles School for Boys" operated in the same capacity as other delinquency schools. During the 1950s and 1960s, the School underwent a massive building program in which a new school was constructed along with a series of new cottages, program buildings, and detention facilities. In the late 1980s, the School's first true detention facility was constructed with the Carter-Nixon Building, which mirrored the design of adult penitentiaries. Later, the School was renamed the "Fred C. Nelles School" and soon after, the "Fred C. Nelles Youth Correctional Facility." Finally, in December 2004, the facility was closed and declared State surplus property. In June 2011, the State entered into a Purchase and Sale Agreement with Brookfield Residential, as part of a State facility disposition strategy. The facility has remained vacant since its closure, although the property is used for filming activities.

As noted above, portions of the site show signs of deterioration due to the facility's age and lack of maintenance since the facility's closure in 2004. Numerous buildings exhibit visible cracks, peeling paint, possible roof leaks, and other indications of potential deterioration have occurred.³ Much of the onsite vegetation is in poor condition due to a lack of maintenance and adequate irrigation.

3.3 PROJECT CHARACTERISTICS

The Applicant seeks approval of the Lincoln Specific Plan, which includes a land use plan, description of existing and proposed infrastructure and services, design regulations and guidelines, and implementation provisions, as summarized below. The Lincoln Specific Plan (Specific Plan) also includes numerous exhibits, as supporting documents to its text.

The Project involves the following primary components: demolition of approximately 406,261 square feet of existing buildings associated with the former Nelles facility and existing onsite commercial use; construction of 750 DU; approximately 208,350 square feet of commercial land uses; 4.6 acres of open space; and offsite utility and roadway infrastructure improvements.

The Lincoln Specific Plan is intended to provide an orderly and efficient development of the Specific Plan area, in accordance with the provisions of the Whittier General Plan. If adopted by the Whittier City Council, the Specific Plan would serve both planning and regulatory functions including land use regulations, circulation pattern, and development standards. Combined, these elements would provide the necessary framework for the creation of a mixed-use, pedestrian friendly urban infill community. Future development plans, tentative parcel, and/or tract map(s) or similar entitlements for Specific Plan properties would be subject to compliance with the Specific Plan regulations, as well as other applicable City regulations.

³ Ibid.



LAND USE PLAN

The proposed Land Use Plan includes a varied mix of residential, commercial (retail/office), and open space land uses. The delineation between the residential and commercial use areas is shown on Exhibit 3-4, *Land Use Plan*. The Specific Plan establishes the maximum allowable development within the boundaries of the Specific Plan area. All future development proposals (e.g., site plan review) would be subject to compliance with the Specific Plan's provisions and reviewed by the City to ensure consistency. Although it is anticipated that the actual amount of development would be refined during subsequent entitlement processes, it would not exceed the development limits established by the Lincoln Specific Plan.

The Land Use Plan does not provide a specific site plan; rather it identifies a land use concept that demonstrates how development allowed under the Specific Plan could be implemented on the Project site. The ultimate building layout and site planning would be determined at the time of site plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in Specific Plan Section 4, *Development Regulations*. Overall, the Specific Plan would establish a maximum allowable development within the Specific Plan area boundaries of 750 DU and 208,350 square feet of commercial land uses, as indicated in Table 3-1, *Land Use Summary*. For purposes of this analysis, Project buildout assumes: 750 DU; 20,017 square feet of commercial uses within existing structures to be adaptively reused; 188,333 square feet of commercial uses within new structures; and 4.6 acres of open space; refer to Table 3-1.

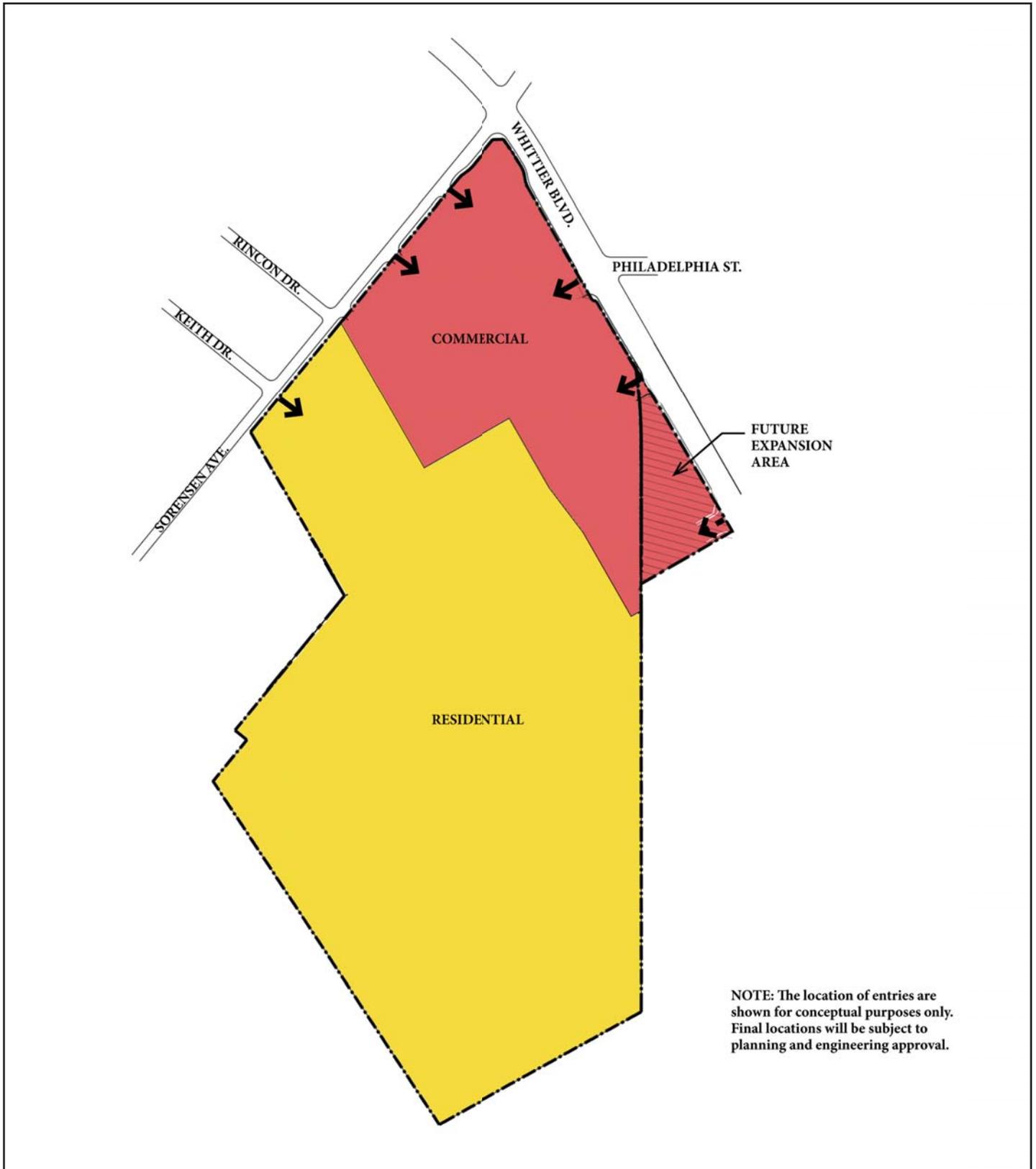
PLANNING AREAS

As shown on Exhibit 3-5, *Planning Areas*, the Specific Plan proposes nine planning areas. The Specific Plan's concept is to distribute commercial and residential areas, with Independence Park as its central component. There are three commercial and six residential planning areas. As also shown on Exhibit 3-5, the Specific Plan's concept is to locate:

- Commercial uses fronting Whittier Boulevard;
- Higher density homes adjacent to the higher intensity commercial uses to reduce vehicle miles traveled (VMT);
- Lower density homes adjacent to existing lower density housing;
- A variety of home types in the Specific Plan area; and
- A primary open space at the center, surrounded by a diversity of home types.

Residential Uses

The Specific Plan would allow a maximum of 750 DU on 41.5 acres within Planning Areas 3 through 7; see Table 3-1. As indicated on Exhibit 3-5, a variety of residential densities and types would be permitted including Medium Density Residential (7.1-15 DU per acre), Medium High Density Residential (15.1-25 DU per acre), and High Density Residential (25.1-35 DU per acre). Throughout the Specific Plan area, seven different home types and their respective estimated densities would be permitted.



Source: Danielian Associates, Lincoln Specific Plan, August 22, 2014.

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Land Use Plan

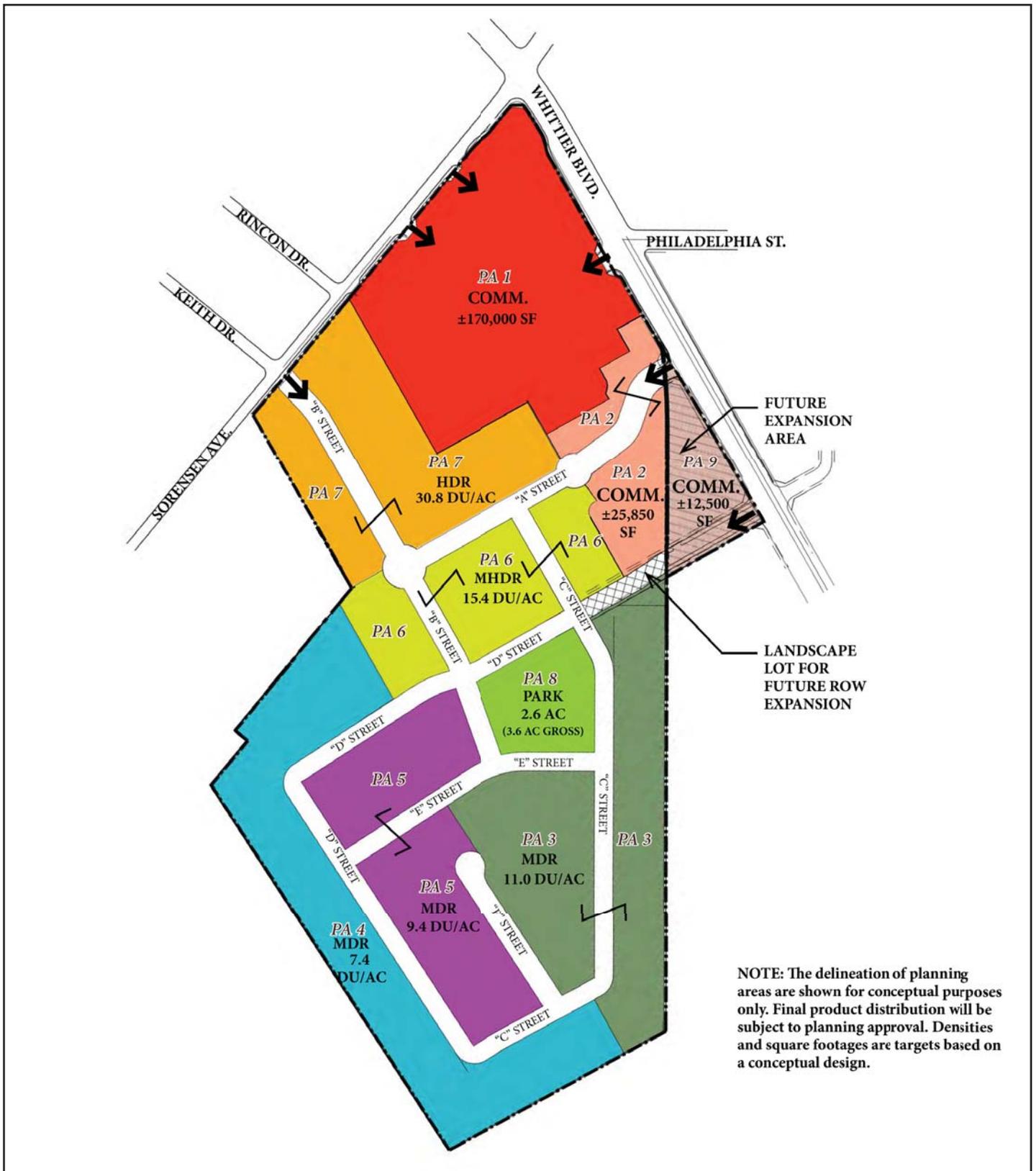
Exhibit 3-4



**Table 3-1
Land Use Summary**

Planning Area	Description	Acres	Institutional (SF) ¹	Commercial (SF)	Commercial Re-Use (SF)	Commercial ² New (SF)	Residential ² (DU) ¹
EXISTING							
	Correctional Facility (52 Buildings) ³	73.7	420,173				
	Auto Recycling (4 Buildings) ⁴	2.3		6,105			
	<i>Total Existing</i>	76.0	420,173	6,105			
PROPOSED							
Demolish							
	Correctional Facility (50 Buildings)		-400,156				
	Auto Recycling (4 Buildings) ⁵			-6,105			
	<i>Subtotal Demolish</i>		-400,156	-6,105			
Proposed							
1	The Market	12.9				170,000	
2	Heritage Court • Superintendent's Residence ^{3,6} • Administration Building ^{3,6} • New Construction • Roads	2.8 0.9			8,767 11,250	5,833	
3	Medium Density Res. (7.1-15 DU/AC) ¹ Open Space Roads	9.5 1.2 2.0					139
4	Medium Density Res. (7.1-15 DU/AC) Open Space Roads	10.1 0.8 1.3					91
5	Medium Density Res. (7.1-15 DU/AC) Roads	7.6 2.5					96
6	Med. High Density Res. (15.1-25 DU/AC) Roads	6.2 2.1					128
7	High Density Res. (25.1-35 DU/AC) Roads	8.1 1.5					296
8	Open Space Roads	2.6 1.0					
9	Future Expansion Area ⁷	2.0				12,500	
	Total Project	75.6			20,017	188,333	750
	Total Demolition		-406,261				
	Buildout Residential	41.5					750
	Buildout Commercial	17.7			208,350		
	Buildout Open Space	4.6					
	Buildout Roads	11.4					

1. SF = square feet; DU = dwelling units; DU/AC = dwelling units per acre.
 2. Danielian Associates, Lincoln Specific Plan Table 2-1, August 2014.
 3. CH2M Hill, *Building Demo Square Foot Quantities Table*.
 4. Written Correspondence: Jeff Adams, Planning Services Manager, City of Whittier, December 16, 2013.
 5. It is assumed that existing commercial uses would continue until such time as market conditions cause the property owner to wish to redevelop the site.
 6. Although commercial (retail/office) uses are contemplated for these buildings, they may be dedicated to a non- or for-profit organization for institutional uses.
 7. Includes approximately 6,150 square feet of existing commercial use (auto recycling business), which would retain its current function in the near term, although it is proposed to integrate with Heritage Court in the future.
 Note: Site acreage totals for existing and proposed vary slightly due to rounding.



Source: Danielian Associates, Lincoln Specific Plan, August 22, 2014.

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Planning Areas

Exhibit 3-5



Commercial Uses

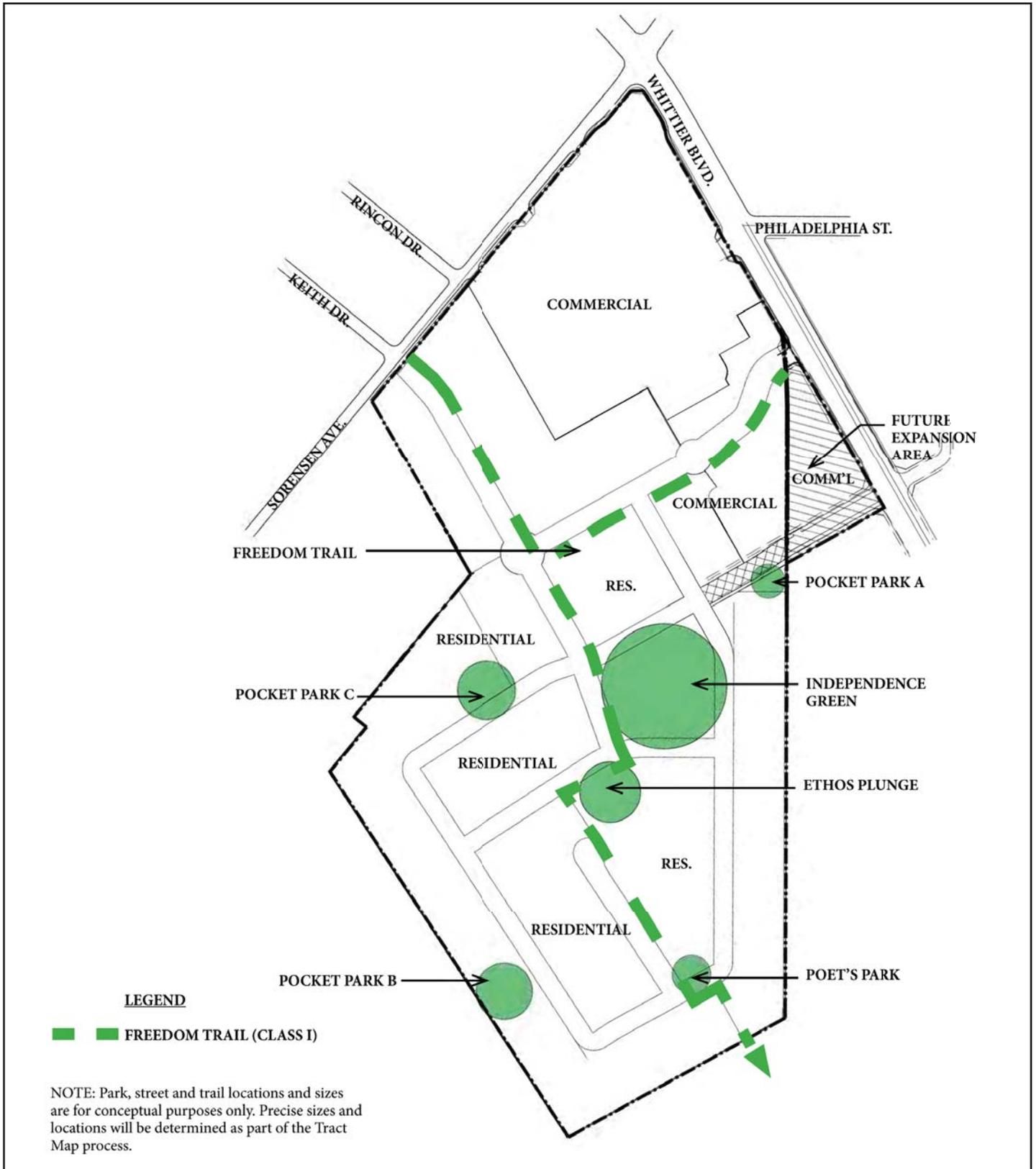
The Specific Plan proposes approximately 17.7 acres (approximately 208,350 square feet) of commercial uses within Planning Areas 1, 2, and 9, at the northern portion of the site. The proposed commercial areas are summarized below.

- *The Market (Planning Area 1)*. This approximately 12.9-acre community shopping center site would accommodate retail stores as well as restaurants, banks, drug stores, grocers and other commercial uses for a maximum of 170,000 square feet of commercial uses.
- *Heritage Court (Planning Area 2)*. Heritage Court would integrate two existing correctional facility buildings (i.e., the Superintendent's Residence and Administration Building) with new buildings into a smaller, pedestrian scale concept on approximately 2.8 acres that would accommodate a maximum of 25,850 square feet of commercial uses. Two existing correctional facility buildings have been identified in this Planning Area for potential preservation and adaptive re-use: The Superintendent's Residence; and the Administration Building. The approximately 8,767-square foot (including the garage) Superintendent's Residence was built in 1919 and the approximately 11,250-square foot Administration Building was built in 1929. These buildings may be dedicated to a non-profit or for profit organization that may seek additional funding for re-use and renovation. The Specific Plan would permit commercial/retail and/or office uses within these buildings, if they can be feasibly restored for this type of use. In order for these buildings to meet current use and occupancy regulations, they would need to be seismically retrofitted to comply with the State Historical Building Code (SHBC).
- *Future Expansion Area (FEA) (Planning Area 9)*. The existing approximately 6,150-square foot commercial use (auto recycling business) would retain its current function in the near term, although it ultimately would integrate with Heritage Court in the future, with an assumed commercial intensity of 12,500 square feet of mixed commercial (retail/office) uses replacing the existing use. The property is currently assumed for future intensification under the Whittier Boulevard Specific Plan. It is assumed that existing uses would continue until such time as market conditions cause the property owner to wish to redevelop the site.

Parks and Open Space

The Specific Plan includes a Parks and Open Space Plan that provides community, neighborhood, and open space on a total of 4.6 acres within Planning Areas 3, 4, and 8. All of these parks, open space areas, and trails would be privately owned and would be maintained by the Homeowner's Association. All amenities described below would be available for public use with the exception of Ethos Plunge. The conceptual park locations are shown in Exhibit 3-6, Parks and Open Space Plan, and described below.

- *Open Space - Ethos Plunge (Planning Area 3)*. This 0.8-acre recreation area would serve Lincoln Specific Plan residents. Planned facilities include a pool, spa, seating, and barbecue area.
- *Open Spaces - Pocket Parks (Planning Areas 3, and 4)*. Pocket parks (one acre) would be located within neighborhoods to provide additional active and passive recreation opportunities. Amenities may include benches, shade structures, fitness equipment, dog runs, tot lots, and/or open lawn areas.



Source: Danielian Associates, Lincoln Specific Plan, August 22, 2014.

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Parks and Open Space Plan

Exhibit 3-6



- Open Spaces/Parks – Poets Park (Planning Area 3) and Independence Green (Planning Area 8). The 0.2-acre Poets Park would be a passive park within Planning Area 3, and may include fitness equipment, shade structures, and benches. Independence Green would occur in Planning Area 8, and would be a 2.6-acre park in the central portion of the site providing active and passive areas including fitness equipment, play fields, and benches.
- Freedom Trail. The Freedom Trail concept would include an enhanced walking/biking/running trail that would run adjacent to one side of each of the two main streets connecting the proposed residential area to Whittier Boulevard, Sorensen Avenue, Independence Green, and Presbyterian Intercommunity Hospital (PIH). The concept for the Freedom Trail may also include exercise stations, rest areas, and play areas along its route and/or as part of Independence Green.

INFRASTRUCTURE AND SERVICES

Specific Plan Section 3, *Infrastructure and Services*, addresses the proposed distribution, location, and extent of major components of public and private utilities and infrastructure, and other essential services and facilities within the Lincoln Specific Plan area, which are needed to support the land uses described above.

Master Plan of Circulation

Specific Plan Section 3.1, *Master Plan of Circulation*, describes the infrastructure and access for various modes of travel, including automobiles, transit, bicycles, and pedestrian. The proposed Master Plan of Circulation considers perimeter public streets, internal streets, site access, and non-vehicular circulation elements accommodating the pedestrian and bicycle. The proposed improvements are summarized below.

Perimeter Public Streets

- Whittier Boulevard Improvements. Whittier Boulevard would be expanded from two through lanes to three through lanes in each direction along and adjacent to the Project frontage. Depending on the final traffic engineering analysis, and final City and Caltrans approvals, the third through lane may serve a dual role as a shared through/right-turn lane at the Philadelphia Street, Sorensen Avenue, and Residential/Heritage Court entries. Whittier Boulevard southbound from Sorensen Avenue would be widened to accommodate a dedicated right-turn/deceleration lane to enter the Market at the terminus of Philadelphia Street. Dual left-turn lanes would be included from southbound Whittier Boulevard to eastbound Philadelphia Street and northbound Whittier Boulevard to Lincoln. The existing signalized intersections would be modified to accommodate the new through and turning movements. These improvements would occur within existing California Department of Transportation (Caltrans) right-of-way (ROW); therefore, ROW acquisition from adjacent parcels would not be required.
- Sorensen Avenue Improvements. Sorensen Avenue northbound would be widened and restriped as it approaches Whittier Boulevard to provide a dedicated right turn lane for travelers intending to travel eastbound on Whittier Boulevard. The existing signal at Whittier Boulevard and Sorensen would be modified to accommodate the new movements. The necessary ROW for the proposed Sorensen Avenue improvements is located within the Project site boundaries; therefore, ROW acquisition from adjacent parcels would not be required.



- Elmer Avenue Extension. As part of the FEA, Elmer Avenue would be extended into the site, providing an additional access point into the Specific Plan area and a connection to the Greenway Trail on the north side of Whittier Boulevard. The future intersection of Elmer Avenue and Whittier Boulevard would be signalized. The Project would only include Elmer Avenue improvements west of Whittier Boulevard (i.e., within the Project site boundaries).

Internal Streets

- The internal system includes public streets, roundabouts, alleys, and private drives. All internal streets would be public, except for alleys and private drives.

Site Access

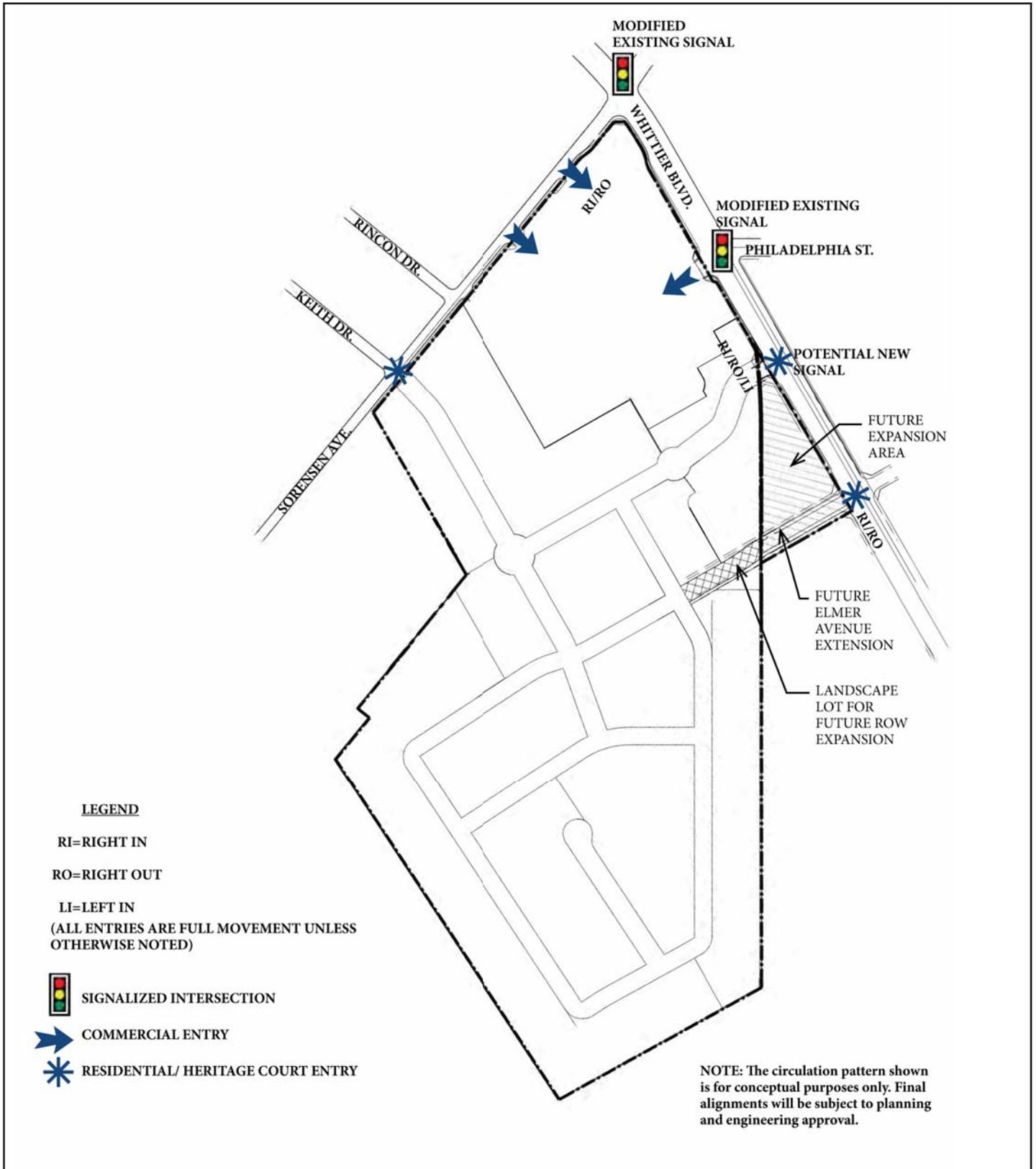
- The Specific Plan proposes three dedicated access points to the commercial area: two access points via Sorensen Avenue; and one signalized access point via Whittier Boulevard at Philadelphia Street; see Exhibit 3-7, Entries and Signalization. Two dedicated access points to the residential areas are proposed: one potentially signalized access point via from Whittier Boulevard, which would also serve the Heritage Court commercial area; and one access point via at Sorensen Avenue at Keith Drive. A third dedicated access point to the FEA/Heritage Court/residential area via Whittier Boulevard at the proposed Elmer Avenue extension could be provided, as part of the development of the FEA.

Non-Vehicular Circulation

- The proposed Master Plan of Circulation proposes non-vehicular circulation elements accommodating pedestrians and bicyclists. The Project proposes the Freedom Trail, which is an enhanced multi-purpose trail that navigates through the community connecting parks, land uses, and the adjacent hospital; see also the *Parks and Open Space* Section above. The non-vehicular circulation elements are designed in consideration of the Whittier Greenway Trail, a multi-use path located within the abandoned Union Pacific Railroad right-of-way that is northeast of the Project site. The proposed future Elmer Avenue extension would provide a connection to the Greenway Trail on the north side of Whittier Boulevard.

Infrastructure Plans

Because the Specific Plan area involves a previously developed infill site that is surrounded by urbanization, water, sewer, stormwater, electricity, and telecommunications infrastructure are immediately available. Specific Plan Section 3.2 addresses how the following utilities and infrastructure would be implemented: water; sewer; grading/water quality/ groundwater; solid waste; gas; electricity; telephone; and cable television. Specific Plan Section 3.2 also addresses fire, police, and library services.



Source: Danielian Associates, Lincoln Specific Plan, August 22, 2014.

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Entries and Signalization

Exhibit 3-7



Development Regulations

Section 4 of the Specific Plan specifies the regulations by which Specific Plan development would occur. These regulations (which are intended to supplement the existing zoning regulations) address various aspects of development, including the following:

- Applicability;
- Permitted Uses;
- Conditionally Permitted Uses;
- Development Regulations (i.e., Lot Area, Height, Setbacks, Lot Frontage, and Walls/Fences); and
- Parking Requirements.

Design Guidelines

Section 5 of the Specific Plan includes design guidelines that are intended to provide the overall design integrity envisioned for both residential and commercial uses. Because this Section includes “guidelines” rather than “development standards,” strict compliance would not be required. Rather, these guidelines are intended to promote the quality of design planned for the Project. The design guidelines include criteria for site planning, buildings, architectural styles, landscaping, and lighting, among others.

Implementation

The program of implementation necessary to carry out the land use plan, utilities/infrastructure, and development regulations described above are addressed in Section 5 of the Specific Plan. This Section addresses the development review process, financing and maintenance, and modifications and Specific Plan amendment process.

OTHER PROPOSED ENTITLEMENTS

In order to implement the Lincoln Specific Plan, the Project would require approval of the following additional entitlements:

- Zoning Code text and Zoning Map amendments changing the existing zoning from Specific Plan (SP, Whittier Boulevard Specific Plan) to SP, Lincoln Specific Plan.
- The Project proposes to demolish 50 structures and adaptively reuse two structures associated with the site’s prior use as a correctional facility. Because several of these structures have been identified as having varying degrees of historic significance, City approval of Certificates of Appropriateness (COA) would be required in compliance with the Whittier Historic Resources Ordinance (Whittier Municipal Code (WMC) Chapter 18.84). Specifically, the Ordinance requires a COA for any alteration, addition, restoration, rehabilitation, remodeling, demolition, or, relocation of a historic resource. Such work also requires review and recommendation by the City’s Historic Resources Commission to ensure that all proposed work is consistent with the requirements of and other applicable ordinances. The City Council would be the final approval authority on any COA.



A Tentative Tract Map (TTM) indicating the approximate location of planning area boundaries, streets, and proposed grading for the Specific Plan's planning areas is proposed for City approval; refer to [Exhibit 3-8, *Tentative Tract Map*](#). Following City approval of the TTM, Final Maps would be prepared and become the legal documents that are recorded to define legal parcels and lots that can be sold for development purposes. Parcel Maps indicating the approximate location of lot lines, streets, and proposed grading for the Specific Plan's commercial portions would also require City approval.

- A Development Agreement that specifies the standards and conditions that would govern development of the Specific Plan area, vests the Project's entitlements, and details the Applicant's and City's obligations.
- A Water Supply Assessment (WSA) to satisfy the requirements of Senate Bill 610, which requires the water provider (in this case, the Whittier Utility Authority) to evaluate the sufficiency of water supply entitlements to serve the Project both now and 20 years from now.⁴

GRADING

According to the Preliminary Grading Plan (Fusco Engineering, November 22, 2013), the preliminary earthwork quantities indicate the proposed grading would balance onsite, involving a total of approximately 970,000 cubic yards (CY) of cut and fill, inclusive of soil shrinkage and remedial grading.

FUTURE ENTITLEMENTS

Development Review Process

Following approval of the Lincoln Specific Plan, all development proposals for individual neighborhoods or commercial areas within the Specific Plan area would be subject to the City's development review process, as outlined in Specific Plan Section 6.1, *Development Review Process*.

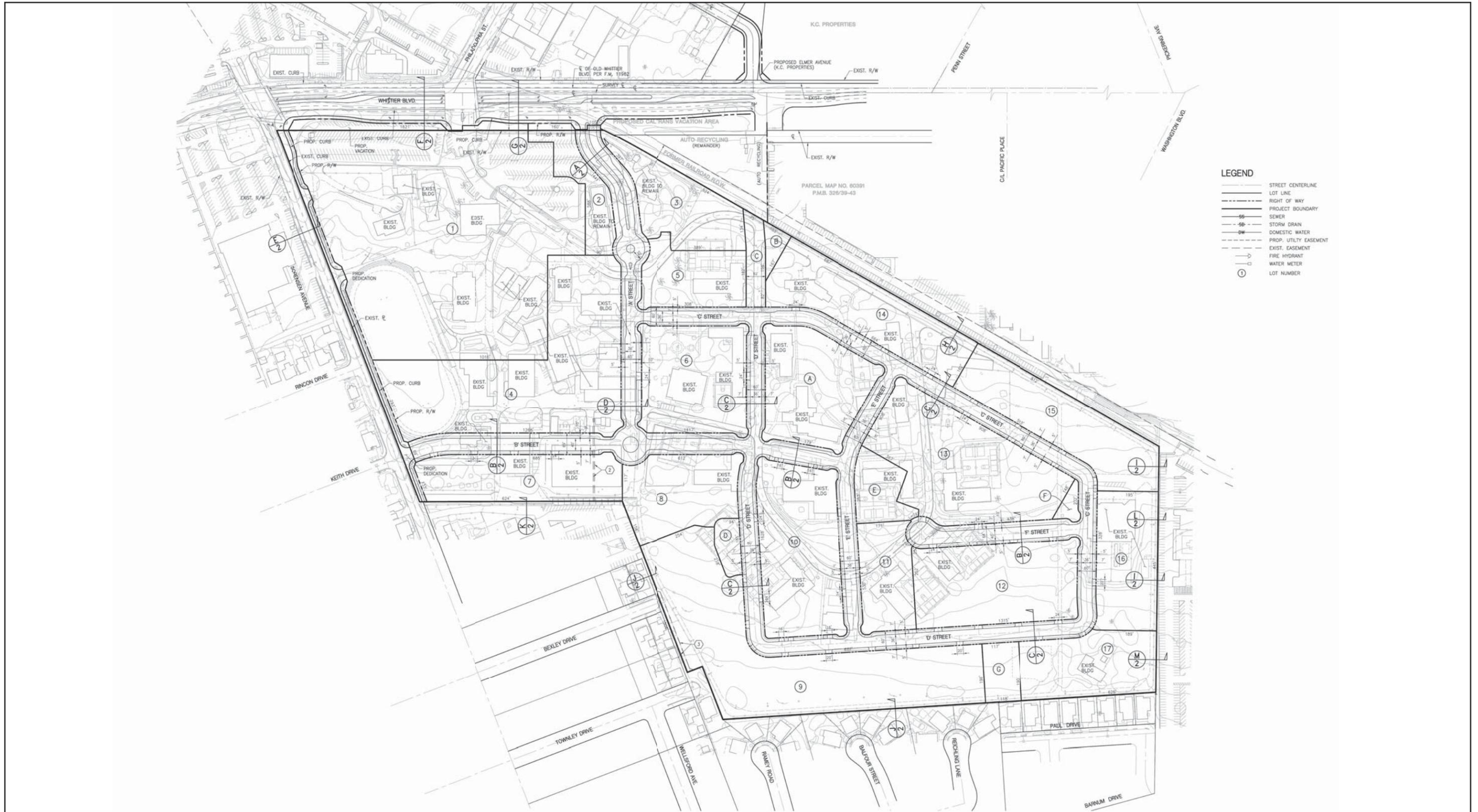
Builder Subdivision Maps

Subsequent TTMs may be prepared for approval by the City for development of individual planning areas within the Specific Plan area; these maps would indicate the location of individual residential lot lines, streets, and proposed grading for the Specific Plan's residential planning areas and require City approval. Following City approval of each TTM, Final Maps would be prepared and become the legal documents that are recorded to define legal lots that can be sold for development.

3.4 PHASING AND CONSTRUCTION

Construction and occupancy of the Specific Plan's anticipated land uses are not proposed according to a phasing schedule. Rather, development would be dictated by market demand and phased accordingly. The phasing described below is conceptual and provided for planning and analysis purposes only.

⁴ The Project's Water Supply Assessment was approved by the Whittier City Council on July 29, 2014, and is provided as [Appendix 11.15, *Water Supply Assessment*](#), of this EIR.



- LEGEND**
- STREET CENTERLINE
 - LOT LINE
 - - - RIGHT OF WAY
 - - - PROJECT BOUNDARY
 - SS — SEWER
 - SD — STORM DRAIN
 - DW — DOMESTIC WATER
 - - - PROP. UTILITY EASEMENT
 - - - EXIST. EASEMENT
 - FIRE HYDRANT
 - WATER METER
 - ① LOT NUMBER

Source: Fuscoe Engineering, June 10, 2014.

NOT TO SCALE



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LINCOLN SPECIFIC PLAN
 ENVIRONMENTAL IMPACT REPORT
Tentative Tract Map

Exhibit 3-8



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Construction of the proposed development is conceptually anticipated to occur in two phases, as described below.

Phase 1

- Planning Areas 1 through 8:
 - 20,017 square feet of commercial uses within existing structures to be adaptively reused;
 - 175,833 square feet of commercial uses within new structures;
 - 750 DU; and
 - 4.6 acres of open space.
- All infrastructure improvements, excluding the Elmer Avenue extension.

Phase 2

- Planning Area 9:
 - 12,500 square feet of commercial uses within new structures.
- Elmer Avenue extension.

Phase 1 construction activities (including demolition) are conceptually anticipated to occur beginning April 2015 and ending in 2020. The Phase 2 construction schedule is presently unknown and is dependent upon the Planning Area 9 property owner's plan for long-term use of the property.

3.5 GOALS AND OBJECTIVES

Pursuant to CEQA Guidelines Section 15124(b), the EIR project description must include "[a] statement of objectives sought by the proposed project... The statement of objectives should include the underlying purpose of the project."

The proposed Project objectives are to:

- Deliver a mix of land uses including residential, commercial and recreational elements;
- Generate net revenue for the City of Whittier General Fund;
- Provide access to the site from Whittier Boulevard and Sorensen Avenue (not from the adjacent residential neighborhood);
- Provide for a range of housing types and opportunities to address a variety of lifestyles, life stages and economic segments of the marketplace;
- Create public space amenities within the commercial area;
- Create connectivity between land uses;
- Provide for recreational amenities within walking distance of residential neighborhoods;
- Create a Freedom Trail, an enhanced multi-purpose trail that navigates through the community connecting parks, land uses and the adjacent hospital;



- Provide for diversity in architectural design along with traditional design elements reflecting some of the characteristics of older, established Whittier;
- Make plans to retain select existing buildings of architectural interest on the site (Administration Building and Superintendent's Residence);
- Re-use existing building materials on site when economically feasible;
- Implement sustainable building practices addressing energy efficiency;
- Redevelop a blighted area of the City;
- Implement the City's General Plan;
- Provide housing opportunities at the least cost possible to serve a diverse population; and
- Create a mixed-use project to promote internal capture and to reduce vehicle miles traveled.

3.6 AGREEMENTS, PERMITS, AND APPROVALS

The City, as Lead Agency for the Project, has discretionary authority over the Project. In order to implement the proposed Lincoln Specific Plan, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

- Environmental Impact Report certification;
- Zoning Code and Zoning Map Amendments;
- Lincoln Specific Plan Adoption;
- Certificates of Appropriateness for historic structures;
- Tentative Tract Map Approval;
- Development Agreement; and
- Approval of Water Supply Assessment.⁵

⁵ Ibid.