11.2 NOP Comment Letters

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

Notice of Preparation

RECEIVED
JAN 30 2014
Community Development

January 24, 2014

To: Reviewing Agencies

Re: Lincoln Specific Plan
SCH# 2014011069

Attached for your review and comment is the Notice of Preparation (NOP) for the Lincoln Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Aldo E. Schindler
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2014011069
Project Title Lincoln Specific Plan
Lead Agency Whittier, City of

Type **NOP** Notice of Preparation

Description The Project involves a Specific Plan with the following primary components: demolition of 50 structures (approximately 400,156 sf of non-operational institutional building area) associated with the site's poor use as a correctional facility; construction of approximately 750 dwelling units; approximately 208,350 sf of commercial land uses (including adaptive reuse of two vacant structures on-site); 8.5 (7.3 net) acres of open space; and offsite infrastructure improvements including roadway improvements to Whittier Boulevard, Sorensen Avenue, the extension of Elmer Avenue, and construction of a sewer main between the Project site and Washington Boulevard. Buildout of the area could not exceed the maximum allowed development under the Specific Plan.

Lead Agency Contact

Name Aldo E. Schindler
Agency City of Whittier
Phone 562 567 9320 **Fax**
email
Address 13230 Penn Street, 2nd Floor
City Whittier **State** CA **Zip** 90602

Project Location

County Los Angeles
City Whittier
Region
Cross Streets Whittier Blvd / Sorensen Avenue
Lat / Long 33° 58' 48.56" N / 118° 3' .63" W
Parcel No. 8170-013-904, 8170-026-006
Township 2S **Range** 11W **Section** 20 **Base** SBB&M

Proximity to:

Highways I-605, SR-72
Airports
Railways UPRR
Waterways S.G. River
Schools Various
Land Use Z: Specific Plan (SP - Whittier Boulevard Specific Plan)
GP: Specific Plan

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Public Services; Population/Housing Balance; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Toxic/Hazardous; Vegetation; Water Quality; Water Supply; Wildlife; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

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Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Department of General Services; Native American Heritage Commission; Department of Housing and Community Development; Caltrans, District 7; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4; Department of Corrections

---

Date Received 01/24/2014 **Start of Review** 01/24/2014 **End of Review** 02/24/2014

NOP Distribution List

County: LOS ANGELES

SCH# 2014011009

esources Agency

- [x] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Nicole Wong
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Tamya Trujillo
- [x] **Dept. of Conservation**
  Elizabeth Carpenter
- [ ] **California Energy Commission**
  Eric Knight
- [ ] **Cal Fire**
  Dan Foster
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [x] **Office of Historic Preservation**
  Ron Parsons
- [x] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **California Department of Resources, Recycling & Recovery**
  Sue O'Leary
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [ ] **Dept. of Water Resources** Resources Agency
  Nadell Gayou

sh and Game

- [ ] **Depart. of Fish & Wildlife**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Wildlife Region 1**
  Donald Koch
- [ ] **Fish & Wildlife Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Wildlife Region 2**
  Jeff Drongesen
- [ ] **Fish & Wildlife Region 3**
  Charles Armor
- [ ] **Fish & Wildlife Region 4**
  Julie Vance
- [x] **Fish & Wildlife Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6 I/M**
  Heidi Sickler
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Wildlife M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Sandra Schubert
  Dept. of Food and Agriculture
- [x] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Dept. of Public Health**
  Jeffery Worth
  Dept. of Health/Drinking Water
- [ ] **Delta Stewardship Council**
  Kevan Samsam

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Michael Machado
- [ ] **Cal EMA (Emergency Management Agency)**
  Dennis Castrillo
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Leo Wong
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Jennifer Deleong
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [ ] **California Highway Patrol**
  Suzann Ikeuchi
  Office of Special Projects
- [x] **Housing & Community Development**
  CEQA Coordinator
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Gary Arnold
- [ ] **Caltrans, District 4**
  Erik Alm
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Michael Navarro
- [x] **Caltrans, District 7**
  Dianna Watson
- [ ] **Caltrans, District 8**
  Dan Kopulsky
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Maureen El Harake

Cal EPA

Air Resources Board

- [x] All Projects
  CEQA Coordinator
- [ ] Transportation Projects
  Jon Taylor
- [ ] Industrial Projects
  Mike Tollstrup
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [x] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [x] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
- [ ] **RWQCB 5F**
  Central Valley Region (5)
  Fresno Branch Office
- [ ] **RWQCB 5R**
  Central Valley Region (5)
  Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
- [ ] **RWQCB 6V**
  Lahontan Region (6)
  Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [x] **Other** Dept. Corrections and Rehab
- [ ] _____
  Conservancy

Last Updated 9 /24/2013

2014011069

Notice of Completion & Environmental Document Transmittal

Hand Delivery/Street Address: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916.445.0613

SCH#

Project Title: Lincoln Specific Plan
Lead Agency: City of Whittier
Street Address: 13230 Penn Street, 2nd Floor
City: Whittier **Zip:** 90602
Contact Person: Aldo E. Schindler
Phone: 562.567.9320
County: Los Angeles

Project Location:
County: Los Angeles **City/Nearest Community:** City of Whittier
Cross Streets: Whittier Boulevard/Sorensen Avenue **Zip Code:** 90602 **Total Acres:** 76
Lat. / Long. 33°58'48.56"N / 118°03'00.63"W
APN: 8170-013-904, 8170-026-006 **Section:** 20 **Twp:** 2S **Range:** 11W **Base:** SBBM
Within 2 Miles: **State Hwy. #:** I-605, SR-72 **Waterways:** S.G. River
Airports: N/A **Railways:** UPRR

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Schools: Ada S. Nelson Elementary, Laurel Elementary, Longfellow Elementary, Jackson Elementary, Ocean View Elementary, Orange Grove Elementary, Phelan Elementary, Sorensen Elementary, West Whittier Elementary, Los Nietos Middle, Pioneer High, Sierra Vista High, St Paul Catholic High, Whittier High, Plymouth Christian, Katherine Edwards Intermediate

Document Type: (Check one)

CEQA		NEPA	OTHER
☒ NOP	☐ Draft EIR	☐ NOI	☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	☐ (Prior SCH No.)	☐ Draft EIS	☐ Other:
☐ Mit Neg Dec	☐ Other:	☐ FONSI	

Local Action Type: (Check all that apply)

☐ General Plan Update	☒ Specific Plan	☒ Rezone	☐ Annexation
☒ General Plan Amend.	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Dev.	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, etc.)	☐ Other:

Development Type: (Check all that apply)

	Units/Sq Ft	Acres	Employees		Type
☒ Residential	750 DU			☐ Water Facilities	
☐ Office				☐ Transportation	
☒ Commercial	208,350 SF			☐ Mining	Mineral:
☐ Industrial				☐ Power	Watts
☐ Educational				☐ Waste Treatment	
☒ Recreational		8.5 (7.3 net)		☐ Hazardous Waste	
				☐ Other:	

Project Issues Discussed in Document: (Check all that apply)

☒ Aesthetics/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☒ Septic Systems	☒ Water Supply/Ground Water
☒ Archaeo/ Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction	☒ Wildlife
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Growth Inducement
☒ Drainage Absorption	☒ Population/Housing	☒ Toxic/Hazardous	☒ Land Use
☒ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☒ Cumulative Effects
			☒ Other: GHG

Present Land Use/Zoning/General Plan Designation:
Zoning: Specific Plan (SP – Whittier Boulevard Specific Plan) General Plan: Specific Plan

Project Description:

The Project involves a Specific Plan with the following primary components: demolition of 50 structures (approximately 400,156 square feet of non-operational institutional building area) associated with the site's prior use as a correctional facility; construction of approximately 750 dwelling units; approximately 208,350 square feet of commercial land uses (including adaptive reuse of two vacant structures on-site); 8.5 (7.3 net) acres of open space; and offsite infrastructure improvements including roadway improvements to Whittier Boulevard, Sorensen Avenue, the

Reviewing Agencies Checklist
KEY
S = Document Sent by Lead Agency
X = **Suggested Distribution**

S	Air Resources Board	S	Office of Historic Preservation
☐	Boating & Waterways, Dept of	☐	Office of Public School Construction
☐	California Highway Patrol	☒	Parks & Recreation
S	Caltrans District: #7	☐	Pesticide Regulation, Dept of
☐	Caltrans Division of Aeronautics	☐	Public Utilities Commission
☐	Caltrans Planning (Headquarters)	☐	Reclamation Board
☐	Coachella Valley Mountains Conservancy	S	Regional WQCB: Los Angeles
☐	Coastal Commission	☒	Resources Agency
☐	Colorado River Board	☐	S.F. Bay Conservation & Development Commission
☐	Conservation, Dept of	☒	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
☐	Corrections, Dept of	☐	San Joaquin River Conservancy
☐	Delta Protection Commission	☐	Santa Monica Mountains Conservancy
☐	Education, Dept of	☐	State Lands Commission
☐	Energy Commission	☐	SWRCB: Clean Water Grants
S	Fish & Wildlife Region: South Coast #5	☒	SWRCB: Water Quality
☐	Food & Agriculture, Dept of	☐	SWRCB: Water Rights
☐	Forestry & Fire Protection	☐	Tahoe Regional Planning Agency
S	General Services, Dept of	S	Toxic Substances Control, Dept of
☒	Housing & Community Development	☐	Water Resources, Dept of
☒	Integrated Waste Management		
S	Native American Heritage Commission		
☐	Office of Emergency Services		
		☐	Other:
		☐	Other:

Public Review Period (to be filled in by Lead Agency)

Starting Date: January 24, 2014

Ending Date: February 24, 2014

Signature Alan Ashimine

Date: January 23, 2014

Lead Agency: (Complete if applicable)
City of Whittier
13230 Penn Street, 2nd Floor, Whittier, CA 90602
Project Contact: Aldo E. Schindler, 562.567.9320
Consulting Firm: RBF Consulting
14725 Alton Parkway, Irvine, California 92618
Contact: Alan Ashimine, 949.855.5710

For SCH Use Only:

Date Received at SCH:
Date Review Starts:
Date to Agencies:
Date to SCH:
Clearance Date:
Notes:

Applicant:
Brookfield Residential
3090 Bristol Street, Suite 200
Costa Mesa, CA 92626

SATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
Ds_nahc@pacbell.net
e-mail: ds_nahc@pacbell.net

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FEB 07 2014
Community Development

February 3, 2014

Aldo E. Schindler. Planner
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602

RE: SCH#2014011069 CEQA Notice of Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the **"Lincoln Specific Plan Project;"** located in the City of Whittier; Los Angeles County, California

Dear Mr. Schindler:

The Native American Heritage Commission (NAHC) has reviewed the above-referenced environmental document. This project is also subject to the provisions of California Government Code Sections 65040.2, *et seq.*

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b).. To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f).

If there is federal jurisdiction of this project due to funding or regulatory provisions; then the following may apply: the National Environmental Policy Act (NEPA 42 U.S.C 4321-43351) and Section 106 of the National Historic Preservation Act (16 U.S.C 470 *et seq.*) and 36 CFR Part 800.14(b) require consultation with culturally affiliated Native American tribes to determine if the proposed project may have an adverse impact on cultural resources

We suggest that this (additional archaeological activity) be coordinated with the NAHC, if possible. The final report containing site forms, site

significance, and mitigation measurers should be submitted immediately to the planning department. Any information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources.

California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People...with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies." (The California Code is consistent with the Federal Executive Order 12898 regarding 'environmental justice.' Also, applicable to state agencies is Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

Native American Contacts
Los Angeles County California
February 3, 2014

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
,
tattnlaw@gmail.com
310-570-6567

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1232 - FAX
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180 Gabrielino
Bonsall , CA 92003
palmsprings9@yahoo.com
626-676-1184- cell
(760) 636-0854 - FAX

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
sgoad@gabrielino-tongva.com
951-845-0443

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.
(626) 926-4131

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list s only applicable for contacting local Native Americans with regard to cultural resources for the proposed
SCH#2014011069; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Licnoln Specific Plan; City of Whittier; Los Angeles County, California.

Native American Contacts
Los Angeles County California
February 3, 2014

Gabrielino-Tongva Tribe
Conrad Acuna,
P.O. Box 180 Gabrielino
Bonsall , CA 92003

760-636-0854 - FAX

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resorces Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
909-262-9351

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list s only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2014011069; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Licnoln Specific Plan; City of Whittier; Los Angeles County, California.

Alan Ashimine

From: aschindler@cityofwhittier.org
Sent: Monday, February 10, 2014 7:40 AM
To: Alan Ashimine
Cc: Glenn Lajoie; Margit Allen
Subject: FW: NOP for Draft EIR - Lincoln Specific Plan

FYI. Please process appropriately. Thanks

Aldo E. Schindler|*Director of Community Development*
City of Whittier | Community Development Department
aschindler@cityofwhittier.org
P: 562-567-9320
13230 Penn Street | Whittier, CA 90602

This electronic transmission, and any documents attached hereto, may contain confidential and/or legally privileged information. The information is intended for the sole use of the recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of information received in error is strictly prohibited.

From: David Barboza [mailto:dejaybe@gmail.com]
Sent: Saturday, February 08, 2014 7:01 AM
To: Aldo Schindler
Subject: NOP for Draft EIR - Lincoln Specific Plan

Mr Schindler,

I have had an opportunity to review the Notice of Preparation (NOP) and Initial Study for the Draft Environmental Impact Report (EIR) for the Lincoln Specific Plan and have the following comments, which I request be considered in the EIR.

The concept of placing higher density residential land near the commercial portion of the site is sound. The EIR should note the environmental benefits of higher density residential development in preserving natural habitat by accommodating regional housing demand on an infill site. The EIR should also note the benefits of mixing land uses in terms of reducing vehicle trips and promoting active and healthy lifestyles. The EIR should consider the potential benefits of allowing even higher densities than 30.8 DU/acre and vertically mixed-use buildings (e.g. apartments over shops). The Specific Plan should capitalize on the opportunity to promote walking, cycling and public transit use to mitigate traffic impacts.

Exhibit 2-5 of the Initial Study shows that very few streets would provide access to the interior, residential portions of the specific plan area. The traffic impacts of the project might be mitigated to some degree by providing connections to additional streets such as Bexley Drive and Townley Drive.

Traffic mitigations for the project should also focus on improving connections to Uptown Whittier via Philadelphia Street, particularly by adding full pedestrian crossings at the intersection of Whittier Boulevard and Philadelphia Street and enhancing the streetscape as it transitions from the Specific Plan Area into Uptown.

As the Initial Study points out, the proposal would have significant impacts on designated historic resources and the EIR should explore alternative approaches that can meet the project's goals while saving and adaptively reusing more of the existing buildings. This saves natural resources because the existing buildings are already

built. It would also contribute to a distinctive sense of place in the specific plan area. One strategy to achieve this goal would be to focus residential density in a relatively small area and have lower density in other areas with more historic buildings, while maintaining the same total number of housing units. Thus the project's goals can be met without demolishing as many historic buildings.

--
David J. Barboza
dejaybe@gmail.com

Alan Ashimine

From: aschindler@cityofwhittier.org
Sent: Monday, February 10, 2014 9:28 AM
To: Alan Ashimine
Cc: Glenn Lajoie; Margit Allen
Subject: FW: LINCOLN SPECIFIC PLAN

FYI

Aldo E. Schindler|*Director of Community Development*
City of Whittier | Community Development Department
aschindler@cityofwhittier.org
P: 562-567-9320
13230 Penn Street | Whittier, CA 90602

This electronic transmission, and any documents attached hereto, may contain confidential and/or legally privileged information. The information is intended for the sole use of the recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of information received in error is strictly prohibited.

From: Felipe Echavarri [mailto:phil1965@verizon.net]
Sent: Monday, February 10, 2014 9:08 AM
To: Aldo Schindler
Subject: LINCOLN SPECIFIC PLAN

2/10/2014

• • •

Mr. Aldo E. Schindler
Director of Community Development
13230 Penn Street, 2nd Floor
Whittier CA 90602

Dear Mr. Schindler

I received the Notice of Preparation of a Draft Environmental Impact Report for the Lincoln Specific Plan. I am sorry I missed the February 6th Public Scoping Meeting. However, I would like to bring up my biggest concern with the development. TRAFFIC. I live just west of the property, in the unincorporated area. As I travel northbound on Sorensen Ave towards Whittier Blvd, I have noticed that traffic already is a problem. There are only two lanes of traffic on Sorensen from your property line to Whittier Blvd. I would like to see the street widened from your property line to Whittier Blvd to accommodate a center lane to make left turns into streets and driveways and Whittier Blvd, a through lane to go straight into the Whittier Marketplace, and a lane to turn right to Whittier Blvd. I have also witnessed a very dangerous problem with pedestrians using the east side of Sorensen Ave as a sidewalk. There is no sidewalk on this side and pedestrians and cyclist don't move to the other side and instead of walking on the dirt they prefer to perilously walk on the actual asphalt. In addition to the lanes insure that a beautiful sidewalk is created for pedestrians use.

Thank you very much for your attention to this matter and hope to hear from you regarding any further planned meetings regarding the Lincoln Specific Plan.

Felipe Echavarri
Concerned Citizen

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

RECEIVED
FEB 18 2014
Community Development

February 14, 2014

Aldo E. Schindler, Director of Community Development
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602

Notice of Preparation of a CEQA Document for the
Lincoln Specific Plan

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis
The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: www.aqmd.gov/ceqa/hdbk.html. SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: http://www.aqmd.gov/ceqa/handbook/signthres.pdf. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore,

when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/ceqa/handbook/LST/LST.html.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: http://www.aqmd.gov/prdas/aqguide/aqguide.html.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (http://www.aqmd.gov).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at imacmillan@aqmd.gov or call me at (909) 396-3244.

Sincerely,

Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

LAC140129-05
Control Number

CALIFORNIA
PRESERVATION
FOUNDATION

5 3RD STREET, SUITE 424
SAN FRANCISCO, CALIFORNIA
94103-3205

415.495.0349 PHONE
415.495.0265 FAX

CPF@CALIFORNIAPRESERVATION.ORG
WWW.CALIFORNIAPRESERVATION.ORG

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EXECUTIVE DIRECTOR
CINDY L. HEITZMAN

February 19, 2014

Aldo E. Schindler, Director of Community Development
City of Whittier,
13230 Penn Street, 2nd Floor
Whittier, California 90602

Submitted Electronically
Email: aschindler@cityofwhittier.org

RE: NOP LINCOLN SPECIFIC PLAN (FRED C. NELLES YCF)

Dear Mr. Schindler,

The California Preservation Foundation (CPF) is the only statewide nonprofit organization dedicated to the preservation of California's diverse cultural and architectural heritage. Established in 1977, CPF works with its extensive network to provide statewide leadership, advocacy and education to ensure the protection of California's diverse cultural heritage and historic places.

Our primary concern is that the DEIR must include a thorough analysis of the Fred C. Nelles Youth Correctional Facility. The Nelles YCF is designated California Landmark #947. According to a study completed in 2005 by Page & Turnbull, the site consists of 8 buildings and 2 sites contribute to the historic significance of the site. Six of the eight buildings "appear to be eligible for individual listing on the National Register".

There is no question that the site is a historic resource for purposes of CEQA. The Initial Study acknowledges that the demolition of six of the eight buildings could cause a substantial adverse change to a historic resource. The DEIR must contain a meaningful historic preservation alternative, including adaptive reuse of the structures, to attempt to mitigate this impact to a level of less than significant.

Please notify CPF of any future actions on this project. You may email information to cheitzman@californiapreservation.org. Please feel free to contact me at (415) 495-0349 if you have any questions or concerns.

Sincerely,

Cindy Heitzman
Executive Director

cc: Helen Rahder, Whittier Conservancy, P.O. Box 9114, Whittier, CA 90608-9114

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

RECEIVED
FEB 19 2014
Community Development

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

2-18-14

MARGARET LIMON
10247 LYLE ST
WHITTIER, CA 90601

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to the City at the Scoping Meeting or mailed to the City of Whittier – Community Development Department, 13230 Penn Street, 2nd Floor, Whittier, California 90602, Attention: Aldo E. Schindler. All comments must be received by the City by February 24, 2014.

I would like to request that the developer consider changing the name from "Freedom, etc." to a name more descriptive of the City of Whittier.

Thank You

Margaret Limon

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

RECEIVED
FEB 19 2014
Community Development

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Annette Medrano
7529 Wellesford Ave
Whittier Calif 90606

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to the City at the Scoping Meeting or mailed to the City of Whittier – Community Development Department, 13230 Penn Street, 2nd Floor, Whittier, California 90602, Attention: Aldo E. Schindler. All comments must be received by the City by February 24, 2014.

We do not want apartments put in I would much rather [redacted] single homes this way the property will be kept up and people will care for the community. Please don't put in low income housing. Possi a senior living complex. No Walmart or Costco too much traffic & Sorensen cannot handle the increase traffic the road is too small. No fresh & Easy put in a Mothers Market like the ones in Orange Co not the Wick's mother stores

An In & Out & King Taco for fast food and an El Torito or Don Jose's for a sit down restaurant.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

RECEIVED
FEB 19 2014
Community Development

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Francis Medrano
7529 Wellesford Ave
Whittier CA 90606

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to the City at the Scoping Meeting or mailed to the City of Whittier – Community Development Department, 13230 Penn Street, 2nd Floor, Whittier, California 90602, Attention: Aldo E. Schindler. All comments must be received by the City by February 24, 2014.

No low income housing or apartments in the area Senior Housing should go up No Walmart or Costco too much traffic in the area & will bring people from other communities in & Crime rate will go up fast food like In & Out or a King Taco and sit down restaurants like El Toritos Don Jose's good Mexican food restaurant

STATE OF CALIFORNIA EDMUND G. BROWN JR., *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083

February 20, 2014

Mr. Aldo Schindler
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, California 90602

Dear Mr. Schindler:

SUBJECT: SCH 2014011069 Whittier Specific Plan - NOP

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Preparation (NOP)* for the proposed City of Whittier (City) Lincoln Specific Plan project.

The project area includes active railroad tracks. RCES recommends that the City add language to the Specific Plan so that any future development adjacent to or near the railroad right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

C: State Clearinghouse

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
FEB 27 2014
Community Development

February 20, 2014

Aldo E. Schindler, Director
City of Whittier
Community Development
13230 Penn Street, 2nd Floor
Whittier, CA 90602

Dear Mr. Schindler:

PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "THE LINCOLN SPECIFIC PLAN," INVOLVES A SPECIFIC PLAN WITH DEMOLITION OF 50 STRUCTURES ASSOCIATED WITH THE SITE'S PRIOR USE AS A CORRECTIONAL FACILITY, 11850 WHITTIER BOULEVARD, WHITTIER (FFER #201400017)

The Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We will reserve our comments for the draft EIR analysis.

LAND DEVELOPMENT UNIT:

GENERAL REQUIREMENTS:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.

2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

5. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

6. Fire sprinkler systems are required in ALL residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

WATER REQUIREMENT FOR COMMERCIAL USE AND HIGH DENSITY RESIDENTIAL:

7. The development may require fire flows up to 8,000 gallons per minute at 20 per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, and types of construction used.

8. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

   a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

   b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

   c) Additional hydrants will be required if hydrant spacing exceeds specified distances.

   d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.

   e) A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.

WATER REQUIREMENTS FOR SINGLE FAMILY DWELLINGS:

9. Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.

10. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:

    a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.

    b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.

    c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.

    d) Additional hydrants will be required if hydrant spacing exceeds specified distances.

ACCESS REQUIREMENTS FOR COMMERCIAL AND HIGH DENSITY RESIDENTIAL:

11. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking, and shall be designated as a "Fire Lane," and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.

12. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

13. When serving land zoned for residential uses having a density of more than four units per net acre:

    a) A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.

    b) The length of the cul-de-sac may be increased to 1000 feet if a minimum of 36 feet in width is provided.

    c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.

ACCESS REQUIREMENTS FOR SINGLE FAMILY DWELLINGS:

14. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

15. Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet.

16. Streets or driveways within the development shall be provided with the following:

    a) Provide 36 feet in width on all streets where parking is allowed on both sides.

    b) Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.

    c) Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.

    d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. - Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.

17. This project does not propose construction of structures or any other improvements at this time. Therefore, until actual construction is proposed the project will not have a significant impact to the Fire Department, Land Development Unit.

18. When developing the infrastructure and when actual construction is proposed, the following requirements shall be incorporated into the project proposals.

19. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of, and comment on all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities. The County of Los Angeles Fire Department, Land Development Unit, may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.

20. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Claudia Soiza, at (323) 890-4243.

21. The County of Los Angeles Fire Department, Land Development Unit, appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Based on the Initial Study, the proposed project site should be assessed and if required mitigated under oversight of a local or State governmental agency prior to the proposed development.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

FRANK VIDALES, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl

RECEIVED
FEB 26 2014
Community Development

To Whom It May Concern, February 21, 2014

We received a Notice of Preparation of a Draft Environmental Impact Report. We understand that the project location includes the address of 12090 Whittier Boulevard. This property is not owned nor is it being acquired by the developer of the Lincoln Specific Plan (i.e. State-owned Fred C. Nelles California Youth Authority site) or the City of Whittier. This property has been in our family for more than 50 years.

We would like to express our surprise when we saw that our property is included in this project given that we have not had any prior contact regarding the current project status. It is our hope the city will maintain contact to let us know what the progress of the project is.

We are very concerned if there will be new roads and how this will effect our property. Will this effect ingress/egress to the property? Will there enough room for the road without taking our property which of course we oppose. If there are any zoning changes we would like our property to be grandfather in so that we have the option of keeping our tenant while we figure out what we are doing for the future.

Roberta Fels
Ron Skale
Linda Skale
7211 Haven Ave
PMB 341
Alta Loma, Ca. 91701

Metro

Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

February 21, 2013

Aldo E. Schindler, Director of Community Development
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602

RE: Lincoln Specific Plan

Dear Mr. Schindler:

Thank you for the opportunity to comment on the proposed Lincoln Specific Plan at the site of the former Fred C. Nelles Youth Correctional Facility at 11850 Whittier Boulevard. This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (LACMTA) concerning issues that are germane to our agency's statutory responsibility in relation the proposed project.

A Transportation Impact Analysis (TIA), with roadway and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2010 Congestion Management Program for Los Angeles County", Appendix D (attached). The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic).

2. If CMP arterial segments are being analyzed rather than intersections, the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.

3. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

4. Caltrans must also be consulted through the NOP process to identify other specific locations to be analyzed on the state highway system.

The CMP TIA requirement also contains two separate impact studies covering roadways and transit, as outlined in Sections D.8.1 – D.9.4. If the TIA identifies no facilities for study based on the criteria above, no further traffic analysis is required. However, projects must still consider transit impacts. For all CMP TIA requirements please see the attached guidelines.

LACMTA looks forward to reviewing the Draft EIR. If you have any questions regarding this response, please contact Marie Sullivan at 213-922-5667 or by email at SullivanMa@metro.net. Please send the Draft EIR to the following address:

LACMTA Development Review
One Gateway Plaza MS 99-23-4
Los Angeles, CA 90012-2952

Sincerely,

Nick Saponara
Development Review Manager, Countywide Planning

Attachment: CMP Appendix D: Guidelines for CMP Transportation Impact Analysis

APPENDIX

D

GUIDELINES FOR CMP TRANSPORTATION IMPACT ANALYSIS

Important Notice to User: This section provides detailed travel statistics for the Los Angeles area which will be updated on an ongoing basis. Updates will be distributed to all local jurisdictions when available. In order to ensure that impact analyses reflect the best available information, lead agencies may also contact MTA at the time of study initiation. Please contact MTA staff to request the most recent release of "Baseline Travel Data for CMP TIAs."

D.1 OBJECTIVE OF GUIDELINES

The following guidelines are intended to assist local agencies in evaluating impacts of land use decisions on the Congestion Management Program (CMP) system, through preparation of a regional transportation impact analysis (TIA). The following are the basic objectives of these guidelines:

- Promote consistency in the studies conducted by different jurisdictions, while maintaining flexibility for the variety of project types which could be affected by these guidelines.
- Establish procedures which can be implemented within existing project review processes and without ongoing review by MTA.
- Provide guidelines which can be implemented immediately, with the full intention of subsequent review and possible revision.

These guidelines are based on specific requirements of the Congestion Management Program, and travel data sources available specifically for Los Angeles County. References are listed in Section D.10 which provide additional information on possible methodologies and available resources for conducting TIAs.

D.2 GENERAL PROVISIONS

Exhibit D-7 provides the model resolution that local jurisdictions adopted containing CMP TIA procedures in 1993. TIA requirements should be fulfilled within the existing environmental review process, extending local traffic impact studies to include impacts to the regional system. In order to monitor activities affected by these requirements, Notices of Preparation (NOPs) must be submitted to MTA as a responsible agency. Formal MTA approval of individual TIAs is not required.

The following sections describe CMP TIA requirements in detail. In general, the competing objectives of consistency & flexibility have been addressed by specifying standard, or minimum, requirements and requiring documentation when a TIA varies from these standards.

D.3 PROJECTS SUBJECT TO ANALYSIS

In general a CMP TIA is required for all projects required to prepare an Environmental Impact Report (EIR) based on local determination. A TIA is not required if the lead agency for the EIR finds that traffic is not a significant issue, and does not require local or regional traffic impact analysis in the EIR. Please refer to Chapter 5 for more detailed information.

CMP TIA guidelines, particularly intersection analyses, are largely geared toward analysis of projects where land use types and design details are known. Where likely land uses are not defined (such as where project descriptions are limited to zoning designation and parcel size with no information on access location), the level of detail in the TIA may be adjusted accordingly. This may apply, for example, to some redevelopment areas and citywide general plans, or community level specific plans. In such cases, where project definition is insufficient for meaningful intersection level of service analysis, CMP arterial segment analysis may substitute for intersection analysis.

D.4 STUDY AREA

The geographic area examined in the TIA must include the following, at a minimum:

- All CMP arterial monitoring intersections, including monitored freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic).
- If CMP arterial segments are being analyzed rather than intersections (see Section D.3), the study area must include all segments where the proposed project will add 50 or more peak hour trips (total of both directions). Within the study area, the TIA must analyze at least one segment between monitored CMP intersections.
- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- Caltrans must also be consulted through the Notice of Preparation (NOP) process to identify other specific locations to be analyzed on the state highway system.

If the TIA identifies no facilities for study based on these criteria, no further traffic analysis is required. However, projects must still consider transit impacts (Section D.8.4).

D.5 BACKGROUND TRAFFIC CONDITIONS

The following sections describe the procedures for documenting and estimating background, or non-project related traffic conditions. Note that for the purpose of a TIA, these background estimates must include traffic from all sources without regard to the exemptions specified in CMP statute (e.g., traffic generated by the provision of low and very low income housing, or trips originating outside Los Angeles County. Refer to Chapter 5, Section 5.2.3 for a complete list of exempted projects).

D.5.1 Existing Traffic Conditions. Existing traffic volumes and levels of service (LOS) on the CMP highway system within the study area must be documented. Traffic counts must

be less than one year old at the time the study is initiated, and collected in accordance with CMP highway monitoring requirements (see Appendix A). Section D.8.1 describes TIA LOS calculation requirements in greater detail. Freeway traffic volume and LOS data provided by Caltrans is also provided in Appendix A.

D.5.2 Selection of Horizon Year and Background Traffic Growth. Horizon year(s) selection is left to the lead agency, based on individual characteristics of the project being analyzed. In general, the horizon year should reflect a realistic estimate of the project completion date. For large developments phased over several years, review of intermediate milestones prior to buildout should also be considered.

At a minimum, horizon year background traffic growth estimates must use the generalized growth factors shown in Exhibit D-1. These growth factors are based on regional modeling efforts, and estimate the general effect of cumulative development and other socioeconomic changes on traffic throughout the region. Beyond this minimum, selection among the various methodologies available to estimate horizon year background traffic in greater detail is left to the lead agency. Suggested approaches include consultation with the jurisdiction in which the intersection under study is located, in order to obtain more detailed traffic estimates based on ongoing development in the vicinity.

D.6 PROPOSED PROJECT TRAFFIC GENERATION

Traffic generation estimates must conform to the procedures of the current edition of Trip Generation, by the Institute of Transportation Engineers (ITE). If an alternative methodology is used, the basis for this methodology must be fully documented.

Increases in site traffic generation may be reduced for existing land uses to be removed, if the existing use was operating during the year the traffic counts were collected. Current traffic generation should be substantiated by actual driveway counts; however, if infeasible, traffic may be estimated based on a methodology consistent with that used for the proposed use.

Regional transportation impact analysis also requires consideration of trip lengths. Total site traffic generation must therefore be divided into work and non-work-related trip purposes in order to reflect observed trip length differences. Exhibit D-2 provides factors which indicate trip purpose breakdowns for various land use types.

For lead agencies who also participate in CMP highway monitoring, it is recommended that any traffic counts on CMP facilities needed to prepare the TIA should be done in the manner outlined in Chapter 2 and Appendix A. If the TIA traffic counts are taken within one year of the deadline for submittal of CMP highway monitoring data, the local jurisdiction would save the cost of having to conduct the traffic counts twice.

D.7 TRIP DISTRIBUTION

For trip distribution by direct/manual assignment, generalized trip distribution factors are provided in Exhibit D-3, based on regional modeling efforts. These factors indicate Regional Statistical Area (RSA)-level tripmaking for work and non-work trip purposes.

(These RSAs are illustrated in Exhibit D-4.) For locations where it is difficult to determine the project site RSA, census tract/RSA correspondence tables are available from MTA.

Exhibit D-5 describes a general approach to applying the preceding factors. Project trip distribution must be consistent with these trip distribution and purpose factors; the basis for variation must be documented.

Local agency travel demand models disaggregated from the SCAG regional model are presumed to conform to this requirement, as long as the trip distribution functions are consistent with the regional distribution patterns. For retail commercial developments, alternative trip distribution factors may be appropriate based on the market area for the specific planned use. Such market area analysis must clearly identify the basis for the trip distribution pattern expected.

D.8 IMPACT ANALYSIS

CMP Transportation Impact Analyses contain two separate impact studies covering roadways and transit. Section Nos. D.8.1-D.8.3 cover required roadway analysis while Section No. D.8.4 covers the required transit impact analysis. Section Nos. D.9.1-D.9.4 define the requirement for discussion and evaluation of alternative mitigation measures.

D.8.1 Intersection Level of Service Analysis. The LA County CMP recognizes that individual jurisdictions have wide ranging experience with LOS analysis, reflecting the variety of community characteristics, traffic controls and street standards throughout the county. As a result, the CMP acknowledges the possibility that no single set of assumptions should be mandated for all TIAs within the county.

However, in order to promote consistency in the TIAs prepared by different jurisdictions, CMP TIAs must conduct intersection LOS calculations using either of the following methods:

- The Intersection Capacity Utilization (ICU) method as specified for CMP highway monitoring (see Appendix A); or
- The Critical Movement Analysis (CMA) / Circular 212 method.

Variation from the standard assumptions under either of these methods for circumstances at particular intersections must be fully documented.

TIAs using the 1985 or 1994 Highway Capacity Manual (HCM) operational analysis must provide converted volume-to-capacity based LOS values, as specified for CMP highway monitoring in Appendix A.

D.8.2 Arterial Segment Analysis. For TIAs involving arterial segment analysis, volume-to-capacity ratios must be calculated for each segment and LOS values assigned using the V/C-LOS equivalency specified for arterial intersections. A capacity of 800 vehicles per hour per through traffic lane must be used, unless localized conditions necessitate alternative values to approximate current intersection congestion levels.

D.8.3 Freeway Segment (Mainline) Analysis. For the purpose of CMP TIAs, a simplified analysis of freeway impacts is required. This analysis consists of a demand-to-capacity calculation for the affected segments, and is indicated in Exhibit D-6.

D.8.4 Transit Impact Review. CMP transit analysis requirements are met by completing and incorporating into an EIR the following transit impact analysis:

- ❑ Evidence that affected transit operators received the Notice of Preparation.
- ❑ A summary of existing transit services in the project area. Include local fixed-route services within a ¼ mile radius of the project; express bus routes within a 2 mile radius of the project, and; rail service within a 2 mile radius of the project.
- ❑ Information on trip generation and mode assignment for both AM and PM peak hour periods as well as for daily periods. Trips assigned to transit will also need to be calculated for the same peak hour and daily periods. Peak hours are defined as 7:30-8:30 AM and 4:30-5:30 PM. Both "peak hour" and "daily" refer to average weekdays, unless special seasonal variations are expected. If expected, seasonal variations should be described.
- ❑ Documentation of the assumption and analyses that were used to determine the number and percent of trips assigned to transit. Trips assigned to transit may be calculated along the following guidelines:
  - ➢ Multiply the total trips generated by 1.4 to convert vehicle trips to person trips;
  - ➢ For each time period, multiply the result by one of the following factors:

    3.5% of Total Person Trips Generated for most cases, except:

    10% primarily Residential within 1/4 mile of a CMP transit center
    15% primarily Commercial within 1/4 mile of a CMP transit center
    7% primarily Residential within 1/4 mile of a CMP multi-modal transportation center
    9% primarily Commercial within 1/4 mile of a CMP multi-modal transportation center
    5% primarily Residential within 1/4 mile of a CMP transit corridor
    7% primarily Commercial within 1/4 mile of a CMP transit corridor
    0% if no fixed route transit services operate within one mile of the project

  To determine whether a project is primarily residential or commercial in nature, please refer to the CMP land use categories listed and defined in Appendix E, *Guidelines for New Development Activity Tracking and Self Certification*. For projects that are only partially within the above one-quarter mile radius, the base rate (3.5% of total trips generated) should be applied to all of the project buildings that touch the radius perimeter.

- ❑ Information on facilities and/or programs that will be incorporated in the development plan that will encourage public transit use. Include not only the jurisdiction's TDM Ordinance measures, but other project specific measures.

- Analysis of expected project impacts on current and future transit services and proposed project mitigation measures, and;
- Selection of final mitigation measures remains at the discretion of the local jurisdiction/lead agency. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the existing mitigation monitoring requirements of CEQA.

D.9 IDENTIFICATION AND EVALUATION OF MITIGATION

D.9.1 Criteria for Determining a Significant Impact. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$), causing LOS F ($V/C > 1.00$); if the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by 2% of capacity ($V/C \geq 0.02$). The lead agency may apply a more stringent criteria if desired.

D.9.2 Identification of Mitigation. Once the project has been determined to cause a significant impact, the lead agency must investigate measures which will mitigate the impact of the project. Mitigation measures proposed must clearly indicate the following:

- Cost estimates, indicating the fair share costs to mitigate the impact of the proposed project. If the improvement from a proposed mitigation measure will exceed the impact of the project, the TIA must indicate the proportion of total mitigation costs which is attributable to the project. This fulfills the statutory requirement to exclude the costs of mitigating inter-regional trips.
- Implementation responsibilities. Where the agency responsible for implementing mitigation is not the lead agency, the TIA must document consultation with the implementing agency regarding project impacts, mitigation feasibility and responsibility.

Final selection of mitigation measures remains at the discretion of the lead agency. The TIA must, however, provide a summary of impacts and mitigation measures. Once a mitigation program is selected, the jurisdiction self-monitors implementation through the mitigation monitoring requirements contained in CEQA.

D.9.3 Project Contribution to Planned Regional Improvements. If the TIA concludes that project impacts will be mitigated by anticipated regional transportation improvements, such as rail transit or high occupancy vehicle facilities, the TIA must document:

- Any project contribution to the improvement, and
- The means by which trips generated at the site will access the regional facility.

D.9.4 Transportation Demand Management (TDM). If the TIA concludes or assumes that project impacts will be reduced through the implementation of TDM measures, the TIA must document specific actions to be implemented by the project which substantiate these conclusions.

D.10 REFERENCES

1. *Traffic Access and Impact Studies for Site Development: A Recommended Practice*, Institute of Transportation Engineers, 1991.
2. *Trip Generation*, 5th Edition, Institute of Transportation Engineers, 1991.
3. *Travel Forecast Summary: 1987 Base Model - Los Angeles Regional Transportation Study (LARTS)*, California State Department of Transportation (Caltrans), February 1990.
4. *Traffic Study Guidelines*, City of Los Angeles Department of Transportation (LADOT), July 1991.
5. *Traffic/Access Guidelines*, County of Los Angeles Department of Public Works.
6. *Building Better Communities*, Sourcebook, Coordinating Land Use and Transit Planning, American Public Transit Association.
7. *Design Guidelines for Bus Facilities*, Orange County Transit District, 2nd Edition, November 1987.
8. *Coordination of Transit and Project Development*, Orange County Transit District, 1988.
9. *Encouraging Public Transportation Through Effective Land Use Actions*, Municipality of Metropolitan Seattle, May 1987.

Luis G. Hoyos RA
Professor, Department of Architecture
California State Polytechnic University, Pomona

MEMORANDUM

Date: 23 February, 2014
To: Aldo Schindler, Director of community Development, City of Whittier
Re: Nelles Youth Correctional Facility Site
Comments on NOP

Dear Mr. Schindler,

As a state institution, Cal Poly Pomona and the Department of Architecture followed the news of the impending development of the Nelles site with great interest. I was the lead faculty during a quarter-long student project to propose alternatives for the development of the site with a view towards attaining a positive and dynamic vision for the property while retaining *some* of the historic structures. Attached to this document we offer a small sample of the three dozen or so projects that resulted from the cross-disciplinary design studio.

Our students researched modern and traditional building types that could be deployed to produce reasonable and achievable housing densities that could compensate for the “loss” of developable acreage resulting from the reuse of the historic structures. Not all historic buildings were retained. In addition, our students researched retail building types that would address the concerns of the recent planning efforts on Whittier Boulevard as well as offer new alternatives for a lively mixed-use urban environment.

The Cal Poly projects are of course, produced by students with limited professional exposure but guided by several seasoned and qualified faculty from the Departments of Architecture and Landscape Architecture. We were not allowed into the property and were offered no assistance in terms of information or professional consultations. Nevertheless, the projects confirm several points that are relevant to the issues to be explored in the EIR process:

1. With such a large property, a site planning strategy that offers a range of densities and housing types may readily achieve the target housing yield shown in your plans
2. An open space and recreational strategy that incorporates the major historic structures and repurposes them for active community uses is possible
3. A creative mix of retail and higher density apartment buildings close to Whittier Blvd could be devised to offer the city an alternative to the tired retail formulas already in place and give the developer additional units.

I look forward to examining the project alternatives in the EIR and offer the assistance of our faculty and students. Please contact me if you require assistance.

Yours sincerely,

Luis G. Hoyos, Professor,
Cal Poly Pomona Department of Architecture

Former Commissioner and Chair, State Historic Resources Commission
Member of the Board of Trustees, National Trust for Historic Preservation

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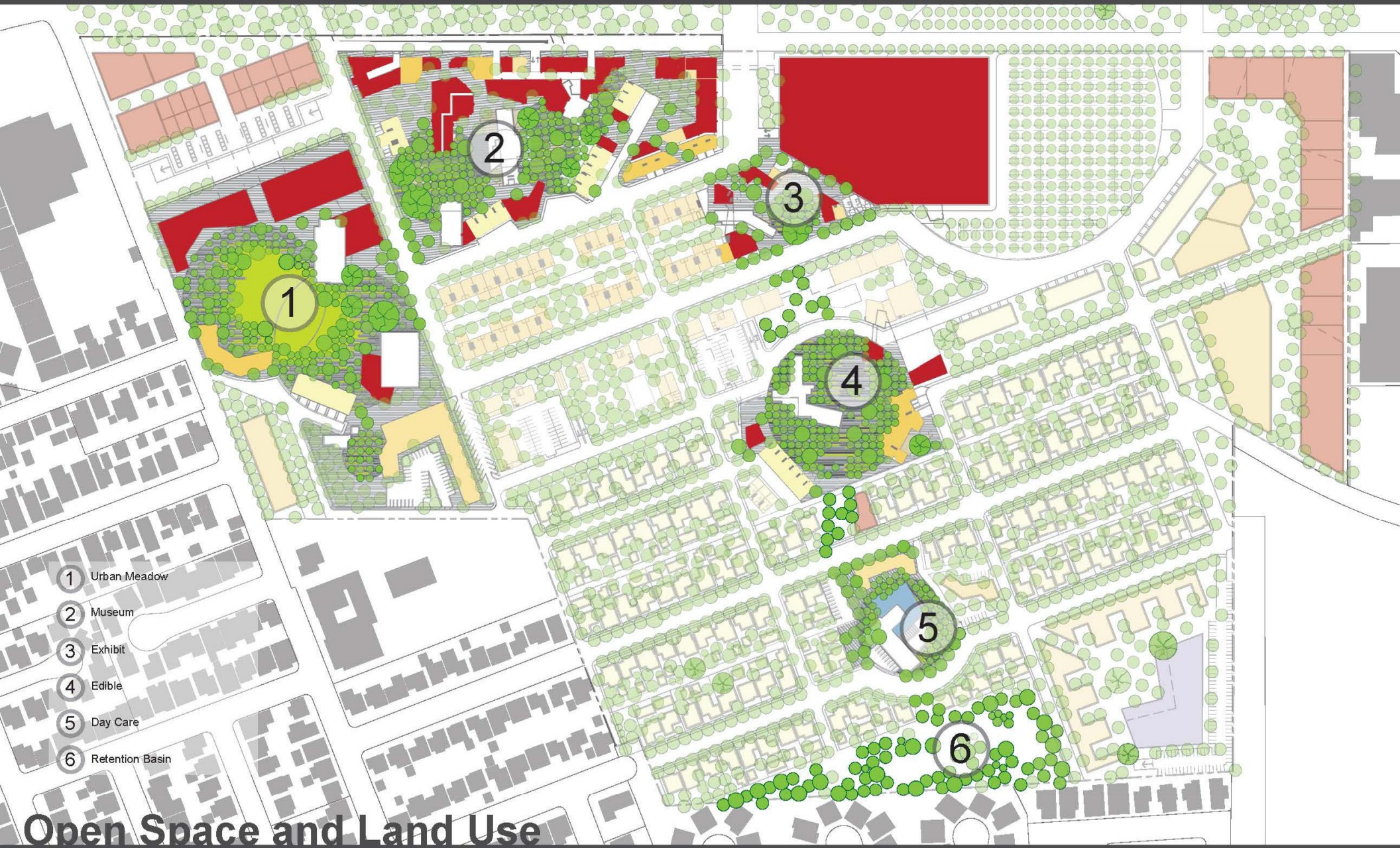
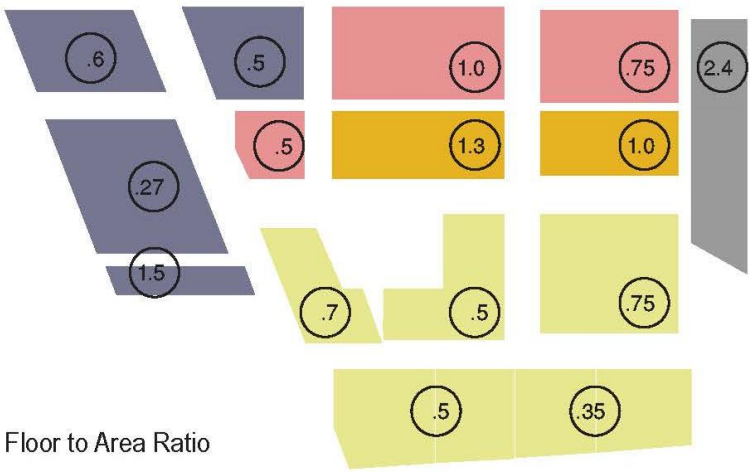
Site Plan



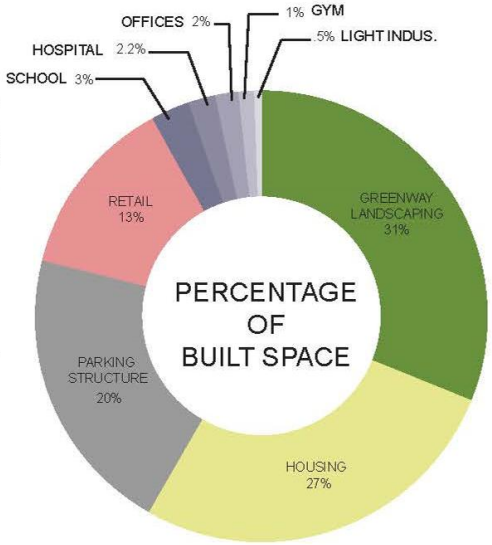
Open Space and Land Use

Market Analysis

building program statistics



Floor to Area Ratio



TYPE	SQUARE FEET
LANDSCAPE (GREEN WAY)	949000
HOUSING	833000
HIGH	260600
MEDIUM-HIGH	72000
MEDIUM	176000
SENIOR	89000
LIVE-WORK	88000
MIXED-USE	147400
PARKING STRUCTURE	625500
RETAIL (INCLUDING ENTERTAINMENT)	394000
SCHOOL AND DAY CARE	84000
ELEMENTARY SCHOOL	70000
DAY CARE	14000
HOSPITAL	60000
OFFICES	54500
GYM	30000
LIGHT INDUSTRY	14000
HISTORICAL STRUCTURES	70400

TYPE	NUMBER
HIGH	300
MEDIUM-HIGH	90
MEDIUM	194
SENIOR	125
LIVE-WORK	100
MIX	50
TOTAL	859
PARKING SPACES	~3300

850 DWELLING UNITS

30%+ LANDSCAPE DEVELOPMENT

COMMERCIAL

ELEMENT X

ENTERTAINMENT CENTER

LIVE/WORK UNITS

OFFICES

MEDIUM DENSITY HOUSING

MEDIUM-HIGH DENSITY HOUSING

HISTORICAL INTEGRATION

-EACH HISTORICAL BUILDING HAS BEEN REPURPOSED TO ACCOMODATE THE NEEDS OF CURRENT USERS
-WE ALLOWED THE EXISTING BUILDINGS TO NOT DIRECTLY AFFECT OUR DESIGN
-THIS RESULTED IN MANY OF THE BUILDINGS TO BE INTEGRATED WITHIN THE NEW BUILDING DESIGNS THAT WE PROPOSED
-WE TOOK INTO ACCOUNT THE EXISTING PURPOSE OF EACH BUILDING SO THAT THE STRUCTURE WOULD MATCH MOST OF WHAT WAS REPLACING IT

1. GYM: FITNESS CENTER
2. RESIDENCE: OFFICES
3. STORAGE: GALLERY
4. AUDITORIUM: MOVIE THEATER
5. ADMINISTRATION: COMMERCIAL
6. RESIDENCE: COMMERCIAL
7. INFIRMARY: SCHOOL
8. CHURCH: COMMUNITY CENTER

Master Plan

Overall Plan

Thomas A. Bihr, Landscape Architect, No. 4115
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RECEIVED
FEB 24 2014
Community Development

City of Whittier, 13230 Penn Street, 2nd

Floor, Whittier, California 90602

Aldo E. Schindler, Director of Community Development

Phone (562) 567-9320, Email: aschindler@cityofwhittier.org

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Lincoln Specific Plan

Mr. Schindler,

Please consider my comments with respect to The Nelles Property, California State Historical Landmark #947. The status and health of the trees and the existing habitat is of particular concern now and through the project review process. The proposed project will adversely impact local open space and quality of life issues.

Please see the attached Tree Survey developed by the State of California in 2004. Over 560 trees were indicated in the report.

An update to the Tree Survey is recommended to assess the actual health and location of the trees. Once the Tree Survey Update is completed, then recommendations to maintain, irrigate, preserve, relocate, replace or remove the historic landscape can be discussed. The landscape has been ignored for at least 10 years, with limited water supply or care. I recommend professional direction to best remedy the decline.

Refer to the NOP submittal for the proposed Specific Plan, *see 4.1-2 Aesthetics : contains numerous ornamental trees. Therefore, Project implementation could damage scenic resources, including trees and historic buildings. Further analysis will be conducted as part of the Project EIR to determine potential impacts in this regard.*

Also, the biological resources present on-site must be examined and considered with the assessment of the existing habitat. See also: "*4.4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

...Project implementation could significantly impact either directly or through habitat modifications, plant or wildlife species identified as a candidate, sensitive, or special status. This topic will be further analyzed in the EIR."

Thomas A. Bihr, Landscape Architect, No. 4115
10448 Portada Dr., Whittier, CA. 90603
cell (562) 242-8927~ *Email-* tmbihr@mac.com

The historic landscape is considerable, and contains approximately 76 acres of valuable natural and community resources. The Nelles property, since 1891, has served an important role, in the history and development of the City of Whittier. Direct all necessary resources for the opening of the site for professional review and inspection and request an update to the Tree Survey.

Please contact the California State Department of General Services or the State Office of Historic Preservation for assistance and implementation of an updated Tree Survey.

Regards,

Thomas A. Bihr

Thomas A. Bihr

Landscape Architect 4115

REFERENCES:

The Nelles Survey of Historic Trees , see attachment,. The document can be found at the following link:
http://www.documents.dgs.ca.gov/resd/surplus_property/docs/628_nelles/nelles_trees.pdf

RESD Headquarters Office

Real Estate Services Division

Department of General Services

707 3rd Street, 4th Floor, West Sacramento, California 95605

By Telephone

Main Line: 916-376-1900

STATE HISTORIC PRESERVATION OFFICER (SHPO)

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916-445-7050
916-445-7053 (FAX)

Twila Willis-Hunter, Executive Secretary
916-445-7052

Jenan Saunders, Deputy SHPO
916-445-7050

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
101	36" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546106	1814331	
102	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546129	1814343	
103	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546150	1814354	
104	30" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546177	1814368	
105	27" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546209	1814386	
106	30" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546240	1814402	
107	20" TREE/30' DRIP				6546124	1814292	SPECIES NOT VERIFIED
108	20" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546106	1814282	
109	18" MAG	Magnolia grandiflora	Southern Magnolia		6546153	1814298	
110	12" JAC	Jacaranda acutifolia	Jacaranda		6546194	1814302	
111	18" JAC	Jacaranda acutifolia	Jacaranda		6546217	1814301	
112	36"JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546098	1814243	
113	30"JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546105	1814231	
114	30"JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546119	1814206	
115	14" LIQAMB/15' DRIP	Liquidambar styraciflua	Sweetgum		6546054	1814303	
116	18" LIQAMB/30' DRIP	Liquidambar styraciflua	Sweetgum		6546046	1814315	
117	18" PITUND/30' DRIP	Pittosporum undulatum			6546022	1814348	
118	24" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546012	1814383	
119	48" CAROB/40' DRIP	Ceratonia siliqua	Carob		6546022	1814417	
120	18" PITUND	Pittosporum undulatum			6546088	1814441	
121	27" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6545998	1814227	
122	5"CAMPHOR/8' DRIP	Cinnamomum camphora	Camphor Tree		6546044	1814264	
123	30" CAS/40' DRIP	Casuarina stricta	Beefwood		6546336	1814455	
124	24" JAC/70' DRIP	Jacaranda acutifolia	Jacaranda		6546315	1814481	
125	24" JAC/62' DRIP	Jacaranda acutifolia	Jacaranda		6546291	1814524	
126	24" JAC/56' DRIP	Jacaranda acutifolia	Jacaranda		6546278	1814546	
127	14"MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546260	1814566	
128	14" MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546240	1814574	
129	32" PALM/20' DRIP				6546235	1814597	SPECIES NOT VERIFIED
130	15" MAG/36' DRIP	Magnolia grandiflora	Southern Magnolia		6546260	1814586	
131	12" MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546311	1814581	
132	18" JAC/70' DRIP	Jacaranda acutifolia	Jacaranda		6546306	1814627	
133	20" JAC/20' DRIP	Jacaranda acutifolia	Jacaranda		6546283	1814053	
134	12" POD/15' DRIP	Podocarpus gracilior	Fern Pine		6546366	1814141	
135	12" POD/15' DRIP	Podocarpus gracilior	Fern Pine		6546393	1814156	
136	12" POD/15' DRIP	Podocarpus gracilior	Fern Pine		6546418	1814171	
137	3" CRAPE/6' DRIP	Lagerstroemia indica	Crape Myrtle		6546404	1814135	
138	20" POD/30' DRIP	Podocarpus gracilior	Fern Pine		6546376	1814109	
139	14" JUN/15' DRIP	Juniperus sp.	Juniper		6546393	1814086	
140	20" POD/40' DRIP	Podocarpus gracilior	Fern Pine		6546406	1814057	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
141	30" PODO/25' DRIP	Podocarpus gracilior	Fern Pine		6546437	1814002	
142	36" PALM/20' DRIP	Phoenix canariensis	Canary Island Date Palm		6546506	1813997	
143	36" PALM/20' DRIP	Phoenix canariensis	Canary Island Date Palm		6546545	1814011	
144	42" SILK/40' DRIP	Grevillea robusta	Silk Oak		6546524	1814030	
145	16" PINE/16' DRIP	Pinus canariensis	Canary Island Pine		6546527	1813740	
146	16" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546541	1813689	
147	12" OLIVE	Olea europaea	Olive	POOR	6546541	1813625	
148	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546595	1813626	
149	18" JAC	Jacaranda acutifolia	Jacaranda		6546622	1813888	
150	30" PALM	Phoenix canariensis	Canary Island Date Palm		6546601	1813894	
151	30" PALM				6546534	1813866	SPECIES NOT VERIFIED
152	30" PALM	Phoenix canariensis	Canary Island Date Palm		6546580	1813883	
153	12" LIQAMB	Liquidambar styraciflua	Sweetgum		6546533	1813890	
154	10" BOTTLE/20' DRIP	Callistemon citrinus	Bottlebrush		6546522	1813681	
155	9" JAC/20' DRIP	Jacaranda acutifolia	Jacaranda		6546420	1813665	
156	9" JAC/20' DRIP	Jacaranda acutifolia	Jacaranda		6546414	1813676	
157	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546404	1813686	
158	30" JAC/15' DRIP	Jacaranda acutifolia	Jacaranda		6546366	1813666	
159	10" TREE/20' DRIP				6546231	1814066	SPECIES NOT VERIFIED
160	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546223	1814122	
161	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546227	1814105	
162	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546275	1814166	
163	20" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546242	1814029	
164	24" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546219	1814016	
165	20" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546193	1813996	
166	18" JUN/25' DRIP	Juniperus sp.	Juniper		6546158	1813983	
167	16" LIQAMB/20' DRIP	Liquidambar styraciflua	Sweetgum		6545920	1814085	
168	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6545953	1814067	
169	20" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546169	1813582	
170	24" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546184	1813530	
171	24" JAC	Jacaranda acutifolia	Jacaranda		6546133	1813708	
172	24" JAC	Jacaranda acutifolia	Jacaranda		6546139	1813683	
173	24" JAC	Jacaranda acutifolia	Jacaranda		6546155	1813628	
174	16" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546195	1813495	
175	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6545972	1813623	
176	43" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6545993	1813587	
177	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546007	1813567	
178	44" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546019	1813547	
179	30" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545951	1813571	
180	36" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545937	1813594	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
181	30" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545918	1813626	
182	14" MAG/15' DRIP	Magnolia grandiflora	Southern Magnolia		6545858	1813601	
183	15" PINE/20' DRIP	Pinus patula	Jelecote Pine		6545747	1813500	
184	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546148	1813491	
185	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546161	1813465	
186	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546181	1813437	
187	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546194	1813409	
188	18" PINE/20' DRIP	Pinus canariensis	Canary Island Pine		6545487	1813070	
189	36" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545477	1813054	
190	40" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545483	1813011	
191	36" EUC/24' DRIP	Eucalyptus			6545555	1813195	SPECIES NOT VERIFIED
192	36" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545740	1813167	
193	30" PINE	Pinus canariensis	Canary Island Pine		6545794	1813250	
194	48" PINE/40' DRIP	Pinus thunbergiana	Japanese Black Pine		6545754	1813116	
195	24" HACK	Celtis sp.	Hackberry		6545963	1812928	
196	10" MAG	Magnolia grandiflora	Southern Magnolia	POOR	6546033	1812850	
197	10" MAG	Magnolia grandiflora	Southern Magnolia	POOR	6546001	1812871	
198	12" TULIP	Liriodendron tulipifera	Tulip Tree		6546071	1812834	
199	36" PINE/40' DRIP	Pinus canariensis	Canary Island Pine		6545762	1813091	
199	18" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545967	1812841	
200	18" JAC	Jacaranda acutifolia	Jacaranda		6546123	1812873	
201	48" JAC	Jacaranda acutifolia	Jacaranda		6546139	1812914	
202	18" MELIA	Melia azedarach	Chinaberry		6546168	1812881	
203	12" JAC	Jacaranda acutifolia	Jacaranda		6546158	1812861	
204	12" JAC	Jacaranda acutifolia	Jacaranda		6546190	1812847	
205	24" PINE/36' DRIP	Pinus canariensis	Canary Island Pine		6545746	1813091	
206	30" PINE	Pinus canariensis	Canary Island Pine		6545761	1813012	
207	30" PINE	Pinus canariensis	Canary Island Pine		6545789	1813005	
208	18" PINE	Pinus canariensis	Canary Island Pine		6545816	1812995	
209	18" CAM	Cinnamomum camphora	Camphor Tree		6545858	1813023	
211	18" EUC/20' DRIP	Eucalyptus			6545889	1812780	SPECIES NOT VERIFIED
212	24" EUC/30' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6545919	1812773	
213	12" ASH/30' DRIP	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545938	1812814	
214	18" EUC/30' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6545967	1812786	
215	24" C.I.PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545944	1812694	
216	24" C.I.PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545928	1812681	
217	24" EUC/30' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6545956	1812671	
218	30" EUC/40' DRIP	Eucalyptus			6545982	1812663	
219	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546212	1812685	
220	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546201	1812656	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
221	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546192	1812629	
222	6" UMB				6546241	1812758	
223	24" PALM				6546059	1812816	SPECIES NOT VERIFIED
224	24" PALM				6546245	1812756	SPECIES NOT VERIFIED
225	24" PALM				6546260	1812751	SPECIES NOT VERIFIED
226	24" PALM				6546269	1812748	SPECIES NOT VERIFIED
227	12" JAC	Jacaranda acutifolia	Jacaranda		6546256	1812825	
228	18" JAC	Jacaranda acutifolia	Jacaranda		6546223	1812834	
229	12" MAG	Magnolia grandiflora	Southern Magnolia		6546098	1812816	
230	12" MAG	Magnolia grandiflora	Southern Magnolia		6546125	1812806	
231	12" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6546114	1812775	
232	12" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6546119	1812790	
233	12" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6546136	1812767	
234	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546364	1812710	
235	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546376	1812691	
236	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546393	1812665	
237	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546409	1812639	
238	24" EUC	Eucalyptus			6546418	1812590	SPECIES NOT VERIFIED
239	36" PALM				6546431	1812615	SPECIES NOT VERIFIED
240	36" PALM				6546446	1812627	SPECIES NOT VERIFIED
241	24" EUC/40' DRIP	Eucalyptus			6545995	1812630	
241	36" EUC	Eucalyptus			6546528	1812626	
242	12" EUC/30' DRIP	Eucalyptus			6546011	1812634	
244	40" P/40' DRIP				6546094	1812189	SPECIES NOT VERIFIED
245	36" ELM/22' DRIP	Robinia pseudoacacia	Black Locust	DEAD	6546089	1812223	
246	48" PALM/20' DRIP				6546132	1812209	SPECIES NOT VERIFIED
247	30" PALM/15' DRIP				6546122	1812189	SPECIES NOT VERIFIED
248	30" PALM/16' DRIP				6546123	1812197	SPECIES NOT VERIFIED
249	24" TREE/25' DRIP	Melia azedarach	Chinaberry		6546548	1813287	
250	20" TREE/20' DRIP	Melia azedarach	Chinaberry		6546552	1813235	
251	18" TREE/30' DRIP	Melia azedarach	Chinaberry		6546454	1813197	
252	36" MELIA/40' DRIP	Melia azedarach	Chinaberry	POOR	6546415	1813154	
253	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546253	1813301	
254	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546123	1813298	
255	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546152	1813317	
256	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546170	1813327	
257	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546187	1813337	
258	24" REDWOOD	Sequoia sempervirens	Coast Redwood		6546193	1813260	
259	6" CRAPE	Lagerstroemia indica	Crape Myrtle		6546232	1813234	
260	16" LIQAMB	Liquidambar styraciflua	Sweetgum	POOR	6546274	1813383	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
261	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546317	1813405	
262	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546351	1813425	
263	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546385	1813445	
264	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546421	1813466	
265	24" PINE	Pinus canariensis	Canary Island Pine		6546407	1813432	
266	12" MAG	Magnolia grandiflora	Southern Magnolia		6546082	1813336	
267	18" MAG	Magnolia grandiflora	Southern Magnolia		6546137	1813367	
268	24" PODO	Podocarpus gracilior	Fern Pine		6546163	1813401	
269	48" CAROB	Ceratonia siliqua	Carob	POOR	6546307	1813459	
270	36" CAROB	Ceratonia siliqua	Carob		6546221	1813606	
271	42" CAROB	Ceratonia siliqua	Carob		6546464	1813550	
272	12" CYP	Cupressus sempervirens	Italian Cypress		6546495	1813588	
273	12" CYP	Cupressus sempervirens	Italian Cypress		6546521	1813606	
274	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546266	1813263	
275	20" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546276	1813231	
276	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546290	1813187	
277	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546303	1813150	
278	4" CRAPE/15' DRIP	Lagerstroemia indica	Crape Myrtle		6546272	1813156	
279	12" LAM/20' DRIP	Liquidambar styraciflua	Sweetgum		6546313	1813249	
280	42" KOE/30' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546399	1812983	
281	36" KOE/30' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546386	1812890	
282	15" LIQAMB/30' DRIP	Liquidambar styraciflua	Sweetgum		6546408	1812829	
283	24" PALM/15' DRIP				6546408	1812810	SPECIES NOT VERIFIED
284	18" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546310	1812921	
285	12" BOT/20' DRIP				6546297	1812965	
286	12" BOT/20' DRIP				6546287	1812982	
287	12" BOT/15' DRIP				6546275	1812999	
288	24" CAM/30' DRIP	Cinnamomum camphora	Camphor Tree	POOR	6545979	1813127	
289	36" CAM/40' DRIP	Cinnamomum camphora	Camphor Tree		6545990	1813159	
290	18" CAM/40' DRIP	Cinnamomum camphora	Camphor Tree	POOR	6546001	1813189	
291	12" MAG	Magnolia grandiflora	Southern Magnolia		6546011	1813219	
292	30" JAC/68' DRIP	Jacaranda acutifolia	Jacaranda		6546365	1814636	
293	52" PALM/ 28' DRIP				6546367	1814601	SPECIES NOT VERIFIED
293	30"PEP/30' DRIP	Schinus terebinthifolius	Brazilian Pepper		6546283	1812877	
294	18" JAC	Jacaranda acutifolia	Jacaranda		6546390	1814627	
295	18" JAC	Jacaranda acutifolia	Jacaranda		6546415	1814654	
296	18" MAG	Magnolia grandiflora	Southern Magnolia		6546417	1814681	
297	18" PALM	Washingtonia sp.	Fan Palm		6546416	1814600	
298	48" DATE PALM	Phoenix canariensis	Canary Island Date Palm		6546469	1814608	
299	18" PERS	Persica sp.	Persimmon		6546450	1814610	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
300	60" PALM/20' DRIP	Phoenix canariensis	Canary Island Date Palm		6546379	1814586	
301	32" JAC/64' DRIP	Jacaranda acutifolia	Jacaranda		6546328	1814626	
302	18" TULIP	Liriodendron tulipifera	Tulip Tree	POOR	6546346	1814686	
303	15" MAG/30' DRIP	Magnolia grandiflora	Southern Magnolia		6546287	1814674	
304	12" NORFOLK PINE	Araucaria heterophylla	Norfolk Island Pine		6546337	1814583	
305	48" RWD/20' DRIP	Sequoia sempervirens	Coast Redwood		6546315	1814719	
306	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546316	1814891	
307	24" RWD/22' DRIP	Sequoia sempervirens	Coast Redwood		6546295	1814701	
308	39" RWD/24' DRIP	Sequoia sempervirens	Coast Redwood		6546278	1814692	
309	36" RWD/32' DRIP	Sequoia sempervirens	Coast Redwood		6546264	1814685	
310	24" RWD/24' DRIP	Sequoia sempervirens	Coast Redwood		6546221	1814671	
311	30" RWD/14' DRIP	Sequoia sempervirens	Coast Redwood		6546180	1814706	
312	36" RWD/18' DRIP	Sequoia sempervirens	Coast Redwood		6546192	1814699	
313	24"RWD/18' DRIP	Sequoia sempervirens	Coast Redwood		6546163	1814724	
314	20" RWD/18' DRIP	Sequoia sempervirens	Coast Redwood		6546139	1814741	
315	20" RWD/20' DRIP	Sequoia sempervirens	Coast Redwood		6546123	1814754	
316	36" CEDAR/30' DRIP	Cedrus deodora	Deodar Cedar		6546137	1814901	
317	36" CEDAR/30' DRIP	Cedrus deodora	Deodar Cedar		6546117	1814909	
318	30" CEDAR/30' DRIP	Cedrus deodora	Deodar Cedar	POOR	6546156	1814930	
319	18" MUL/32' DRIP	Morus alba	Mulberry		6546170	1814973	
320	36" DATE PALM/28' DRIP	Phoenix canariensis	Canary Island Date Palm		6546195	1815007	
321	48" SILK/34' DRIP	Grevillea robusta	Silk Oak		6546234	1815044	
322	40" CEDAR/ 15' DRIP	Cedrus deodora	Deodar Cedar		6546228	1814485	
323	36" JAC/60' DR	Jacaranda acutifolia	Jacaranda		6546382	1814410	
324	30" JAC/ 60' DRIP	Jacaranda acutifolia	Jacaranda		6546352	1814408	
325	36" JAC/60' DR	Jacaranda acutifolia	Jacaranda		6546328	1814391	
326	24" MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546329	1814324	
327	36" PRIVET	Ligustrum lucidum	Glossy Privet		6546339	1814278	
328	18" AVO	Avocado	Avocado		6546325	1814308	
329	30" MAG	Magnolia grandiflora	Southern Magnolia		6546358	1814258	
330	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546237	1814199	
331	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546295	1814201	
332	60" ASH/100' DRIP	Fraxinus velutina 'Modesto'	Modesto Ash		6546368	1814316	
333	48" ASH/100' DRIP	Fraxinus velutina 'Modesto'	Modesto Ash		6546425	1814326	
334	18" LOQ/8' DRIP	Eriobotrya japonica	Loquat		6546544	1812431	
335	24" JAC/24' DRIP	Jacaranda acutifolia	Jacaranda		6546419	1812402	
336	10" MAG/20' DRIP	Magnolia grandiflora	Southern Magnolia		6546369	1812376	
337	20" WAL/42' DRIP	Juglans sp.	Walnut		6546338	1812315	
338	30" TREE/ 30' DRIP	Fraxinus velutina 'Modesto'			6546213	1812103	
339	40" SYC/72' DRIP	Platanus spp.	Sycamore		6546228	1812170	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
341	24" TREE/40' DRIP				6546223	1812127	SPECIES NOT VERIFIED
342	30" PINE/46' DRIP	Pinus canariensis	Canary Island Pine		6546173	1812135	
343	30" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546172	1812160	
344	60" PALM/26' DRIP				6546727	1814181	SPECIES NOT VERIFIED
345	12" MAG	Magnolia grandiflora	Southern Magnolia		6546811	1814152	
346	12" MAG	Magnolia grandiflora	Southern Magnolia		6546819	1814136	
347	48" PALM				6546811	1814202	SPECIES NOT VERIFIED
348	24"JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546695	1814179	
349	12" TANG/10' DRIP	Citrus sp.	Tangerine		6546673	1814185	
350	18" GRAPEFRUIT/10' DRIP	Citrus sp.	Grapefruit		6546696	1814204	
351	24" CEDAR/32' DRIP	Cedrus deodora	Deodar Cedar		6546736	1814229	
352	40" JAC/70' DRIP	Jacaranda acutifolia	Jacaranda		6546770	1814226	
353	18" LAM/30' DRIP	Liquidambar styraciflua	Sweetgum		6546756	1814258	
354	18" CAM/32' DRIP	Cinnamomum camphora	Camphor Tree		6546714	1814260	
355	36" TULIP/42' DRIP	Liriodendron tulipifera	Tulip Tree		6546534	1814578	
356	48" CEDAR/60' DRIP	Cedrus deodora	Deodar Cedar		6546609	1814623	
357	14" MAG	Magnolia grandiflora	Southern Magnolia		6546646	1814155	
358	36" MAG/50' DRIP	Magnolia grandiflora	Southern Magnolia		6546602	1814084	
359	36" AVO/30' DRIP	Avocado	Avocado		6546605	1814041	
360	72" PALM/22' DRIP				6546643	1814026	SPECIES NOT VERIFIED
361	30" ELM/50' DRIP	Ulmus parvifolia	Chinese Evergreen Elm		6546642	1814013	
362	60" AVO/50' DRIP	Avocado	Avocado		6546671	1814041	
363	12" JAC/36' DRIP	Jacaranda acutifolia	Jacaranda		6546695	1814058	
364	12" JAC/36' DRIP	Jacaranda acutifolia	Jacaranda		6546711	1814002	
365	12" JAC/36' DRIP	Jacaranda acutifolia	Jacaranda		6546686	1813997	
366	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546744	1814005	
367	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546762	1814045	
368	24" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546792	1813995	
369	60" PALM	Phoenix canariensis	Canary Island Date Palm		6546817	1813948	
370	60" PALM	Phoenix canariensis	Canary Island Date Palm		6546828	1813962	
371	26" MAG/44' DRIP	Magnolia grandiflora	Southern Magnolia		6546607	1814234	
372	36" CORAL/44' DRIP	Bauhinia variegata	Purple Orchid Tree		6546634	1814252	
373	30" FICUS/48' DRIP	Ficus retusa	Indian Laurel Fig		6546577	1814256	
374	12" GRP/18' DRIP	Citrus sp.	Grapefruit		6546576	1814112	
375	48" PALM/22' DRIP				6546653	1814004	SPECIES NOT VERIFIED
376	36" PALM/12' DRIP				6546641	1813996	SPECIES NOT VERIFIED
377	36"JAC/48' DRIP	Jacaranda acutifolia	Jacaranda		6546654	1813990	
378	36" PALM				6546687	1813941	SPECIES NOT VERIFIED
379	36" PALM				6546664	1813957	SPECIES NOT VERIFIED
380	30" PALM/20' DRIP				6546514	1813909	SPECIES NOT VERIFIED

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
381	30" CEDAR/60' DRIP	Cedrus deodora	Deodar Cedar		6546486	1813892	
382	30" JAC/72' DRIP	Jacaranda acutifolia	Jacaranda		6546349	1813851	
383	36" CAROB	Ceratonia siliqua	Carob		6546408	1813830	
384	36" CAROB	Ceratonia siliqua	Carob	POOR	6546422	1813805	
385	36" CAROB	Ceratonia siliqua	Carob		6546437	1813775	
386	16" JAC	Jacaranda acutifolia	Jacaranda		6546354	1813949	
387	24" JAC	Jacaranda acutifolia	Jacaranda		6546373	1813958	
388	36" JAC/60' DRIP	Jacaranda acutifolia	Jacaranda		6546288	1813815	
389	36" JAC/60' DRIP	Jacaranda acutifolia	Jacaranda		6546316	1813830	
390	3" TREE/12' DRIP				6546301	1813793	SPECIES NOT VERIFIED
391	48' TREE/50' DRIP	Bauhinia variegata	Purple Orchid Tree		6546239	1813773	
392	30" JAC/12' DRIP	Jacaranda acutifolia	Jacaranda		6546202	1813471	
393	64" PALM/30' DRIP				6546208	1813440	SPECIES NOT VERIFIED
394	24" JAC	Jacaranda acutifolia	Jacaranda		6546220	1813420	
395	18" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546445	1813628	
396	10" JAC/18' DRIP	Jacaranda acutifolia	Jacaranda		6546436	1813639	
397	36" PALM/10' DRIP				6546579	1813696	SPECIES NOT VERIFIED
398	60" PITT/32' DRIP	Pittosporum undulatum	Victorian Box		6546699	1813283	
399	6" KOE/20' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546670	1813373	
400	14" KOE/20' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546676	1813364	
401	18" KOE/20' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546659	1813328	
402	40" SILK/50' DRIP	Grevillea robusta	Silk Oak		6546714	1813424	
403	18" EUC	Eucalyptus citriodora	Lemon Scented Gum		6546677	1813506	
404	18" MELIA	Melia azedarach	Chinaberry		6546703	1813509	
405	12" CORAL	Bauhinia variegata	Purple Orchid Tree		6546756	1813323	
406	12" CORAL	Bauhinia variegata	Purple Orchid Tree		6546778	1813332	
407	30" CORAL	Bauhinia variegata	Purple Orchid Tree		6546802	1813364	
408	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546796	1813412	
409	24" SEQ	Sequoia sempervirens	Coast Redwood		6546804	1813629	
410	30" AVO	Avocado	Avocado		6546761	1813610	
411	18" AVO	Avocado	Avocado		6546771	1813651	
412	24" AVO	Avocado	Avocado		6546747	1813636	
413	24" AVO	Avocado	Avocado		6546774	1813584	
414	12" CAT			POOR	6546702	1813623	
415	12" CAT			POOR	6546660	1813600	
416	12" CAT				6546613	1813573	
417	30" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546632	1813650	
418	12" CAM	Cinnamomum camphora	Camphor Tree		6546670	1813671	
419	24" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546708	1813691	
420	36" SILK	Grevillea robusta	Silk Oak		6546803	1813735	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
421	36" SILK	Grevillea robusta	Silk Oak		6546803	1813754	
422	18" BOTTLE TREE				6546716	1813756	
423	18" BOTTLE TREE				6546774	1813793	
424	12" BOTTLE TREE				6546735	1813768	
425	12" BOTTLE TREE				6546757	1813782	
426	24" BOTTLE TREE				6546793	1813804	
427	3" LAM/8' DRIP	Liquidambar styraciflua	Sweetgum		6546303	1813277	
428	38" MELIA/30' DRIP	Melia azedarach	Chinaberry		6546373	1813258	
429	60" CAM	Cinnamomum camphora	Camphor Tree		6546376	1813364	
430	28" PITT/24' DRIP	Pittosporum undulatum	Victorian Box		6546445	1813297	
431	6"CORAL/22' DRIP	Bauhinia variegata	Purple Orchid Tree		6546032	1814201	
432	6"CORAL/16' DRIP	Bauhinia variegata	Purple Orchid Tree		6546063	1814223	
433	24" PECAN/40' DRIP	Zelkova serrata	Saw tooth Zelkova		6546061	1814020	
434	18" TULIP/32' DRIP	Liriodendron tulipifera	Tulip Tree		6546055	1814039	
435	52" PALM/8' DRIP				6545781	1814123	SPECIES NOT VERIFIED
436	18" ELM/15' DRIP	Ulmus parvifolia	Chinese Evergreen Elm		6545765	1814129	
437	24" CORAL	Bauhinia variegata	Purple Orchid Tree		6545747	1814244	
438	18" CELTIS	Celtis sp.	Hackberry		6545754	1814257	
439	18" PALM				6545716	1814256	SPECIES NOT VERIFIED
440	24" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545600	1814230	
441	24" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545692	1814232	
442	24" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545681	1814301	
443	18" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545663	1814299	
444	18" CEDAR	Cedrus deodora	Deodar Cedar	POOR	6545643	1814306	
445	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6545574	1814241	
446	18" AVO	Avocado	Avocado	POOR	6545680	1814167	
447	18" AVO	Avocado	Avocado	POOR	6545669	1814187	
448	18" AVO	Avocado	Avocado	POOR	6545638	1814243	
449	36" AVO	Avocado	Avocado	POOR	6545622	1814271	
450	24" AVO	Avocado	Avocado	POOR	6545610	1814291	
451	24" AVO	Avocado	Avocado	POOR	6545709	1814121	
452	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6545747	1814149	
453	30" AVO	Avocado	Avocado	POOR	6545722	1814100	
454	8" LEM	Citrus sp.	Lemon		6545646	1814125	
455	8" LEM	Citrus sp.	Lemon		6545656	1814110	
456	12" GRAPEFR	Citrus sp.	Grapefruit		6545637	1814140	
457	6" LEM	Citrus sp.	Lemon		6545614	1814177	
458	30" JAC	Jacaranda acutifolia	Jacaranda		6545628	1814351	
459	18" CYP	Cupressus sp.	Cypress		6545644	1814375	
460	36" JAC	Jacaranda acutifolia	Jacaranda		6545660	1814391	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

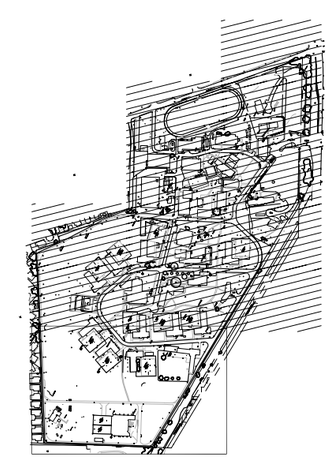
Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
461	18" CRAPE/15' DRIP	Lagerstroemia indica	Crape Myrtle		6545791	1814126	
462	18" CRAPE/15' DRIP	Lagerstroemia indica	Crape Myrtle		6545832	1814154	
463	8"LOQ/14' DRIP	Eriobotrya japonica	Loquat		6545855	1814191	
464	8" LOQ/9' DRIP	Eriobotrya japonica	Loquat		6545819	1814190	
465	6" LOQ/9' DRIP	Eriobotrya japonica	Loquat		6545799	1814217	
466	36" PALM/20' DRIP				6546130	1812194	SPECIES NOT VERIFIED
467	30" EUC/18' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6546118	1812616	
468	36" JAC/50'DRIP	Jacaranda acutifolia	Jacaranda		6546651	1813004	
469	36" JAC/42' DRIP	Jacaranda acutifolia	Jacaranda		6546509	1812850	
470	30" JAC/44' DRIP	Jacaranda acutifolia	Jacaranda		6546530	1812828	
471	18" JAC	Jacaranda acutifolia	Jacaranda		6546579	1812689	
472	15" JAC	Jacaranda acutifolia	Jacaranda	POOR	6546604	1812686	
473	18" MAG	Magnolia grandiflora	Southern Magnolia		6546605	1812703	
474	18" EUC	Eucalyptus			6546651	1812674	SPECIES NOT VERIFIED
475	24" PALM				6546330	1812873	SPECIES NOT VERIFIED
476	24" YUCCA	Yucca sp	Yucca		6546339	1812877	
477	24" YUCCA	Yucca sp	Yucca		6546359	1812889	
478	30" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546532	1812986	
479	18" JAC	Jacaranda acutifolia	Jacaranda		6546618	1813043	
480	18" JAC	Jacaranda acutifolia	Jacaranda		6546647	1813062	
481	18" JAC	Jacaranda acutifolia	Jacaranda		6546673	1813081	
482	24" JAC/DEAD	Jacaranda acutifolia	Jacaranda	DEAD	6546701	1813100	
483	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546740	1813048	
484	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546792	1813075	
485	18' TILIA	Tilia cordata	Tilia		6546753	1813132	
486	10" GINGKO	Gingko biloba	Gingko		6546804	1813180	
487	36" EUC	Eucalyptus citriodora	Lemon Scented Gum		6546808	1813012	
488	24" JAC	Jacaranda acutifolia	Jacaranda		6546684	1813028	
489	36" JAC/48' DRIP	Jacaranda acutifolia	Jacaranda		6546500	1812963	
490	24"JAC/54' DRIP	Jacaranda acutifolia	Jacaranda		6546453	1812937	
491	18" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546278	1812840	
492	24" PEP/60' DRIP	Schinus terebinthifolius	Brazilian Pepper		6546246	1812875	
494	54" KOE/46' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546258	1813042	
495	48" KOE/44' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546290	1813067	
496	36" KOE	Koelreuteria paniculata	Goldenrain Tree		6546328	1813087	
497	36" KOE	Koelreuteria paniculata	Goldenrain Tree		6546336	1813050	
498	36" KOE	Koelreuteria paniculata	Goldenrain Tree		6546350	1813001	
499	36" JAC/24' DRIP	Jacaranda acutifolia	Jacaranda	POOR	6546312	1813100	
500	48" PINE/60' DRIP	Pinus canariensis	Canary Island Pine		6546049	1812163	
501	60" PALM/16' DRIP				6546229	1812260	SPECIES NOT VERIFIED

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
502	60" PALM/16' DRIP				6546232	1812264	SPECIES NOT VERIFIED
503	48" PALM/24' DRIP				6546227	1812250	SPECIES NOT VERIFIED
504	55" PINE/44' DRIP	Pinus canariensis	Canary Island Pine		6546212	1812255	
505	15" TULIP/20' DRIP	Liriodendron tulipifera	Tulip Tree	POOR	6545920	1812309	
506	12" MAG/28' DRIP	Magnolia grandiflora	Southern Magnolia	POOR	6545876	1812371	
507	30" C.I.PINE/26' DRIP	Pinus canariensis	Canary Island Pine		6545831	1812443	
508	30" C.I.PINE/28' DRIP	Pinus canariensis	Canary Island Pine		6545818	1812467	
509	30" C.I.PINE/40' DRIP	Pinus canariensis	Canary Island Pine		6545824	1812491	
510	18" C.I.PINE/26' DRIP	Pinus canariensis	Canary Island Pine		6545788	1812501	
511	36" C.I.PINE/32' DRIP	Pinus canariensis	Canary Island Pine		6545787	1812530	
512	15" ELM/50' DRIP	Ulmus parvifolia	Chinese Evergreen Elm	POOR	6545878	1813297	
513	48" EUC/50' DRIP	Eucalyptus			6545880	1813419	SPECIES NOT VERIFIED
514	40" EUC/60' DRIP	Eucalyptus			6545932	1813404	SPECIES NOT VERIFIED
515	24" BOTTLE BRUSH/32' DRIP	Callistemon citrinus	Bottlebrush	POOR	6546016	1813439	
516	12" BOTTLE BRUSH/16' DRIP	Callistemon citrinus	Bottlebrush	POOR	6546030	1813415	
517	40" PINE/42' DRIP	Pinus canariensis	Canary Island Pine		6546032	1813337	
518	15" ELM/40' DRIP	Ulmus parvifolia	Chinese Evergreen Elm	POOR	6545904	1813286	
519	15" ELM/40' DRIP	Ulmus parvifolia	Chinese Evergreen Elm		6545941	1813275	
520	20" PODO/26' DRIP	Podocarpus gracilior	Fern Pine		6546004	1813249	
521	40" CAM/60' DRIP	Cinnamomum camphora	Camphor Tree		6545952	1813036	
522	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6545969	1813301	
523	12" ELM/DEAD	Ulmus parvifolia	Chinese Evergreen Elm		6545771	1813049	
524	24" JAC/27' DRIP	Jacaranda acutifolia	Jacaranda		6546060	1813696	
525	30" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546047	1813690	
526	30" JAC/26' DRIP	Jacaranda acutifolia	Jacaranda		6546075	1813703	
527	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6545960	1813916	
528	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6545967	1813906	
529	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6545974	1813895	
530	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6545997	1813894	
531	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6546004	1813897	
532	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6546010	1813900	
533	12" CYP/10' DRIP	Cupressus sempervirens	Italian Cypress		6545970	1813946	
534	6" CRAPE	Lagerstroemia indica	Crape Myrtle		6546427	1814256	
535	6" CRAPE	Lagerstroemia indica	Crape Myrtle		6546447	1814215	
536	4" CRAPE	Lagerstroemia indica	Crape Myrtle		6546445	1814304	
537	24"PINE	Pinus canariensis	Canary Island Pine		6546177	1812024	
538	36"PINE-TWIN TRUNK	Pinus canariensis	Canary Island Pine		6546186	1812036	
539	15" CEDAR	Cedrus deodora	Deodar Cedar		6546205	1812037	
540	18" TREE				6546249	1812046	SPECIES NOT VERIFIED
541	42" ASH	Ulmus parvifolia	Modesto Ash		6546259	1812058	

FRED C. NELLES SCHOOL FOR BOYS TREE SURVEY

Number	Description	Botanical Name	Common Name	Health (1)	Location X	Location Y	Notes
542	36" PINE	Pinus canariensis	Canary Island Pine		6546292	1812097	
543	30" PALM				6546279	1812132	SPECIES NOT VERIFIED
544	24" PINE-LEANING	Pinus canariensis	Canary Island Pine		6546304	1812196	
545	18" CEDAR - DYING	Cedrus deodora	Deodar Cedar		6546295	1812186	
546	18" FIG TREE	Ficus carica	Fig		6546339	1812136	
547	54"ASH	Fraxinus velutina 'Modesto'	Modesto Ash		6546125	1812008	
548	8" LOQUAT	Eriobotrya japonica	Loquat		6546098	1812031	
549	12"SWEETGUM	Liquidambar styraciflua	Sweetgum		6546081	1812079	
550	18"SWEETGUM-2XTRUNK	Liquidambar styraciflua	Sweetgum		6546075	1812109	
551	18" PALM				6546092	1812057	SPECIES NOT VERIFIED
552	18" PALM				6546092	1812053	SPECIES NOT VERIFIED
553	20"ASH	Fraxinus velutina 'Modesto'	Modesto Ash		6546302	1812573	
554	30"PEPPER	Schinus terebinthifolius	Brazilian Pepper		6546328	1812632	
555	18" FIG TREE	Ficus carica	Fig		6546329	1812104	
556	18" FIG TREE	Ficus carica	Fig		6546343	1812081	
557	18" FIG TREE	Ficus carica	Fig		6546365	1812092	
558	20" TREE/20' DRIP	Melia azedarach	Chinaberry		6546535	1813225	
559	MAG	Magnolia grandiflora	Southern Magnolia				NO ACCESS (2)
560	MAG	Magnolia grandiflora	Southern Magnolia				NO ACCESS (2)
561	MAG	Magnolia grandiflora	Southern Magnolia				NO ACCESS (2)
562	MAG	Magnolia grandiflora	Southern Magnolia				NO ACCESS (2)
563	MAG	Magnolia grandiflora	Southern Magnolia				NO ACCESS (2)
(1) TREES GENERALLY IN FAIR TO GOOD HEALTH UNLESS NOTED OTHERWISE							
(2) TREES LOCATED IN LOCKED ENCLOSURE, UNABLE TO DETERMINE EXACT LOCATION							



KEYMAP

State of California
Department of General Services

Real Estate Services Division
Professional Services Branch
Design Services Section
707 3rd Street, Suite 4-105
West Sacramento, California 95605

California State Fire Marshal
APPROVED
Approval of this plan does not authorize or approve any omission or deviation from applicable regulations. Final approval is subject to field inspection. One set of approved plans shall be available on the project site at all times.
Reviewed by: _____

Issue

No.	Date	Description
1	12/4/04	1ST ISSUE

Project
FRED C. NELLES SCHOOL FOR BOYS
DEPARTMENT OF THE YOUTH AUTHORITY
WHITTIER, CALIFORNIA
CLIENT:
DEPARTMENT OF GENERAL SERVICES

Supervisor	Designed	Drawn	Checked
FP	JT	JT	FP

File Date: . .
Vault File Number: 30-C-5

Sheet Title
FRED C. NELLES TREE SURVEY

DSA Building Number: ??
Work Order: 118146
Reference North
Sheet Scale: 1"=50'
Sheet Number: TS1.O
1 of 5

CAD FILE:
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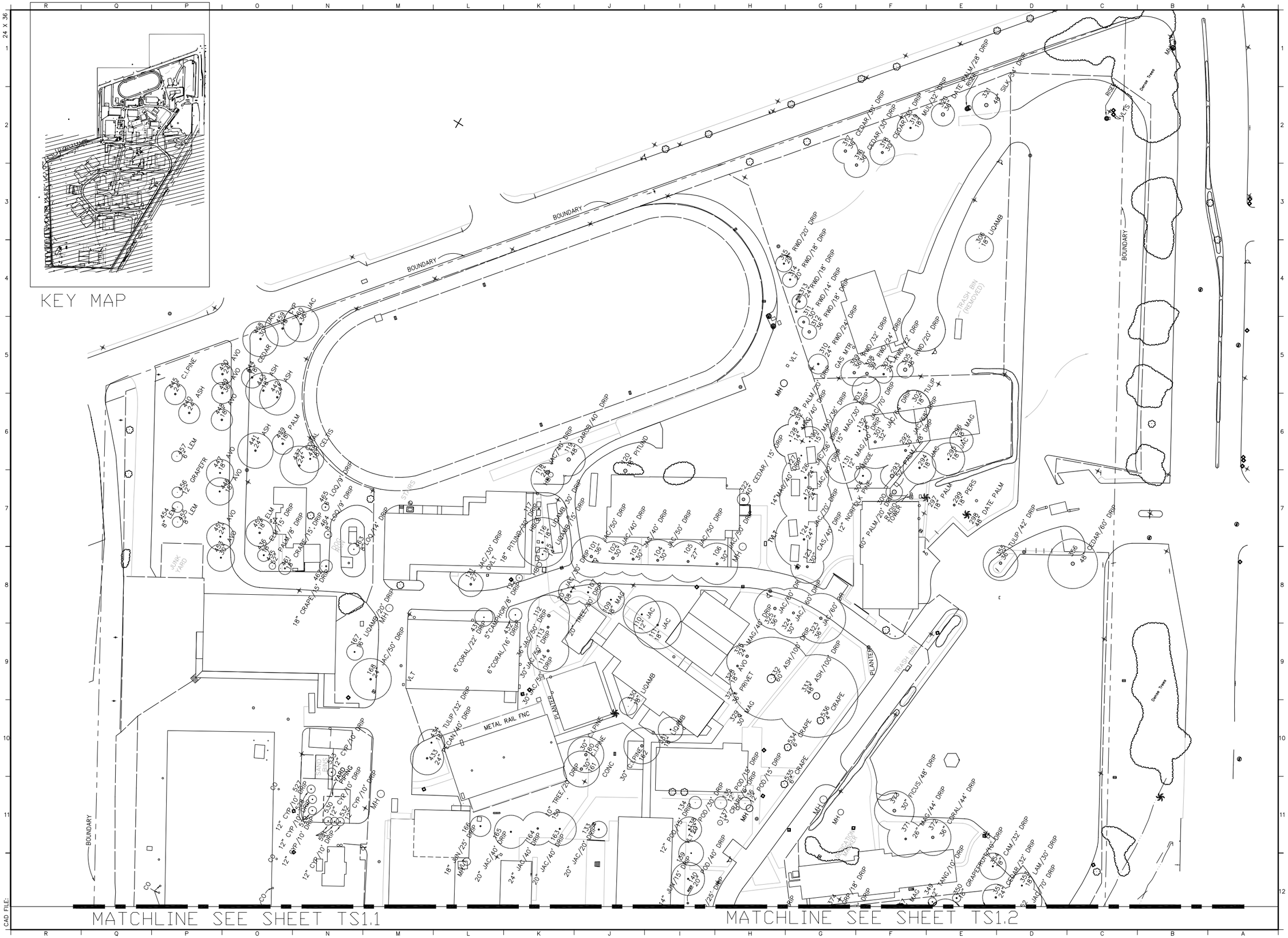

State of California
Department of General Services

DGS

Real Estate Services Division
Professional Services Branch
Design Services Section
707 3rd Street, Suite 4-105
West Sacramento, California 95605

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Issue

No.	Date	Description
1	12/4/04	1ST ISSUE

Project
FRED C. NELLES SCHOOL FOR BOYS
DEPARTMENT OF THE YOUTH AUTHORITY
WHITTIER, CALIFORNIA
CLIENT:
DEPARTMENT OF GENERAL SERVICES

Supervisor	Designed	Drawn	Checked
FP	JT	JT	FP

File Date: . .
Vault File Number: 30-C-5

Sheet Title
FRED C. NELLES TREE SURVEY

DSA Building Number: ??
Work Order: 118146
Reference North
Sheet Scale: 1"=50'
Sheet Number: TS1.3
4 of 5

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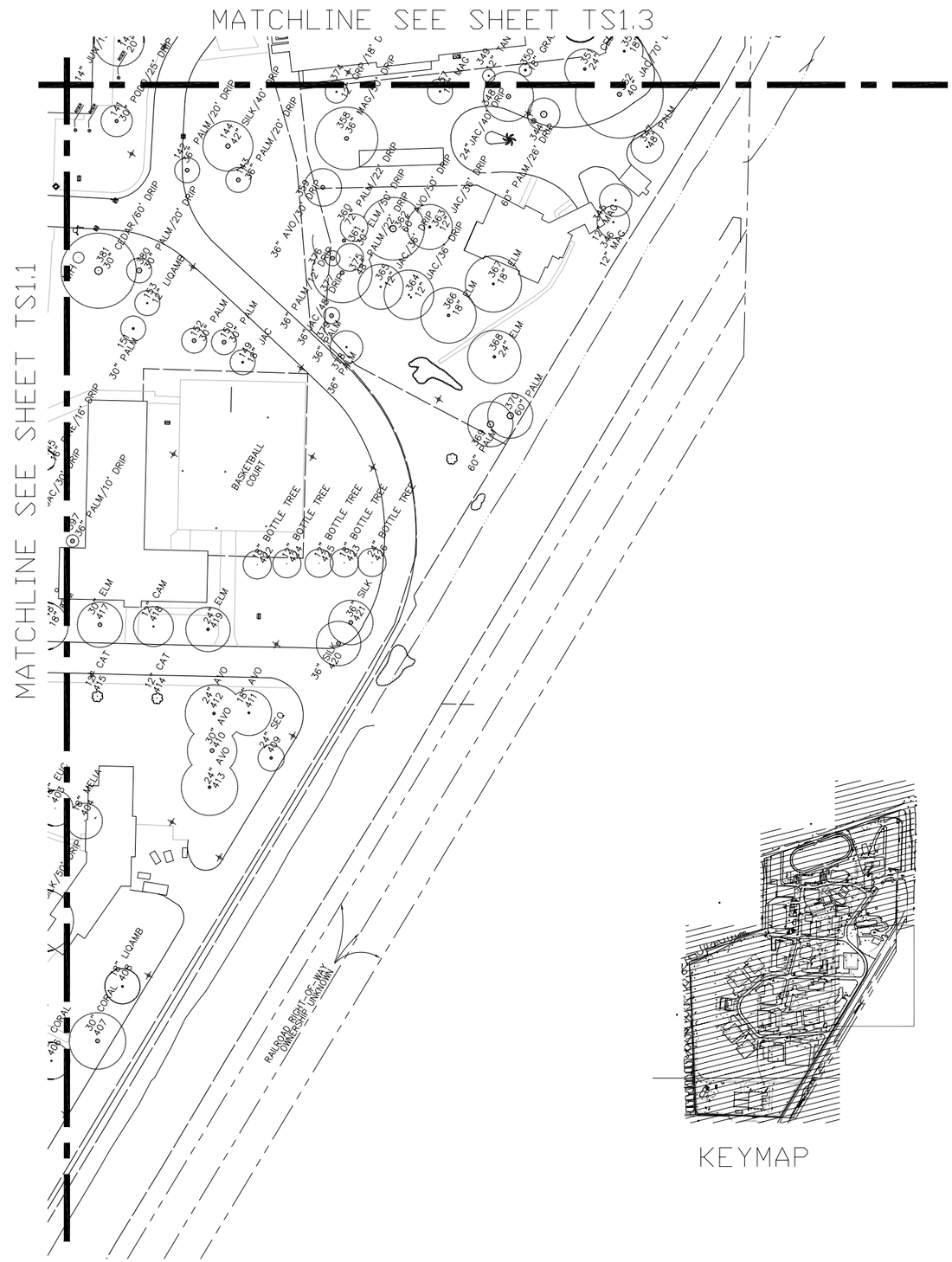

KEYMAP

State of California
Department of General Services

Real Estate Services Division
Professional Services Branch
Design Services Section
707 3rd Street, Suite 4-105
West Sacramento, California 95605

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Issue

No.	Date	Description
1	12/4/04	1ST ISSUE

Project
FRED C. NELLES SCHOOL FOR BOYS
DEPARTMENT OF THE YOUTH AUTHORITY
WHITTIER, CALIFORNIA
CLIENT:
DEPARTMENT OF GENERAL SERVICES

Supervisor	Designed	Drawn	Checked
FP	JT	JT	FP

File Date: · ·
Vault File Number: 30-C-5

Sheet Title
FRED C. NELLES TREE SURVEY

DSA Building Number: ??
Work Order: 118146

Reference North
Sheet Scale: 1"=50'

Sheet Number
TS1.2
3 of 5

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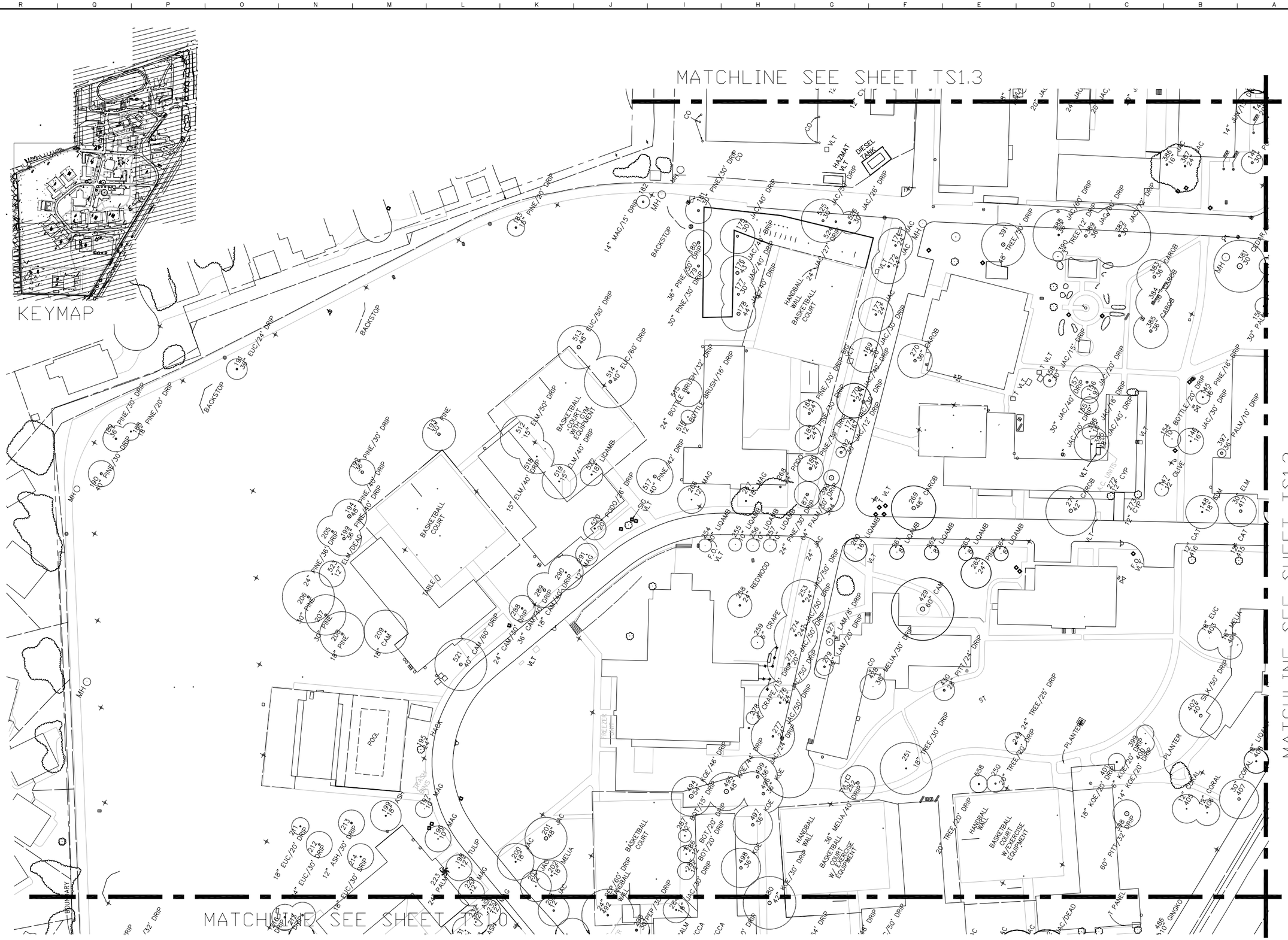

CAD FILE:

State of California
Department of General Services

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Professional Services Branch
Design Services Section
707 3rd Street, Suite 4-105
West Sacramento, California 95605

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Reviewed by: _____

Issue

No.	Date	Description
1	12/4/04	1ST ISSUE

Project
FRED C. NELLES SCHOOL FOR BOYS
DEPARTMENT OF THE YOUTH AUTHORITY
WHITTIER, CALIFORNIA
CLIENT:
DEPARTMENT OF GENERAL SERVICES

Supervisor	Designed	Drawn	Checked
FP	JT	JT	FP

File Date: . .
Vault File Number: 30-C-5

Sheet Title
FRED C. NELLES TREE SURVEY

DSA Building Number: ??
Work Order: 118146

Reference North

Sheet Scale: 1"=50'

Sheet Number
TS1.1
2 of 5

Plot Date: Dec 10, 2004 - 1:33pm Plotted by: EVillegas File Name: X:\Projects\G0118146\plot\TS1_1.dwg

Number	Description	Botanical Name	Common Name	Health	Location X	Location Y
101	36" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546106	1814331
102	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546129	1814343
103	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546159	1814354
104	30" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546177	1814368
105	27" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546209	1814386
106	30" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546240	1814402
107	20" TREE/30' DRIP				6546124	1814292
108	20" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546106	1814282
109	18" MAG	Magnolia grandiflora	Southern Magnolia		6546153	1814298
110	12" JAC	Jacaranda acutifolia	Jacaranda		6546194	1814302
111	18" JAC	Jacaranda acutifolia	Jacaranda		6546217	1814301
112	36"JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546098	1814243
113	30"JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546105	1814231
114	30"JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546119	1814206
115	14" LIQAMB/15' DRIP	Liquidambar styraciflua	Sweetgum		6546054	1814303
116	18" LIQAMB/30' DRIP	Liquidambar styraciflua	Sweetgum		6546046	1814315
117	18" PITUND/30' DRIP	Pittosporum undulatum			6546022	1814348
118	24" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546012	1814383
119	48" CAROB/40' DRIP	Ceratonia siliqua	Carob		6546022	1814417
120	18" PITUND	Pittosporum undulatum			6546098	1814441
121	27" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6545998	1814427
122	5"CAMPHOR/8' DRIP	Cinnamomum camphora	Camphor Tree		6546044	1814264
123	30" CAS/40' DRIP	Casuarina stricta	Beefwood		6546336	1814455
124	24" JAC/70' DRIP	Jacaranda acutifolia	Jacaranda		6546315	1814461
125	24" JAC/62' DRIP	Jacaranda acutifolia	Jacaranda		6546291	1814524
126	24" JAC/56' DRIP	Jacaranda acutifolia	Jacaranda		6546278	1814546
127	14"MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546260	1814566
128	14" MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546240	1814574
129	32" PALM/20' DRIP				6546235	1814597
130	15" MAG/36' DRIP	Magnolia grandiflora	Southern Magnolia		6546260	1814586
131	12" MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546311	1814581
132	18" JAC/70' DRIP	Jacaranda acutifolia	Jacaranda		6546306	1814627
133	20" JAC/20' DRIP	Jacaranda acutifolia	Jacaranda		6546263	1814053
134	12" POD/15' DRIP	Podocarpus gracilior	Fern Pine		6546366	1814141
135	12" POD/15' DRIP	Podocarpus gracilior	Fern Pine		6546393	1814156
136	12" POD/15' DRIP	Podocarpus gracilior	Fern Pine		6546418	1814171
137	3" CRAPE/6' DRIP	Lagerstroemia indica	Crape Myrtle		6546404	1814135
138	20" POD/30' DRIP	Podocarpus gracilior	Fern Pine		6546376	1814109
139	14" JUN/15' DRIP	Juniperus sp.	Juniper		6546393	1814086
140	20" POD/40' DRIP	Podocarpus gracilior	Fern Pine		6546406	1814057
141	30" PODO/25' DRIP	Podocarpus gracilior	Fern Pine		6546437	1814002
142	36" PALM/20' DRIP	Phoenix canariensis	Canary Island Date Palm		6546506	1813997
143	36" PALM/20' DRIP	Phoenix canariensis	Canary Island Date Palm		6546545	1814011
144	42" SILK/40' DRIP	Grevillea robusta	Silk Oak		6546524	1814030
145	7" PINE/16' DRIP	Pinus canariensis	Canary Island Pine		6546527	1813740
146	16" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546541	1813689
147	12" OLIVE	Olea europaea	Olive	POOR	6546541	1813625
148	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546595	1813626
149	18" JAC	Jacaranda acutifolia	Jacaranda		6546622	1813888
150	30" PALM	Phoenix canariensis	Canary Island Date Palm		6546601	1813894
151	30" PALM				6546534	1813866
152	30" PALM	Phoenix canariensis	Canary Island Date Palm		6546580	1813883
153	12" LIQAMB	Liquidambar styraciflua	Sweetgum		6546533	1813890
154	10" BOTTLE/20' DRIP	Callistemon citrinus	Bottlebrush		6546522	1813681
155	9" JAC/20' DRIP	Jacaranda acutifolia	Jacaranda		6546420	1813665
156	9" JAC/20' DRIP	Jacaranda acutifolia	Jacaranda		6546414	1813676
157	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546404	1813686
158	30" JAC/15' DRIP	Jacaranda acutifolia	Jacaranda		6546366	1813666
159	10" TREE/20' DRIP				6546231	1814066
160	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546223	1814122
161	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546227	1814105
162	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546275	1814166
163	20" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546242	1814029
164	24" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546219	1814016
165	20" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546193	1813996
166	18" JUN/25' DRIP	Juniperus sp.	Juniper		6546158	1813983
167	16" LIQAMB/20' DRIP	Liquidambar styraciflua	Sweetgum		6545920	1814085
168	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6545953	1814067
169	20" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546169	1813582
170	24" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546184	1813530
171	24" JAC	Jacaranda acutifolia	Jacaranda		6546133	1813708
172	24" JAC	Jacaranda acutifolia	Jacaranda		6546139	1813683
173	24" JAC	Jacaranda acutifolia	Jacaranda		6546155	1813628
174	16" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546195	1813495
175	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6545972	1813623
176	43" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6545993	1813587
177	30" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546007	1813567
178	44" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546019	1813547
179	30" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545951	1813571
180	36" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545937	1813594
181	30" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545918	1813626
182	14" MAG/15' DRIP	Magnolia grandiflora	Southern Magnolia		6545858	1813601
183	15" PINE/20' DRIP	Pinus patula	Jelecote Pine		6545747	1813500
184	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546148	1813491
185	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546161	1813465
186	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546181	1813437
187	24" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546194	1813409
188	30" PINE/20' DRIP	Pinus canariensis	Canary Island Pine		6545487	1813370
189	36" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545477	1813054
190	40" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545483	1813011
191	36" EUC/24' DRIP	Eucalyptus			6545555	1813195
192	36" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545740	1813167
193	30" PINE	Pinus canariensis	Canary Island Pine		6545794	1813250
194	48" PINE/40' DRIP	Pinus thunbergiana	Japanese Black Pine		6545754	1813116
195	24" HACK	Celtis sp.	Hackberry		6545963	1812928
196	10" MAG	Magnolia grandiflora	Southern Magnolia	POOR	6546033	1812850
197	10" MAG	Magnolia grandiflora	Southern Magnolia	POOR	6546001	1812871
198	12" TULIP	Liriodendron tulipifera	Tulip Tree		6546071	1812834
199	36" PINE/40' DRIP	Pinus canariensis	Canary Island Pine		6545762	1813091
199	18" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545967	1812841
200	18" JAC	Jacaranda acutifolia	Jacaranda		6546123	1812873
201	48" JAC	Jacaranda acutifolia	Jacaranda		6546139	1812914
202	18" MELIA	Melia azedarach	Chinaberry		6546168	1812881
203	12" JAC	Jacaranda acutifolia	Jacaranda		6546158	1812861
204	12" JAC	Jacaranda acutifolia	Jacaranda		6546199	1812847
205	24" PINE/36' DRIP	Pinus canariensis	Canary Island Pine		6545746	1813091
206	30" PINE	Pinus canariensis	Canary Island Pine		6545761	1813012
207	30" PINE	Pinus canariensis	Canary Island Pine		6545789	1813005
208	18" PINE	Pinus canariensis	Canary Island Pine		6545816	1812995
209	18" CAM	Cinnamomum camphora	Camphor Tree		6545858	1813023
211	18" EUC/20' DRIP	Eucalyptus			6545889	1812780
212	18" EUC/30' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6545919	1812773
213	12" ASH/30' DRIP	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6545938	1812814
214	18" EUC/30' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6545967	1812786
215	24" C.I.PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545944	1812694
216	24" C.I.PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6545928	1812681
217	24" EUC/30' DRIP	Eucalyptus polyanthemos	Silver Dollar Gum		6545956	1812671
218	30" EUC/40' DRIP	Eucalyptus			6545982	1812663
219	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546212	1812685
220	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546201	1812656
221	30" C.I.PINE	Pinus canariensis	Canary Island Pine		6546192	1812629
222	6" UMB				6546241	1812758
223	60" PALM				6546059	1812816
224	24" PALM				6546245	1812756
225	24" PALM				6546260	1812751
226	24" PALM				6546269	1812748
227	12" JAC	Jacaranda acutifolia	Jacaranda		6546256	1812825
228	18" JAC	Jacaranda acutifolia	Jacaranda		6546223	1812834
229	12" MAG	Magnolia grandiflora	Southern Magnolia		6546098	1812816
230	12" MAG	Magnolia grandiflora	Southern Magnolia		6546125	1812806
231	12" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6546114	1812775
232	12" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6546119	1812790
233	12" ASH	Fraxinus velutina 'Modesto'	Modesto Ash	POOR	6546136	1812767
234	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546364	1812710
235	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546376	1812691
236	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546393	1812665
237	24" C.I.PINE	Pinus canariensis	Canary Island Pine		6546409	1812639
238	24" EUC	Eucalyptus			6546418	1812590
239	36" PALM				6546431	1812615
240	36" PALM				6546446	1812627
241	24" EUC/40' DRIP	Eucalyptus			6545995	1812630
241	36" EUC	Eucalyptus			6546528	1812626
242	12" EUC/30' DRIP	Eucalyptus			6546011	1812634
244	40" P/40' DRIP				6546094	1812189
245	36" ELM/22' DRIP	Robinia pseudoacacia	Black Locust	DEAD	6546089	1812223
246	48" PALM/20' DRIP				6546132	1812209
247	30" PALM/15' DRIP				6546122	1812189
248	30" PALM/16' DRIP				6546123	1812197
249	24" TREE/25' DRIP	Melia azedarach	Chinaberry		6546548	1813287
250	20" TREE/20' DRIP	Melia azedarach	Chinaberry		6546552	1813235
251	18" TREE/30' DRIP	Melia azedarach	Chinaberry		6546454	1813197
252	36" MELIA/40' DRIP	Melia azedarach	Chinaberry	POOR	6546415	1813154
253	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546253	1813301
254	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546123	1813298
255	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546152	1813317
256	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546170	1813327
257	10" LIQAMB	Liquidambar styraciflua	Sweetgum		6546187	1813337
258	24" REDWOOD	Sequoia sempervirens	Coast Redwood		6546193	1813260
259	6" CRAPE	Lagerstroemia indica	Crape Myrtle		6546232	1813234
260	16" LIQAMB	Liquidambar styraciflua	Sweetgum	POOR	6546274	1813383
261	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546317	1813405
262	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546351	1813425
263	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546385	1813445
264	8" LIQAMB	Liquidambar styraciflua	Sweetgum		6546421	1813466
265	24" PINE	Pinus canariensis	Canary Island Pine		6546407	1813432
266	12" MAG	Magnolia grandiflora	Southern Magnolia		6546062	1813336
267	18" MAG	Magnolia grandiflora	Southern Magnolia		6546137	1813367
268	24" PODO	Podocarpus gracilior	Fern Pine		6546163	1813401
269	48" CAROB	Ceratonia siliqua	Carob	POOR	6546307	1813459
270	36" CAROB	Ceratonia siliqua	Carob		6546221	1813606
271	42" CAROB	Ceratonia siliqua	Carob		6546464	1813550
272	12" CYP	Cupressus sempervirens	Italian Cypress		6546495	1813588
273	12" CYP	Cupressus sempervirens	Italian Cypress		6546521	1813606
274	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546266	1813263
275	20" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546276	1813231
276	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546290	1813187
277	24" JAC/50' DRIP	Jacaranda acutifolia	Jacaranda		6546303	1813150
278	4" CRAPE/15' DRIP	Lagerstroemia indica	Crape Myrtle		6546272	1813156
279	12" LAM/20' DRIP	Liquidambar styraciflua	Sweetgum		6546313	1813249
280	42" KOE/30' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546399	1812983
281	36" KOE/30' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546386	1812890
282	15" LIQAMB/30' DRIP	Liquidambar styraciflua	Sweetgum		6546408	1812829
283	24" PALM/15' DRIP				6546408	1812810
284	18" JAC/30' DRIP	Jacaranda acutifolia	Jacaranda		6546310	1812921
285	12" BOT/20' DRIP				6546297	1812965
286	12" BOT/20' DRIP				6546287	1812982
287	12" BOT/15' DRIP				6546275	1812999
288	24" CAM/30' DRIP	Cinnamomum camphora	Camphor Tree	POOR	6545979	1813127
289	36" CAM/40' DRIP	Cinnamomum camphora	Camphor Tree		6545990	1813159
290	18" CAM/40' DRIP	Cinnamomum camphora	Camphor Tree	POOR	6546001	1813189
291	12" MAG	Magnolia grandiflora	Southern Magnolia		6546011	1813219
292	30" JAC/68' DRIP	Jacaranda acutifolia	Jacaranda		6546365	1814636
293	52" PALM/ 28' DRIP				6546367	1814601
293	30"PEP/30' DRIP	Schinus terebinthifolius	Brazilian Pepper		6546283	1812877
294	18" JAC	Jacaranda acutifolia	Jacaranda		6546390	1814627
295	18" JAC	Jacaranda acutifolia	Jacaranda		6546415	1814654
296	18" MAG	Magnolia grandiflora	Southern Magnolia		6546417	1814681
297	18" PALM	Washingtonia sp.	Fan Palm		6546416	1814600
298	48" DATE PALM	Phoenix canariensis	Canary Island Date Palm		6546469	1814608
299	18" PERS	Persica sp.	Persimmon		6546450	1814610
300	60" PALM/20' DRIP	Phoenix canariensis	Canary Island Date Palm		6546378	1814586
301	32" JAC/64' DRIP	Jacaranda acutifolia	Jacaranda		6546328	1814626
302	18" TULIP	Liriodendron tulipifera	Tulip Tree	POOR	6546346	1814686
303	15" MAG/30' DRIP	Magnolia grandiflora	Southern Magnolia		6546287	1814674
304	12" NORFOLK PINE	Araucaria heterophylla	Norfolk Island Pine		6546337	1814583
305	48" RWD/20' DRIP	Sequoia sempervirens	Coast Redwood		6546315	1814719
306	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546316	1814891
307	24" RWD/22' DRIP	Sequoia sempervirens	Coast Redwood		6546299	1814701
308	39" RWD/24' DRIP	Sequoia sempervirens	Coast Redwood		6546278	1814692
309	36" RWD/32' DRIP	Sequoia sempervirens	Coast Redwood		6546264	1814685
310	24" RWD/24' DRIP	Sequoia sempervirens	Coast Redwood		6546221	1814671
311	30" RWD/14' DRIP	Sequoia sempervirens	Coast Redwood		6546180	1814706
312	36" RWD/18' DRIP	Sequoia sempervirens	Coast Redwood		6546192	1814699
313	24"RWD/18' DRIP	Sequoia sempervirens	Coast Redwood		6546163	1814724
314	20" RWD/18' DRIP	Sequoia sempervirens	Coast Redwood		6546139	1814741
315	20" RWD/20' DRIP	Sequoia sempervirens	Coast Redwood		6546123	1814754
316	36" CEDAR/30' DRIP	Cedrus deodora	Deodar Cedar		6546137	1814901
317	36" CEDAR/30' DRIP	Cedrus deodora	Deodar Cedar		6546117	1814909
318	30" CEDAR/30' DRIP	Cedrus deodora	Deodar Cedar	POOR	6546156	1814930
319	18" MUL/32' DRIP	Morus alba	Mulberry		6546170	1814973
320	36" DATE PALM/28' DRIP	Phoenix canariensis	Canary Island Date Palm		6546199	1815007
321	48" SILK/34' DRIP	Grevillea robusta	Silk Oak		6546234	1815044
322	40" CEDAR/ 15' DRIP	Cedrus deodora	Deodar Cedar		6546228	1814485
323	36" JAC/60' DR	Jacaranda acutifolia	Jacaranda		6546382	1814410
324	30" JAC/ 60' DRIP	Jacaranda acutifolia	Jacaranda		6546352	1814408
325	36" JAC/60' DR	Jacaranda acutifolia	Jacaranda		6546328	1814391
326	24" MAG/40' DRIP	Magnolia grandiflora	Southern Magnolia		6546329	1814324
327	36" PRIVET	Ligustrum lucidum	Glossy Privet		6546329	1814278
328	18" AVO	Avocado	Avocado		6546325	1814308
329	30" MAG	Magnolia grandiflora	Southern Magnolia		6546358	1814258
330	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546237	1814199
331	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546295	1814201
332	60" ASH/100' DRIP	Fraxinus velutina 'Modesto'	Modesto Ash		6546368	1814316
333	48" ASH/100' DRIP	Fraxinus velutina 'Modesto'	Modesto Ash		6546425	1814326
334	18" LOQ/6' DRIP	Erlobotrya japonica	Loquat		6546544	1812431
335	24" JAC/24' DRIP	Jacaranda acutifolia	Jacaranda		6546419	1812402
336	10" MAG/20' DRIP	Magnolia grandiflora	Southern Magnolia		6546369	1812376
337	20" WAL/42' DRIP	Juglans sp.	Walnut		6546338	1812315
338	30" TREE/ 30' DRIP	Fraxinus velutina 'Modesto'			6546213	1812103
339	40" SYC/72' DRIP	Platanus spp.	Sycamore		6546228	1812170
341	24" TREE/40' DRIP				6546223	1812127
342	30" PINE/46' DRIP	Pinus canariensis	Canary Island Pine		6546173	1812135
343	30" PINE/30' DRIP	Pinus canariensis	Canary Island Pine		6546172	1812160
344	60" PALM/26' DRIP				6546727	1814181
345	12" MAG	Magnolia grandiflora	Southern Magnolia		6546811	1814152
346	12" MAG	Magnolia grandiflora	Southern Magnolia		6546819	1814136
347	48" PALM				6546811	1814202
348	24"JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546695	1814179
349	12" TANG/10' DRIP	Citrus sp.	Tangerine		6546673	1814185
350	18" GRAPEFRUIT/10' DRIP	Citrus sp.	Grapefruit		6546696	1814204
351	24" CEDAR/32' DRIP	Cedrus deodora	Deodar Cedar		6546736	1814229
352	40" JAC/70' DRIP	Jacaranda acutifolia	Jacaranda		6546770	1814226
353	18" LAM/30' DRIP	Liquidambar styraciflua	Sweetgum		6546756	1814258
354	18" CAM/32' DRIP	Cinnamomum camphora	Camphor Tree		6546714	1814260
355	36" TULIP/42' DRIP	Liriodendron tulipifera	Tulip Tree		6546534	1814578
356	48" CEDAR/60' DRIP	Cedrus deodora	Deodar Cedar		6546609	1814623
357	14" MAG	Magnolia grandiflora	Southern Magnolia		6546646	1814155
358	36" MAG/50' DRIP	Magnolia grandiflora	Southern Magnolia		6546602	1814084
359	36" AVO/30' DRIP	Avocado	Avocado		6546605	1814041
360	72" PALM/22' DRIP				6546643	1814026
361	30" ELM/50' DRIP	Ulmus parvifolia	Chinese Evergreen Elm		6546642	1814013
362	60" AVO/50' DRIP	Avocado	Avocado		6546671	1814041
363	12" JAC/36' DRIP	Jacaranda acutifolia	Jacaranda		6546695	1814058
364	12" JAC/36' DRIP	Jacaranda acutifolia	Jacaranda		6546711	1814002
365	12" JAC/36' DRIP	Jacaranda acutifolia	Jacaranda		6546686	1813997
366	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546744	1814005
367	18" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546762	1814045
368	24" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546792	1813995
369	60" PALM	Phoenix canariensis	Canary Island Date Palm		6546817	1813948
370	60" PALM	Phoenix canariensis	Canary Island Date Palm		6546828	1813962
371	26" MAG/44' DRIP	Magnolia grandiflora	Southern Magnolia		6546607	1814234
372	36" CORAL/44' DRIP	Bauhinia variegata	Purple Orchid Tree		6546634	1814252
373	30" FICUS/48' DRIP	Ficus retusa	Indian Laurel Fig		6546577	1814256
374	12" GRP/18' DRIP	Citrus sp.	Grapefruit		6546576	1814112
375	48" PALM/22' DRIP				6546653	1814004
376	36" PALM/12' DRIP				6546641	1813996
377	36"JAC/48' DRIP	Jacaranda acutifolia	Jacaranda		6546654	1813990
378	36" PALM				6546687	1813941
379	36" PALM				6546664	1813957
380	30" PALM/20' DRIP				6546514	1813909
381	30" CEDAR/60' DRIP	Cedrus deodora	Deodar Cedar		6546486	1813892
382	30" JAC/72' DRIP	Jacaranda acutifolia	Jacaranda		6546349	1813851
383	36" CAROB	Ceratonia siliqua	Carob		6546408	1813830
384	36" CAROB	Ceratonia siliqua	Carob	POOR	6546422	1813805
385	36" CAROB	Ceratonia siliqua	Carob		6546437	1813775
386	16" JAC	Jacaranda acutifolia	Jacaranda		6546354	1813949
387	24" JAC	Jacaranda acutifolia	Jacaranda		6546373	1813958
387	24" JAC	Jacaranda acutifolia	Jacaranda		6546373	1813958
388	36" JAC/60' DRIP	Jacaranda acutifolia	Jacaranda		6546288	1813815
389	36" JAC/60' DRIP	Jacaranda acutifolia	Jacaranda		6546316	1813830
390	3" TREE/12' DRIP				6546301	1813793
391	48' TREE/50' DRIP	Bauhinia variegata	Purple Orchid Tree		6546239	1813773
392	30" JAC/12' DRIP	Jacaranda acutifolia	Jacaranda		6546202	1813471
393	64" PALM/30' DRIP				6546208	1813440
394	24" JAC	Jacaranda acutifolia	Jacaranda		6546220	1813420
395	18" JAC/40' DRIP	Jacaranda acutifolia	Jacaranda		6546445	1813628
396	10" JAC/18' DRIP	Jacaranda acutifolia	Jacaranda		6546436	1813639
397	36" PALM/10' DRIP				6546579	1813696
398	60" PITT/32' DRIP	Pittosporum undulatum	Victorian Box		6546699	1813283
399	6" KOE/20' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546670	1813373
400	14" KOE/20' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546676	1813364
401	18" KOE/20' DRIP	Koelreuteria paniculata	Goldenrain Tree		6546659	1813328
402	40" SILK/50' DRIP	Grevillea robusta	Silk Oak		6546714	1813424
403	18" EUC	Eucalyptus citriodora	Lemon Scented Gum		6546677	1813506
404	18" MELIA	Melia azedarach	Chinaberry		6546703	1813509
405	12" CORAL	Bauhinia variegata	Purple Orchid Tree		6546756	1813323
406	12" CORAL	Bauhinia variegata	Purple Orchid Tree		6546778	1813332
407	30" CORAL	Bauhinia variegata	Purple Orchid Tree		6546802	1813364
408	18" LIQAMB	Liquidambar styraciflua	Sweetgum		6546796	1813412
409	24" SEQ	Sequoia sempervirens	Coast Redwood		6546804	1813629
410	30" AVO	Avocado	Avocado		6546761	1813610
411	18" AVO	Avocado	Avocado		6546771	1813651
412	24" AVO	Avocado	Avocado		6546747	1813636
413	24" AVO	Avocado	Avocado		6546774	1813584
414	12" CAT			POOR	6546702	1813623
415	12" CAT			POOR	6546660	1813600
416	12" CAT				6546613	1813573
417	30" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546632	1813650
418	12" CAM	Cinnamomum camphora	Camphor Tree		6546670	1813671
419	24" ELM	Ulmus parvifolia	Chinese Evergreen Elm		6546708	1813691
420	36" SILK	Grevillea robusta	Silk Oak		6546803	1813735
421	36" SILK	Grevillea robusta	Silk Oak		6546803	1813754
422	18" BOTTLE TREE				6546716	1813756
423	18" BOTTLE TREE				6546774	1813793
424	12" BOTTLE TREE				6546735	1813768
425	12" BOTTLE TREE				6546757	1813782
426	24" BOTTLE TREE				6546793	1813804
427	3" LAMI/8' DRIP	Liquidambar styraciflua	Sweetgum		6546303	1813277
428	38" MELIA/30' DRIP	Melia azedarach	Chinaberry		6546373	1813258
429	60" CAM	Cinnamomum camphora	Camphor Tree		6546376	1813364
430	28" PITT/24' DRIP	Pittosporum undulatum	Victorian Box		6546445	1813297
431	6"CORAL/22' DRIP	Bauhinia variegata	Purple Orchid Tree		6546032	1814201
432	6"CORAL/16' DRIP	Bauhinia variegata	Purple Orchid Tree		6546063	1814223
433	24" PECAN/40' DRIP	Zelkova serrata	Saw tooth Zelkova		6546061	1814020
434	18" TULIP/32' DRIP	Liriodendron tulipifera	Tulip Tree		6546055	1814039
435	52" PALM/8' DRIP				6545781	1814

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF TRANSPORTATION PLANNING
IGR/CEQA BRANCH
100 MAIN STREET, MS # 16
LOS ANGELES, CA 90012-3606
PHONE: (213) 897-6696
FAX: (213) 897-1337

Flex your power!
Be energy efficient!

February 24, 2014

Mr. Aldo E. Schindler
City of Whittier
Department of Community Development
13230 Penn Street, 2nd Floor
Whittier, CA 90602

Re: **Lincoln Specific Plan** (Notice of Preparation of a Draft Environmental Impact Report)
SCH #2014011069, IGR No. 140139EA
Vic. LA/72/PM 5.100 – 5.300, LA/605 /PM 11.960-13.782

Dear Mr. Schindler:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Lincoln Specific Plan. Caltrans appreciates that City representatives and project sponsors met with us on December 18, 2013 to inform us of the planned project and corresponding Traffic Impact Analysis (TIA). The planned project consists of demolition of existing structures at the former Fred C. Nelles youth correctional facility and construction of 750 residential units, approximately 208,000 square feet of commercial land uses, 8.5 acres of open space and roadway improvements to Whittier Boulevard and Sorensen Avenue. The project site is adjacent to Whittier Boulevard between Sorensen Avenue and Philadelphia Street.

As you are aware, Whittier Boulevard is part of the State highway system as State Route 72, therefore any modifications to it will require close coordination with Caltrans and an encroachment permit.

Page 2-14 of the initial study states that existing signalized intersections on Whittier Boulevard will be modified to accommodate new movements. Please refer to the current Manual of Traffic Control Devices (MUTCD) for California and Caltrans' Traffic Manual for warrants and guidelines for new traffic signals, and for adding new phases. Special attention should be given to signal timing and synchronization along this stretch of Whittier Boulevard, as increase traffic volumes may lead to decreased in mobility.

As we mentioned during the meeting in December 2013, it is important to include an intersection analysis of Whittier Boulevard and I-605 on-and-off ramps as well as Washington Boulevard and I-605. At off ramps please include a queuing analysis to determine whether vehicle queues might extend to mainline freeway lanes. Please require mitigation improvements to avoid such queues.

Since the planned project is considered of regional significance according to the California Environmental Quality Act (CEQA), Caltrans requests the TIA include evaluation of traffic impacts to I-605 mainline.

Following are additional items Caltrans typically requests that traffic impact analysis include:

- Presentations of assumptions and methods used to develop trip generation, trip distribution, trip assignments, and choice of travel mode. Travel modeling should be consistent with other regional and

local modeling forecasts and with travel data.

- Inclusion of all appropriate traffic volumes. Analysis should include a) traffic from the project under consideration, b) cumulative traffic from all specific approved developments in the area, c) cumulative traffic from likely not-yet-approved developments in the area, and d) traffic growth other than from the project and developments. That is, include existing+ project+ other projects+ other growth. Scenarios involving different assumptions on development and growth might be considered.

- Analysis of AM, and PM peak-hour volumes for both existing and future conditions in the affected area. Level of Service should be specified (HCM2000 methodology is requested). Future conditions would include build-out of all related projects and extend to the Whittier Boulevard Specific Plan horizon year.

- Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. This discussion should include, but not be limited to, the following:

- description of transportation infrastructure improvements
- financial costs, funding sources and financing
- sequence and scheduling considerations
- implementation responsibilities, controls and monitoring

- A plan of realistic mitigation measures under the control of the lead agency or project sponsors or specification percent shares of the costs for various mitigation actions undertaken by other agencies. Any assessment fees for mitigation action should be in proportion of the additional traffic generated by the project to the amount of traffic benefiting from action (see Traffic Impact Study Guide).

For additional information please refer to the *Caltrans Guide for the Preparation of Traffic Impacts Studies*. Caltrans's Guide can be accessed online at:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

The lead agency is required to comply with Los Angeles County Congestion Management Program (CMP) standards and thresholds of significant. However, Caltrans does not consider the Los Angeles County's CMP criteria alone to be adequate for the analysis of transportation impacts pursuant to a CEQA review. The CMP does not adequately address cumulative transportation impacts and does not analyze for safety, weaving problems, or delay. Caltrans' Guide directs preparers of traffic impact analysis to consult with the local District as early as possible to determine the appropriate requirements and criteria of significance to be used in the traffic impact analysis.

Caltrans requests that traffic consultants coordinate with us closely so that we can support the resultant TIA. Please submit traffic forecasting/modeling data for our review as soon as it is available. Furthermore, Caltrans may be able to share any data it may have collected for the routes to be analyzed.

In addition to physical roadway improvements Caltrans recommends a comprehensive Transportation Demand Management (TDM) program to minimize traffic impacts. Please be aware that to mitigate cumulative transportation impacts, Caltrans may accept fair share funding contribution towards future improvements on its facilities that are not feasible for individual projects to implement.

Extensive construction activity may be associated with the planned project, Caltrans recommends the plan require a truck-management-plan. If material or equipment would be carried across a State highway, we request construction trucks avoid disruption of traffic especially during peak commuting periods.

If you have any questions regarding these comments, you may contact me or project coordinator Elmer Alvarez at (213) 897 – 6696 or electronically at Elmer_Alvarez@dot.ca.gov.

Sincerely,

Elmer Alvarez for:

DIANNA WATSON,
IGR/CEQA Branch Chief

OIL, GAS & GEOTHERMAL

DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

5816 Corporate Avenue • Suite 200 • CYPRESS, CALIFORNIA, 90630-4731

PHONE 714 / 816-6847 • FAX 714 / 816-6853 • WEBSITE conservation.ca.gov

February 24, 2014

Mr. Aldo E. Schindler
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602

Dear Mr. Schindler:

NOTICE OF PREPARATION FOR THE LINCONL SPECIFIC PLAN, CITY OF WHITTIER, LOS ANGELES COUNTY, CA

The Department of Conservation's Division of Oil, Gas, and Geothermal Resources (Division), Cypress office, has reviewed the above referenced project. Our comments are as follows.

Your proposed project is not located within the boundaries of a specific oil field. There is one abandoned well that is not within the proposed project boundary, but that could be affected by the proposed roadway improvements to Whittier Boulevard and extension of Elmer Avenue, as shown on the attached map. The well that could be affected is ExxonMobil Corporation well "Whittier Operating Unit" 1 (037-05504). This well is shown on the Divison's online mapping system and in Division records. The Division recommends that the project preparers contact the Division's record clerk, at (714) 816-6847 to obtain the appropriate information to mark the locations of the well on project maps to the best of staff knowledge and abilities.

The Division is mandated by Section 3106 of the Public Resources Code (PRC) to supervise the drilling, operation, maintenance, and plugging and abandonment of wells for the purpose of preventing: (1) damage to life, health, property, and natural resources; (2) damage to underground and surface waters suitable for irrigation or domestic use; (3) loss of oil, gas, or reservoir energy; and (4) damage to oil and gas deposits by infiltrating water and other causes. Furthermore, the PRC vests in the State Oil and Gas Supervisor (Supervisor) the authority to regulate the manner of drilling, operation, maintenance, and abandonment of oil and gas wells so as to conserve, protect, and prevent waste of these resources, while at the same time encouraging operators to apply viable methods for the purpose of increasing the ultimate recovery of oil and gas.

The scope and content of information that is germane to the Division's responsibility are contained in Section 3000 et seq. of the Public Resources Code (PRC), and

administrative regulations under Title 14, Division 2, Chapter 4 of the California Code of Regulations.

If any structure is to be located over or in the proximity of a previously plugged and abandoned well, the well may need to be plugged to current Division specifications. Section 3208.1 of the Public Resources Code (PRC) authorizes the State Oil and Gas Supervisor (Supervisor) to order the reabandonment of any previously plugged and abandoned well when construction of any structure over or in the proximity of the well could result in a hazard.

An operator must have a bond on file with the Division before certain well operations are allowed to begin. The purpose of the bond is to secure the state against all losses, charges, and expenses incurred by it to obtain such compliance by the principal named in the bond. The operator must also designate an agent, residing in the state, to receive and accept service of all orders, notices, and processes of the Supervisor or any court of law.

Written approval from the Supervisor is required prior to changing the physical condition of any well. The operator's notice of intent (notice) to perform any well operation is reviewed on engineering and geological basis. For new wells and the altering of existing wells, approval of the proposal depends primarily on the following: protecting all subsurface hydrocarbons and fresh waters; protection of the environment; using adequate blowout prevention equipment; and utilizing approved drilling and cementing techniques.

The Division must be notified to witness or inspect all operations specified in the approval of any notice. This includes tests and inspections of blowout-prevention equipment, reservoir and freshwater protection measures, and well-plugging operations.

The Division recommends that adequate safety measures be taken by the project manager to prevent people from gaining unauthorized access to oilfield equipment. Safety shut-down devices on wells and other oilfield equipment must be considered when appropriate.

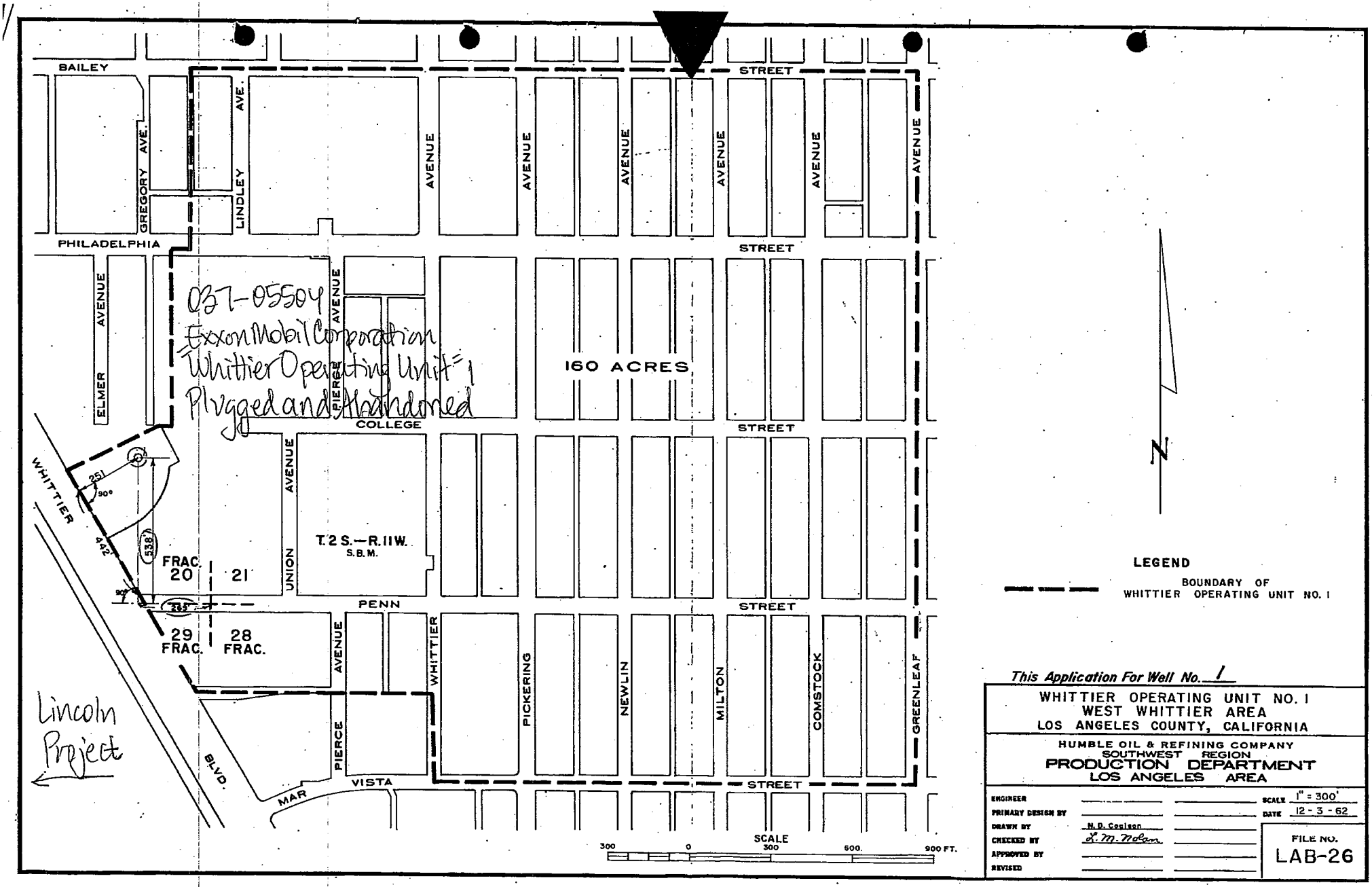
If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's Cypress district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

Sincerely,

Kathleen M. Andrews

Kathleen M. Andrews
Associate Oil & Gas Engineer – Facilities

Attachment: Well Location map from the well file for 037-05504


BAILEY
STREET
GREGORY AVE.
LINDLEY AVE.
AVENUE
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AVENUE
PHILADELPHIA
STREET
ELMER AVENUE
PIERCE AVENUE
037-05504
Exxon Mobil Corporation
Whittier Operating Unit #1
Plugged and Abandoned
160 ACRES
COLLEGE
STREET
WHITTIER
25
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S.B.M.
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21
PENN
STREET
29 FRAC.
28 FRAC.
PIERCE AVENUE
WHITTIER
PICKERING
NEWLIN
MILTON
COMSTOCK
GREENLEAF
Lincoln Project
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MAR VISTA
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LEGEND
BOUNDARY OF
WHITTIER OPERATING UNIT NO. 1
This Application For Well No. 1
WHITTIER OPERATING UNIT NO. 1
WEST WHITTIER AREA
LOS ANGELES COUNTY, CALIFORNIA
HUMBLE OIL & REFINING COMPANY
SOUTHWEST REGION
PRODUCTION DEPARTMENT
LOS ANGELES AREA
ENGINEER
PRIMARY DESIGN BY
DRAWN BY N. D. Coulson
CHECKED BY L. M. Nolan
APPROVED BY
REVISED
SCALE 1" = 300'
DATE 12 - 3 - 62
FILE NO.
LAB-26

Alan Ashimine

From: aschindler@cityofwhittier.org
Sent: Monday, February 24, 2014 5:41 PM
To: Alan Ashimine
Cc: Margit Allen; Glenn Lajoie
Subject: FW: Nelles comments

FYI

Aldo E. Schindler|*Director of Community Development*
City of Whittier | Community Development Department
aschindler@cityofwhittier.org
P: 562-567-9320
13230 Penn Street | Whittier, CA 90602

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From: April Garbat [mailto:april_garbat@yahoo.com]
Sent: Monday, February 24, 2014 4:48 PM
To: Aldo Schindler
Subject: Nelles comments

Dear Mr. Schindler,

Thank you for the opportunity to comment on the Notice of Preparation for the Nelles Property Lincoln Specific Plan.

As a long-time Whittier (and Whittier area) resident, I value the many historic qualities of our city, its urban forest, and the high walkability. As a landscape designer with experience in cultural landscape preservation and planning, I am concerned by the faux preservation proposed in the Lincoln Specific Plan, as well as the over-all lack of a concept appropriate to the site. Rather than writing a very lengthly letter, I will summarize my concerns in bullet points:

1. Historic preservation involves more than buildings. It involves the relationship of buildings to each other, circulation patterns, and the vegetation. As you know, more than 100 trees of significance are documented on the Nelles property, and there are many, many relevant buildings. The Lincoln Specific Plan demolishes any trace of this important history. They suggest re-using materials "where feasible", but as their architecture sketches aren't even complete (they merely photograph a few building styles in Whittier) and they are wiping the property slate clean, I doubt their reuse.

I suggest a creative adaptive-reuse for the site, which would both save the history, and save a lot of material from being dumped in a landfill. This is a very appealing aesthetic to many generations, and would preserve the historic fabric for future generations.

2. The Market: Whittier already suffers from a plethora of vacant retail. I am concerned that a new "Market" will hurt the shopping center just across the street, as well as jam up traffic on Whittier Blvd. As you may know, Whittier reflects the nation-wide trend that big box stores are not as competitive as their online counterparts, and smaller retail spaces do better. Large grocery stores and furniture stores in Whittier have closed, such as the Ethan Allen on Whittier Blvd that is now a church. True mixed use might involve shops on the ground floor, such as a recent development in Brea (on Brea Blvd, south of Imperial).

3. The plan does not adequately address the traffic that will be created by more shopping and more residential units, or even tie in to the nearby Greenway Trail. Furthermore, the design as proposed seriously isolates each condo or unit by vehicular pavement. I propose a design similar to Baldwin Hills Village Green--a development from 1941-1949 which was very foward thinking (and still is!). All the vehicles remain on the outside of the development, creating a peaceful and walkable community in the core while still friendly to those with limited mobility--and less units.

4. No serious mention of "green" technology or sustainability was made. California is in a serious drought, and Whittier is not immune to this. Where is the water going to come from to flush the toilets in these houses, or to irrigate the landscaping? What about solar panels on the roofs? These sorts of amenities are very attractive to young and upcoming home buyers, and they are indeed compatible with historically-sympathetic architecture. There is little tree canopy in the proposal as well, especially compared to the mature trees currently on the property.

5. Instead of more housing, what about preserving part of the property as an arboretum or botanic garden? I work at such a garden, of similar size, and we have over 60,000 paying visitors a year. These people shop and eat in the nearby town, bringing valuable income to the city. Because they come at different times of day and mostly in groups, we don't add that many vehicle trips per day. It could also provide skilled green-collar work for Whittier residents.

6. More park space--and security for that park space--is needed. A small square the size of Central Park is not adequate for that many housing units, especially considering how many Whittier residents seek out the hiking trails of the nearby Puente Hills. People want parks with less programming, and more room for free exercise, in addition to the many wonderfully programed parks that Whittier has. The "pocket parks" in the Lincoln plan are nothing more than a bench. :(

7. Last, and least, the name is silly. Lincoln has nothing to do with Whittier. An appropriate historical or at least Whittier-related name would be much better.

Thank you for your consideration.

Sincerely,

april garbat

a p r i l g a r b a t | garden & landscape design | cultural landscape preservation | landscape ecology | c: 626 709 6036

Alan Ashimine

From: aschindler@cityofwhittier.org
Sent: Monday, February 24, 2014 5:39 PM
To: Alan Ashimine
Cc: Margit Allen; Glenn Lajoie
Subject: FW: Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus
Attachments: NOP Lincoln Specific Plan LAC 2.24.2014.pdf; Workhouse Arts Center at Lorton, VA.pdf

FYI

Aldo E. Schindler|*Director of Community Development*
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aschindler@cityofwhittier.org
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13230 Penn Street | Whittier, CA 90602

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From: Adrian Fine [mailto:afine@laconservancy.org]
Sent: Monday, February 24, 2014 4:20 PM
To: Aldo Schindler
Subject: Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus

Submitted electronically
February 24, 2014

Aldo E. Schindler, Director of Community Development
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602
Email: aschindler@cityofwhittier.org

Re: Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus

Dear Mr. Schindler,

On behalf of the Los Angeles Conservancy please find attached the Los Angeles Conservancy's comments on the Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus. Based on the historical and architectural significance of this property, we strongly urge the city at this time to mandate consideration of a range (more than one) of potentially feasible alternatives to demolition in the Draft Environmental Impact Report (DEIR).

Thank you for the opportunity to comment. We look forward to working with the city to talk further about the proposed project and alternatives that result in greater and more meaningful preservation. Please feel free to contact me at (213) 430-4203 or afine@laconservancy.org .

Adrian Scott Fine
Director of Advocacy
Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, CA 90014

(213) 430-4203
(213) 623-3909 (f)
afine@laconservancy.org

laconservancy.org
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Membership starts at just $40
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LOS ANGELES
CONSERVANCY

523 West Sixth Street, Suite 826
Los Angeles, CA 90014

213 623 2489 OFFICE
213 623 3909 FAX
laconservancy.org

Submitted electronically
February 24, 2014

Aldo E. Schindler, Director of Community Development
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602
Email: aschindler@cityofwhittier.org

Re: Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus

Dear Mr. Schindler,

On behalf of the Los Angeles Conservancy I am writing to comment on the Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus. In June 2011, the Conservancy commented on the sale and disposition of the subject property, stating our disappointment in the scope of the RFP and provisions of the sale by the State, as it ignored the historic significance of the site and failed to provide for any level of meaningful preservation for the existing historic resources comprising this historic campus or its overall setting and landscape.

Currently, the proposed project and specific plan seek to demolish fifty of the fifty-two buildings on site, resulting in a significant adverse impact. Based on the historical and architectural significance of the Fred C. Nelles Youth Correctional Facility Campus, we strongly urge the city at this time to mandate consideration of a range (more than one) of potentially feasible alternatives to demolition in the Draft Environmental Impact Report (DEIR). The DEIR should also evaluate scenic and aesthetic impacts in regards to compatibility of new, infill construction and integration with existing historic buildings.

I. The EIR should acknowledge that Fred C. Nelles Youth Correctional Facility Campus is a historical resource

The Fred C. Nelles Youth Correctional Facility Campus is a historic public institution that operated continuously from 1891 to 2002 and contains approximately fifty-two buildings. The entire site is listed on the California Register

of Historical Resources and determined eligible for listing on the National Register of Historic Places. At least eight buildings on the campus have been previously identified and appear to be eligible for individual listing on the National Register. Additional historic buildings may be impacted also by the proposed Lincoln Specific Plan and project, as it does not appear that any post World War II campus buildings have been properly surveyed, evaluated and identified as potentially significant.

Courts often refer to the environmental impact report (EIR) as "the heart" of California Environmental Quality Act (CEQA) because it provides decision makers with an in-depth review of projects with potentially significant environmental impacts and analyzes a range of alternatives that reduce or avoid those impacts.[1] A key policy under (CEQA) is the lead agency's duty to "take all action necessary to provide the people of this state with...historic environmental qualities...and preserve for future generations...examples of major periods of California history."[2] To this end, CEQA "requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."[3]

II. Project Alternatives

CEQA Guidelines require a range of alternatives to be considered in the EIR, with an emphasis on options capable of "substantially lessening" the project's significant adverse environmental effects. Demolition is a substantial adverse impact that cannot be mitigated to a less than significant level. The Conservancy strongly encourages the city and project developer to look to successful adaptive reuse projects at similar campuses as inspiration for creative conversion. Numerous examples exist in both California and nationally that were financially-feasible while resulting in meaningful preservation.

For example, in Lorton, Virginia, a similar and former correctional facility (known now as Laurel Hill, listed on the National Register of Historic Places) is currently being converted into a 79-acre mixed-use facility. This plan re-purposes former dormitories, workshops, and other historic buildings for housing (one- and two-bedroom rental apartments), commercial, and retail uses. A portion of the complex involving the rehabilitation of ten historic buildings has already been adapted as the Workhouse Arts Center (see attachment, http://www.workhousearts.org/about-workhouse-arts-center). In addition to the preservation and reuse of historic buildings, the plan also calls for the building of new townhomes on some of the site's green space, a similar approach that could be accomplished at the Fred C. Nelles Youth Correctional Facility Campus. The $148 million project will be completed in two phases.

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[1] *County of Inyo V. Yorty* (1973) 32 Cal.App.3d 795; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1123.
[2] Public Resource Code §21001 (b), (c).
[3] *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41; also see PRC §§ 21002, 21002.1.

CEQA "requires public agencies to deny approval of a project with significant adverse effects when feasible alternatives or feasible mitigation measures can substantially lessen such effects."[4] To that end, the Draft EIR for the Lincoln Specific Plan and project should prioritize development of alternatives that avoid demolition of the Fred C. Nelles Youth Correctional Facility Campus, and the resulting loss to the city's cultural heritage.

No Project Alternative: As required by CEQA, the DEIR must include a "no project" alternative that considers the viability of retaining the Fred C. Nelles Youth Correctional Facility Campus as is. This should not be presented within the DEIR in lieu of a bona fide alternative that considers and provides for meaningful preservation.

Reduced-Scale Alternative: The DEIR should include a reduced scale alternative that would construct a portion of the proposed project, and incorporate more of the existing buildings on campus. At present only two of the historic buildings are to be retained (1920 Superintendent's Residence and 1929 Administration Building). A reduced-scale alternative could accommodate new housing, commercial and open space land uses, while also preserving more of the historical resource. Greater density may be possible through this approach than currently indicated and more closely adhere to the applicant's project objectives. Because this option would potentially maintain the eligibility of the National Register buildings, the DEIR's financial feasibility analysis should take into account regulatory and tax incentives available under the California Historical Building Code, Mills Act, Federal Rehabilitation Tax Credit program, and through conservation easement donation.

Standards-Compliant Project: The DEIR shall include an alternative that complies with the Secretary of the Interior's Standards for Rehabilitation. This option would rehabilitate a majority of the existing historic resources while allowing some limited demolition and new, infill construction. In assessing the viability of a Standards-compliant alternative, the DEIR should include a detailed accounting of projected rehabilitation costs, incorporating regulatory and tax incentives available under the California Historical Building Code, Mills Act, Federal Rehabilitation Tax Credit program, and through conservation easement donation.

About the Los Angeles Conservancy:
The Los Angeles Conservancy is the largest local historic preservation organization in the United States, with nearly 6,500 members throughout the Los Angeles area. Established in 1978, the Conservancy works to preserve and revitalize the significant architectural and cultural heritage of Los Angeles County through advocacy and education.

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the Lincoln Specific Plan and Fred C. Nelles Youth Correctional Facility Campus. We look forward to working with the city to

---

[4] *Sierra Club v. Gilroy City Council* (1990) 222 Cal. App.3d 30, 41; *also see* PRC §§ 21002, 21002.1.

talk further about the proposed project and alternatives that result in greater and more meaningful preservation. Please feel free to contact me at (213) 430-4203 or afine@laconservancy.org .

Sincerely,

Adrian Scott Fine

Adrian Scott Fine
Director of Advocacy

Attachment: "A new life for Lorton," *On Site*, Winter 2009-10

cc: Whittier Conservancy
Office of Historic Preservation, State of California
California Preservation Foundation

A new life for Lorton

How do you remake a 2,000-acre former prison site — once a model for rehabilitating criminals — into a model of adaptive reuse? Very, very carefully.

By **KIM A. O'CONNELL**

In the 1920s, inmates at the Lorton Reformatory were given the unusual task of building their own prison. Two decades earlier, President Theodore Roosevelt had commissioned a workhouse and reformatory to serve the District of Columbia. Built on a rolling green landscape along the Occoquan River, the prison complex would espouse the progressive ideals of redemption through industry and self-sufficiency. Instead of wallowing in cells, prisoners farmed the land, ran a dairy and slaughterhouse, and paved the roads, using bricks manufactured in immense beehive-shaped kilns along the river. Eventually, these locally produced bricks were used to build permanent Colonial Revival dormitories — creating an open-air "prison without walls" — that would house the inmates and encourage them to lead better lives. Over the next 80 years, however, those lofty goals were largely forgotten, as Lorton became a notorious and overcrowded prison complex before being closed in 2001.

Today, not far from the old reformatory, visitors can see kilns of a different sort. Since the prison's closure, the Lorton Arts Foundation has worked with Fairfax County and other organizations to transform the historic workhouse into an arts complex. The Workhouse Arts Center at Lorton, which opened in September 2008, offers studio and gallery space to painters, sculptors, potters and other visual and performing artists, as well as classes and special events. Visitors are invited to stroll through the beautifully rehabilitated brick buildings and watch the artists at work or purchase their wares.

In the Workhouse, the Lorton Arts Foundation has managed to strike an economically sustainable balance between historic preservation and adaptive reuse, something Fairfax County hopes to accomplish for the rest of the prison complex. After years of consideration, the county recently embarked on a master planning process for the adaptive reuse of the other historic sections of the prison — the reformatory and the penitentiary — that are part of a tract of more than 2,000 acres now known as Laurel Hill after an 18th century house still standing on the property once owned by a Revolutionary War patriot.

The Fairfax County Parks Authority is also developing plans for new parkland and recreational amenities on parts of the original tract. An 18-hole golf course opened on the site of the prison's dairy farm in 2005, for instance.

In the adaptive reuse area, plans call for retention and adaptation of many historic structures, as well as construction of retail, residential and office space. Yet local citizens continue to raise concerns about whether the unique heritage of the site will be

SECOND CHANCE » Historic buildings at the old penitentiary will one day become retail and office space.

PHOTO BY JOANNE S. LAWTON

adequately protected. At the same time, the Lorton Arts Foundation would like to implement the next phase of its development, which officials hope will bring regional or even national recognition to the arts center.

"It's a unique project, working with historic buildings and dealing with the challenge of redeveloping historic properties while making it attractive to the community," says Leanna O'Donnell, a Fairfax County planner. "And if we don't have a financially viable project, we don't have a project. So it's been a challenge in terms of balancing those needs."

POLITICAL WILL » In November 1917, Lucy Burns considered herself a political prisoner, jailed for staging a nonviolent protest at the White House in support of women's right to vote. The guards at the Occoquan Workhouse, however, didn't see it that way. After being jailed for the demonstration, Burns and her fellow suffragists were forced to endure what they called "a night of terror" in which the guards beat, shoved and reportedly even choked the women as they forced them into their cells. When Burns would not keep silent, the guards handcuffed her wrists to the door above her head, a position she held all night. Once the women were freed and publicized their ordeal, the widespread national outrage eventually helped to turn the tide in favor of women's enfranchisement. The 19th Amendment was ratified less than two years later.

The episode is one of the most significant in the history »

of the Lorton prison complex. From its beginnings in the 1910s, when prisoners lived in tents or wooden buildings, the complex grew to encompass more than 2,700 acres, including the workhouse, the reformatory and the penitentiary, whose most historic and recognizable buildings were constructed between the 1920s and the 1950s.

Originally designed by locally significant architects Snowden Ashford and Albert L. Harris, the brick Colonial Revival buildings resembled the prevailing architecture of the region at the time and were intended to express order, tradition and a sense of community to prisoners. Slightly more 500 acres of the core property have been listed in the National Register of Historic Places as the D.C. Workhouse and Reformatory Historic District.

After more serious offenders were sent to Lorton, the complex became notoriously overcrowded and difficult to manage. Traditional cellblocks were built, and a tall brick wall around the penitentiary was added in the 1930s. The postwar years saw worsening conditions and numerous riots and disciplinary problems.

Other changes had taken place on the site as well, including rapid adjacent residential growth, the addition of a Nike missile site in the 1950s (recently considered as a possible location for a Cold War museum until the plans were scuttled over funding issues), and a recycling facility and landfill in the 1980s.

By the 1990s, the prison was bursting at the seams, with more than 8,000 inmates. After decades of protests and complaints, the prison closed, and its last inmates were transferred to other facilities in 2001.

"The land that was once an eyesore, a headache and a security risk for the local community is now ready to become the field of dreams we always hoped it would be," then-Rep. Tom Davis, R-Va., said.

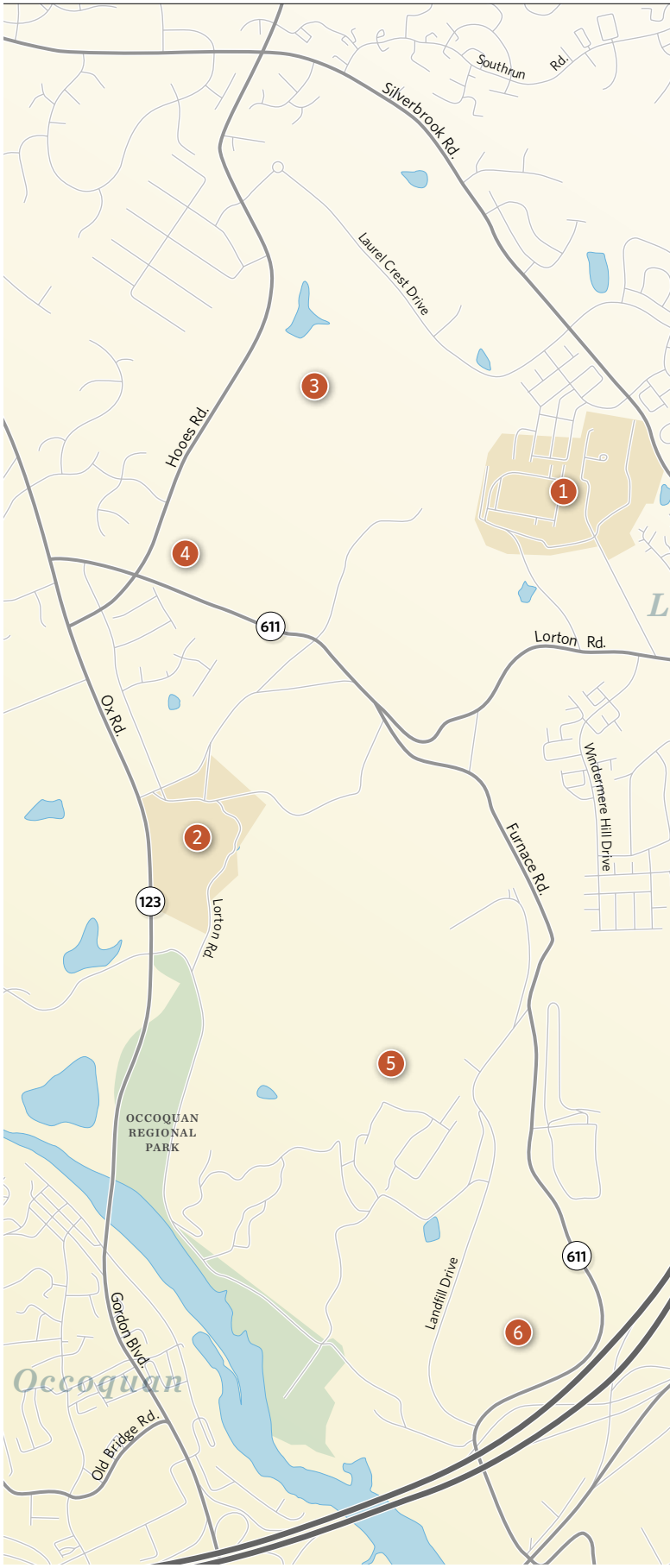
Fulfilling that promise, however, has proved challenging and time-consuming. In 2002, after years of negotiation, and as ultimately decreed by Congress, the federal government transferred the land to Fairfax County on the condition that the county would produce a workable master plan for the property's reuse. County officials, along with a citizens' advisory committee and other concerned parties, have drafted a series of recommendations and plans to guide the future of the 80-acre penitentiary and reformatory site. Other parts of the original prison complex fall under the auspices of the county park authority and other entities for development into new schools and parkland, but the adaptive reuse area is arguably the most complicated and has sparked the most controversy.

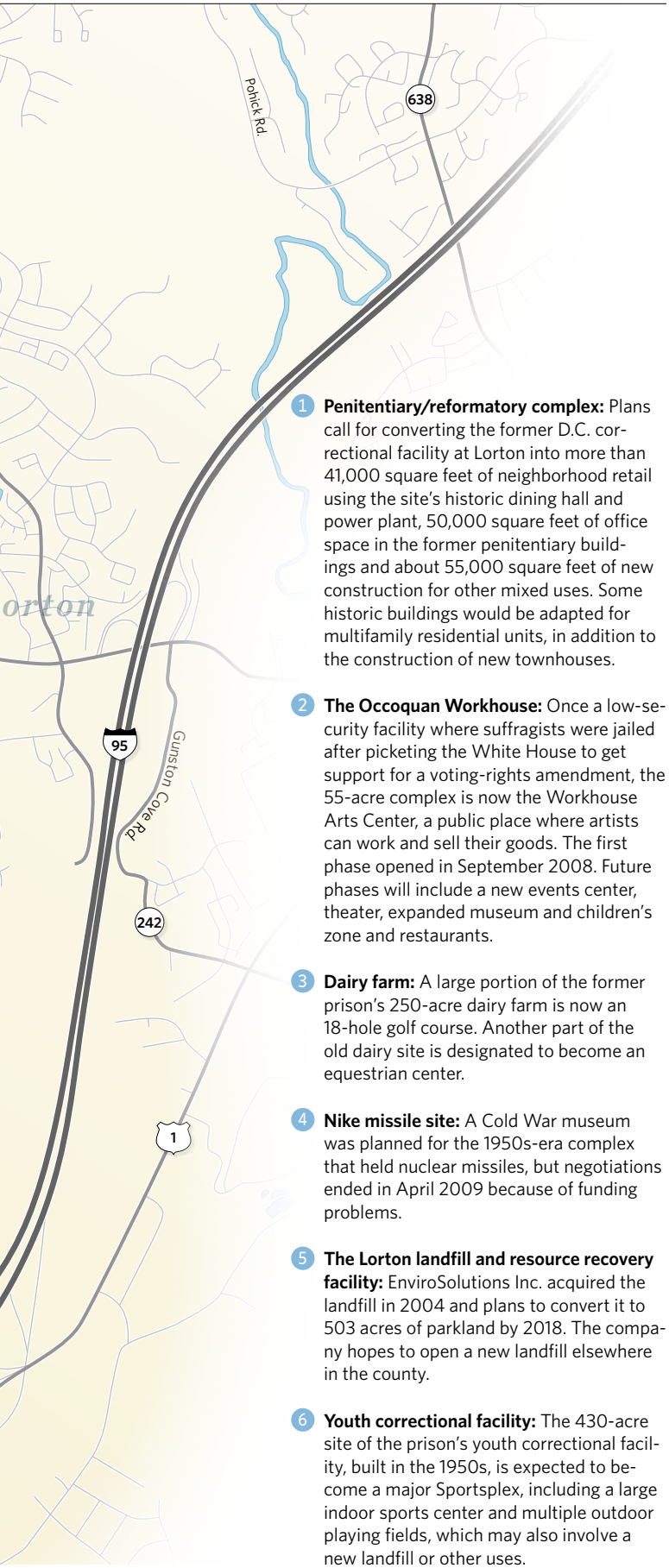
From the first, citizens and county planners agreed that the most viable reuse of the reformatory and penitentiary would include a mix of office, residential, recreational and retail uses, undertaken in a manner that would preserve as many historic buildings as possible and whose design would complement the facility's historic character.

In 2006, Fairfax County commissioned architectural standards and design guidelines — an effort led by the Baltimore-based architecture company David H. Gleason Associates Inc. The guidelines identified the most important character-defining features and offered recommendations for the scale and materials that should be used for additions to historic buildings and new construction. The National Register nomination also lists those buildings and objects that are "contributing" or "noncontributing" to the historic district.

Even with the guidelines, however, it is likely that some historic buildings may have to be removed or significantly altered as part of the reuse program. In 2008, the Fairfax County Board of Supervisors selected the Alexander Co. of Madison, Wis., which

The new Lorton





1 **Penitentiary/reformatory complex:** Plans call for converting the former D.C. correctional facility at Lorton into more than 41,000 square feet of neighborhood retail using the site's historic dining hall and power plant, 50,000 square feet of office space in the former penitentiary buildings and about 55,000 square feet of new construction for other mixed uses. Some historic buildings would be adapted for multifamily residential units, in addition to the construction of new townhouses.

2 **The Occoquan Workhouse:** Once a low-security facility where suffragists were jailed after picketing the White House to get support for a voting-rights amendment, the 55-acre complex is now the Workhouse Arts Center, a public place where artists can work and sell their goods. The first phase opened in September 2008. Future phases will include a new events center, theater, expanded museum and children's zone and restaurants.

3 **Dairy farm:** A large portion of the former prison's 250-acre dairy farm is now an 18-hole golf course. Another part of the old dairy site is designated to become an equestrian center.

4 **Nike missile site:** A Cold War museum was planned for the 1950s-era complex that held nuclear missiles, but negotiations ended in April 2009 because of funding problems.

5 **The Lorton landfill and resource recovery facility:** EnviroSolutions Inc. acquired the landfill in 2004 and plans to convert it to 503 acres of parkland by 2018. The company hopes to open a new landfill elsewhere in the county.

6 **Youth correctional facility:** The 430-acre site of the prison's youth correctional facility, built in the 1950s, is expected to become a major Sportsplex, including a large indoor sports center and multiple outdoor playing fields, which may also involve a new landfill or other uses.

FRESH PAINT » Artists now occupy the old workhouse site.

specializes in planning and reuse, to develop a new master plan for the property. After releasing a draft plan in the fall of 2008 and receiving public comments, the company issued a revised master plan in April 2009. Generally, the plan calls for more than 41,000 square feet of neighborhood retail (with roughly half of that square footage reusing the site's historic dining hall and power plant), 50,000 square feet of office space in the rehabilitated penitentiary buildings and the potential for some 55,000 square feet of new construction for other mixed uses. Some historic buildings would be adapted for multifamily residential units, in addition to the construction of new townhouses.

Since the plan's release, the proposal has remained open for public comment. Community response has been "generally supportive," according to Chris Caperton, the county's project coordinator for Laurel Hill. "Of course, there are some different audiences and interest groups and issues that they like to raise, dealing with transportation impact, noise, tree removal, impact on the local school, preservation, all of which is part and parcel with developing in an area that already has density. As planners, we have to take all that into consideration, and we also have to look beyond the immediate needs of the area. We have to keep our eyes on the big picture and determine the benefits to the current and future residents."

Although public comments varied, one major issue was the lack of specific design elements with regard to both historic structures and new construction. In its comments, the county's Architectural Review Board also raised concerns about the plan's »

HIGHLAND PARK | PHOTO: ADRIAN WILSON

Hickok Cole ARCHITECTS

ARCHITECTURAL DESIGN INTERIOR DESIGN MULTIFAMILY HOUSING MASTER PLANNING BRAND STRATEGY GRAPHIC DESIGN SUSTAINABLE THINKING ARCHITECTURAL DESIGN INTERIOR DESIGN MULTIFAMILY HOUSING MASTER PLANNING BRAND STRATEGY GRAPHIC DESIGN SUSTAINABLE THINKING ARCHITECTURAL DESIGN INTERIOR DESIGN MULTIFAMILY HOUSING MASTER PLANNING BRAND STRATEGY GRAPHIC DESIGN SUSTAINABLE THINKING ARCHITECTURAL DESIGN INTERIOR DESIGN MULTIFAMILY HOUSING MASTER PLANNING BRAND STRATEGY GRAPHIC DESIGN SUSTAINABLE DESIGN ARCHITECTURAL DESIGN INTERIOR DESIGN COLLABORATIVE DESIGN

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removal of much of the historic penitentiary wall and urged that retail and residential units be better integrated.

The Lorton Heritage Society has so far withheld its endorsement of the plan pending the resolution of particular concerns — including preservation of the property's baseball diamond (which the plan targets for demolition to make way for new townhouses), removal of a horseshoe-shaped driveway in the penitentiary area that the society deems inappropriate and approval of a historically accurate and complementary architectural design concept. "For many Lorton Heritage Society members and community members especially," wrote society member Neil McBride in his comments, "there are just too many out-of-place and out-of-historical/architectural context townhomes" in the plan."

Brad Elmer, the development project manager with the Alexander Co., which also helped develop the National Park Seminary in Silver Spring, attributes the criticism to the inherent complexity of the site. "It was a huge site and a historic prison, and you've got a lot of community involvement, so there's going to be disagreements," he says. "This public process is the best way to develop a plan that will work for everyone."

He says the company wants to preserve as much of the historic fabric as possible, in part to ensure that the site remains eligible for federal and state historic preservation tax credits, an essential part of the proposed financing plan.

The master plan could reach the county for approval by the end of 2009. Once a developer is hired, the development review process would likely take about two years, meaning work at the Workhouse Arts Center is the only construction Laurel Hill will see for a while.

THE ART OF REUSE » On a blustery day in October, the Workhouse Arts Center at Lorton was alive with activity. Painters brushed their canvases, potters worked at their wheels and schoolchildren sketched in the quadrangle. Visitors strolled through a small prison history museum, looking at the sashes worn by the suffragists and historic photos of prisoners working in the fields. Officials of the Lorton Arts Foundation say the activity is promising, especially considering that the arts center opened in Sep-

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KIM A. O'CONNELL *is an Arlington-based freelance writer. She also writes about Lustron prefabricated homes in this issue.*

tember 2008, at the exact moment the economy hit crisis mode.

The foundation attributes its success to a deal that board and staff members put together with Fairfax County nearly a decade ago. The deal-making was led by Tina Leone, the foundation's former executive director (who now heads the Alexandria Chamber of Commerce), and developers John Ariail and Richard Hausler.

In a 99-year agreement, the county leased the 55-acre workhouse site to the foundation for $1 a year, which allowed the team to put together a board of directors and focus on raising $25 million to rehabilitate and open the facility. The foundation developed a financing plan that leveraged county revenue bonds and historic preservation tax credits, along with contributions from donors and corporations. Studio artists pay rent and sign three-year leases.

"It took a long time, but everybody wanted this to happen," says Ariail, who serves as chairman of the foundation's board of directors.

The foundation has rehabilitated and opened 10 historic buildings on the workhouse site, including several one-story dormitory buildings that house artists' studios, one two-story structure that serves as a gallery and performance space, and other areas for dance and kids' activities. Glass doors have replaced the heavy opaque doors of the old workhouse, and the historic windows, although small and high on the wall, provide abundant light.

In 2007, Mikhail Baryshnikov visited for a special performance and gala, an appearance that provided both a public relations boost for the center and further inspiration for its development.

The foundation is now working out the financing to begin its second-phase projects, which include turning a historic dining hall into an events center, as well as a new theater, an expanded museum and kids' zone and restaurants. Longer-term goals are the development of an outdoor musical venue, a culinary institute and year-round artists' residences. In the meantime, the foundation has expanded its roster of arts and dance classes and community events, which officials say help with expenses even when donations flatten out in a down economy.

"We have a good working relationship with the arts foundation," Caperton, the project coordinator, says. "We see our sites complementing each other, and we look for opportunities to promote each other. Their success is the county's success."

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February 24, 2014

Aldo E. Schindler
Director of Community Development
City of Whittier
13230 Penn Street
Whittier, CA 90602

Dear Mr. Schindler:

RE: **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIORNMENTAL IMPACT REPORT (DEIR) FOR THE LINCOLN SPECIFIC PLAN**

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the Lincoln Specific Plan located at former Fred C. Nelles California Youth Authority site. The following comments are based on the information included in the NOP. The State Historic Preservation Officer and the OHP have broad responsibilities for the implementation of federal and state historic preservation programs in California. Our comments are offered with the intent of preserving historical resources while allowing the City of Whittier to meet its program needs.

Impacts to Historical Resources

1. The City of Whittier (City) has established that eight (8) of the 52 extant buildings on the property are historical resources pursuant to Section 15064.5 of the *CEQA Guidelines*. The *Specific Plan* proposes to adaptively reuse only two of those buildings. We highly recommend and request the City to consider a project alternative that retains all eight of the properties in situ as part of the Heritage Court, including any associated landscape features, and to rehabilitate the buildings following *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Kay D. Weeks and Anne E. Grimmer, U. S. Dept. of the Interior, 1995). This would be in keeping with the spirit and intent of the City's General Plan which encourages historic preservation (Historic Resources Element).

2. The project will require grading and other ground disturbances as the result of construction activities; impacts to potential prehistoric and historic properties should be anticipated and identified. Although a preliminary *Archaeological and*

*Paleontological Assessmen*t was prepared for the City in 2005, we recommend that a research design and study, which may include some testing, should be prepared as part of the DEIR so that if potential sites are identified they can be addressed before construction occurs.

3. As the City has noted, Gabrielino settlements are known to exist in the general area. We recommend that the city contact the Native American Heritage Commission to determine if any known sacred sites are located in or near the project area, and also to identify most likely descendants in the event that cultural materials are encountered.

4. In the event that avoidance of historical resources is not feasible, we recommend mitigation that goes beyond recording the site. We recommend mitigation measures that have a public benefit component. For example, the City might consider a mitigation measure that would create a mitigation fund to support a variety of preservation activities throughout the City.

Thank you for considering our comments. If have questions, please feel free to contact Lucinda Woodward, State Historian III and Supervisor of the Local Government Unit, at (916) 445-7028 or at Lucinda.Woodward@parks.ca.gov.

Sincerely,

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

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Keith Millhouse, Ventura County Transportation Commission

February 24, 2014

Mr. Aldo Schindler
Director of Community Development
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 92626
aschindler@cityofwhittier.org

RE: SCAG Comments on the Notice of Preparation of an Environmental Impact Report for the Lincoln Specific Plan [IGR7954]

Dear Mr. Schindler:

Thank you for submitting the Notice of Preparation of an Environmental Impact Report for the Lincoln Specific Plan to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including its Sustainable Communities Strategy (SCS) component pursuant to SB 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.[1] Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of the regional goals and policies in the RTP/SCS.

SCAG staff has reviewed the Notice of Preparation of an Environmental Impact Report for the Lincoln Specific Plan. The proposed project is includes the construction of approximately 750 dwelling units, approximately 208,350 square feet of commercial land uses, 8.5 acres of open space and infrastructure improvements in the City of Whittier.

When available, please send environmental documentation to SCAG's *office in Los Angeles or by email to leep@scag.ca.gov* providing, at a minimum, the full comment period for review. If you have any questions regarding the attached comments, please contact Pamela Lee at (213) 236-1895 or leep@scag.ca.gov. Thank you.

Sincerely,

Pamela Lee for Jonathan Nadler

Jonathan Nadler,
Manager, Compliance and Performance Assessment

[1] SB 375 amends CEQA to add Chapter 4.2 Implementation of the Sustainable Communities Strategy, which allows for certain CEQA streamlining for projects consistent with the RTP/SCS. Lead agencies (including local jurisdictions) maintain the discretion and will be solely responsible for determining "consistency" of any future project with the SCS. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a finding of consistency under SB 375 for purposes of CEQA streamlining.

The Regional Council consists of 84 elected officials representing 191 cities, six counties, six County Transportation Commissions, one representative from the Transportation Corridor Agencies, one Tribal Government representative and one representative for the Air Districts within Southern California.

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COMMENTS ON THE NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE LINCOLN SPECIFIC PLAN [SCAG NO. IGR7954]

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS.

RTP/SCS Goals

The 2012 RTP/SCS links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations (see http://rtpscs.scag.ca.gov). The goals included in the 2012 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2012 RTP/SCS are the following:

SCAG 2012 RTP/SCS GOALS	
RTP/SCS G1:	*Align the plan investments and policies with improving regional economic development and competitiveness*
RTP/SCS G2:	*Maximize mobility and accessibility for all people and goods in the region*
RTP/SCS G3:	*Ensure travel safety and reliability for all people and goods in the region*
RTP/SCS G4:	*Preserve and ensure a sustainable regional transportation system*
RTP/SCS G5:	*Maximize the productivity of our transportation system*
RTP/SCS G6:	*Protect the environment and health for our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking)*
RTP/SCS G7:	*Actively encourage and create incentives for energy efficiency, where possible*
RTP/SCS G8:	*Encourage land use and growth patterns that facilitate transit and non-motorized transportation*
RTP/SCS G9:	*Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the policy and supportive analysis in a table format. Suggested format is as follows:

SCAG 2012 RTP/SCS Goals		
Goal		**Analysis**
RTP/SCS G1:	*Align the plan investments and policies with improving regional economic development and competitiveness.*	*Consistent: Statement as to why* *Not-Consistent: Statement as to why* *or* *Not Applicable: Statement as to why* *DEIR page number reference*
RTP/SCS G2:	*Maximize mobility and accessibility for all people and goods in the region.*	*Consistent: Statement as to why* *Not-Consistent: Statement as to why* *or* *Not Applicable: Statement as to why* *DEIR page number reference*
etc.	etc.	etc.

RTP/SCS Strategies

To achieve the goals of the 2012 RTP/SCS, a wide range of strategies are included in SCS Chapter (starting on page 152) of the RTP/SCS focusing on four key areas: 1) Land Use Actions and Strategies; 2) Transportation Network Actions and Strategies; 3) Transportation Demand Management (TDM) Actions and Strategies and; 4) Transportation System Management (TSM) Actions and Strategies. If applicable to the proposed project, please refer to these strategies as guidance for considering the proposed project within the context of regional goals and policies. To access a listing of the strategies, please visit http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf (Tables 4.3 – 4.7, beginning on page 152).

Regional Growth Forecasts

The Draft EIR for the Lincoln Specific Plan should reflect the most recently adopted SCAG forecasts (see http://scag.ca.gov/Documents/2012AdoptedGrowthForecastPDF.pdf), which consists of the 2012 RTP/SCS population, household and employment forecasts. The forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts		**Adopted City of Whittier Forecasts**	
Forecast	**Year 2020**	**Year 2035**	**Year 2020**	**Year 2035**
Population	19,663,000	22,091,000	87,600	90,500
Households	6,458,000	7,325,000	29,400	30,500
Employment	8,414,000	9,441,000	33,000	34,800

MITIGATION

SCAG staff recommends that you review the SCAG 2012 RTP/SCS Final Program EIR Mitigation Measures for guidance, as appropriate. See Chapter 6 (beginning on page 143) at: http://rtpscs.scag.ca.gov/Documents/peir/2012/final/Final2012PEIR.pdf

As referenced in Chapter 6, a comprehensive list of example mitigation measures that may be considered as appropriate is included in Appendix G: *Examples of Measures that Could Reduce Impacts from Planning, Development and Transportation Projects.* Appendix G can be accessed at: http://rtpscs.scag.ca.gov/Documents/peir/2012/final/2012fPEIR_AppendixG_ExampleMeasures.pdf

WHITTIER CONSERVANCY
Preserving Our Historic & Natural Resources
25th Anniversary 1987-2012

Mr. Aldo Schindler
aschindler@cityofwhittier.org
City of Whittier Community Development

RE: Scoping Comments for Nelles/Lincoln EIR

February 24, 2014

Dear Mr. Schindler

Thank you for including us in the scoping process for this important project.

Enclosed please find our comments on three sections of the forthcoming Environmental Impact Report: Cultural Resources, Biological Resources and Land Use and Planning.

The Conservancy has always maintained that the best use for this enormous piece of property is one that serves the both the needs of the public and the prospective developer. To that end, we have been advocating for a truly sustainable project that would be transit-oriented (taking advantage of the proposed Gold Line extension), pedestrian-friendly, architecturally relevant, environmentally sensitive (maintaining the abundance of mature trees), and respectful of the tradition and history of the community and the site itself (incorporating the documented historic structures into any new scheme). We would like to see a green, LEED-certified project that becomes a model for projects in Los Angeles County.

This is an opportunity to do something special that results in a spectacular development of which the residents of Whittier and the developer can be proud. We hope the EIR process reflects this goal.

Sincerely,

Ted Snyder,
President, Whittier Conservancy

P.O. Box 9114 | Whittier | California 90608 | www.whittierconservancy.org | 562-693-5853

Cultural Resources

Preservation Considerations

According to the Cultural Resources section of the initial study, the demolition of most of the designated historic structures on the Nelles site will have a significant impact on those resources and will constitute a substantial adverse change in the significance of those resources. The Initial Study states (on p. 4.5-1) that , "the property is listed in the California Register of Historical Resources as an individual historical resource without consideration of varying levels of historical and architectural significance within the overall property [and that] the property has also been determined as eligible for listing in the National Register of Historic Places." In fact, the Chattel Study, completed in 2005 and certified as part of the EIR for the First Amendment to the Whittier Commercial Corridor Redevelopment Plan, lists each building and its individual significance and contributing weight within the site. Mitigation measures adopted by the city council at that time concluded that the entire historic core forms the context necessary for a historic district and suggested that the city nominate the Nelles site and the historic buildings to the local register.

Additionally, the Initial Study purports that the eight recognized historic structures maintain a "high degree of exterior architectural integrity." (p. 4.5-1) These conditions lend themselves to having the historic buildings considered for adaptive reuse and rehabilitation in accordance with standard preservation practices and for them to be incorporated into the Lincoln/Nelles project at the outset.

The Initial Study says that "Project implementation could cause a substantial adverse change in the significance of a historical resource [and that] further research and evaluation are necessary to clearly delineate the historical resource and its contributing elements." We submit that the exhaustive studies done in 2005 by Page and Turnbull and by Chattel and Associates leave no doubt about the significance of the site, the integrity of the individual structures, and their potential for adaptive reuse.

The Conservancy affirms the findings of the previous reports and suggests that implementation of the Lincoln project, as currently proposed, not only could cause a substantial adverse change, but will cause a substantial adverse and irreversible change to a designated historic site and to six National Register eligible buildings. For this reason, we feel that alternatives to the demolition of 75% of the historic buildings be addressed thoroughly in the forthcoming EIR and that such alternatives be given preference over the project's proposal to demolish.

The Initial Study also states that "Further research and evaluation are necessary to clearly delineate the historical resource and its contributing elements." [p.4.5-1] While we welcome additional research, the fact remains that the significance of the site cannot be diminished just because it isn't convenient for the proposed development. The Conservancy feels that the necessary elements exist within the topography and physical structures present on the site to develop a plan that can generate as much income and become a "destination" for both Whittier residents and those from surrounding communities.

Further, while the previous studies concentrated on those historic resources that constitute the bulk of the buildings from the 1920's, the Historic Resources Ordinance of the City of Whittier and standard preservation practices dictate that all buildings fifty years or older be evaluated for potential

significance. For this reason, we request that all structures at the Nelles site built before 1964 be evaluated and that significant events that took place at the facility and people associated with its history be considered as part of the Cultural Resources analysis.

Adaptive Re-use Options

The Whittier Conservancy believes that preservation and adaptive re-use of the well-documented historic resources on the Nelles site are essential to the best redevelopment of the property. For that reason, we suggest that a variety of potential options for re-use of the eight identified historic structures be studied thoroughly and those options most feasible be recommended and included in detail in the forthcoming Environmental Impact Report (EIR). We find the potential demolition of more than 75% of the site's historic resources and 90% of the mature landscape, as currently proposed, unnecessary and utterly inappropriate under CEQA.

Adaptive re-use can be successfully achieved by incorporating each individual building into the proposed project or by sub-contracting all of the historic resources to a firm with experience in such architectural restoration and adaptation.

Specifically, we draw your attention to the following re-use options:

The Superintendant's Residence, Administration Building, Gymnasium and Auditorium are all roughly within the designated retail/commercial portion of the current proposed plan. These could form the backbone of a unique shopping district along the lines of Camp and Lab in Costa Mesa, which the developer has highlighted as cutting edge examples of existing structures being re-purposed to create compelling retail and dining districts.

A variety of uses are possible in this scenario, but among them, the Superintendant's Residence and/or Gymnasium could be adapted for use as a wedding/receptions venue, not unlike the current use of the historic Padua Hills Theatre in Claremont. Antiques could be sold at the Administration Building and the Auditorium could be adapted to house a movie theatre or theatres. Alternatively, the Superintendant's Residence could be home to a restaurant, the Administration Building could include a variety of small shops along a particular theme, and the Auditorium could be a venue for music instruction and performances, consistent with the history of musical education for which the campus was known in Nelles' time. The Gymnasium could also become a restaurant like The Old Spaghetti Factory, which has turned other large historic properties into highly successful enterprises, while retaining a historic sensibility.

The Chapels sit within the boundaries of a proposed park, making it perfect for use as a community center for the entire development. The L shape could even accommodate the proposed community pool.

The Maintenance Garage and Assistant Superintendant's Residence are within the portion of the property currently proposed for senior or "active adult" housing. The two buildings could be adapted for that use. However, we note that community pressure is building for a complete continuum of care village that would also include an assisted living and skilled nursing component. The Maintenance Garage could be adapted as a dining hall and gathering place for such a development, or it could

comprise the assisted living or skilled nursing portion of the community. The Assistant Superintendant's Residence could contain administrative offices for this enterprise or actually house an on-site administrator.

Of course, the Infirmary is most perfectly suited for a skilled nursing component, although it is not within the boundaries of the so-called "active adult" portion of the property, as currently configured. Alternatively, both the Infirmary and the Administration Building could house medical offices for one of the two hospitals in town or for an affiliated medical group.

By expanding the boundaries of the proposed retail portion of the project, the Maintenance Garage and Assistant Superintendant's Residence could also be part of a larger historic shopping plaza.

Possible re-use options are not limited to those described above, nor should the use of these historic resources be limited by the current proposed outlines of the project, but we offer them as potential alternatives.

Whittier Commercial Corridor Redevelopment Plan

In general, we support the outlines of use already adopted by the city in the EIR for the First Ammendment to the Whittier Commercial Corridor Redevelopment Plan (certified in June 2005), which include the following extracts:

"The City should designate the subject property as a local historic district (i.e., Nelles Historic District), effective immediately upon transfer of the property from the State..."

"The Nelles Historic district should be excluded from the provision of the City's Historic Preservation Ordinance that supersedes local protections for historic districts."

"The City should require that the developer(s)....enact a preservation program to reduce potentially significant impacts to the Nelles Historic Landmark (California State Landmark No. 947). At a minimum, the preservation program should include:

- *The majority of the contributing resources of the historic district should be retained.*
- *Contributing resources should be rehabilitated, restored and reconstructed in a manner that is consistent with the Secretary's Standards.*
- *New buildings should be designed in a contemporary manner compatible with historic district character.*
- *Historic archaeological resources should be identified and possibly recovered.*
- *Contributing resources to be demolished or altered in a manner not in conformance with the Secretary's Standards should be photo documented and interpreted.*

- *As part of the specific plan....design guidelines should be prepared and implemented. Such guidelines should include an analysis of cultural landscapes and builder's handbook of architectural style and scale for new building as well as site development standards.*

- *The hierarchy of contributing resources and functionally related groupings as described in Appendix C should be used to inform decision-makers.*

- *Portions of the street grid from the historic district period of significance should be retained, and historic and new street cross-sections should maintain historic district character.*

- *Landscapes, open space, and older trees should be retained.*

- *The setting of contributing resources should be respected in the design of future development."*

We also support instructions in Appendix C of the aforementioned EIR, that include the following:

"As stated above, a majority of the buildings on the site should be retained, and efforts should be made to rehabilitate, restore, reconstruct, and reuse retained buildings as appropriate. Specifically, the varying significance of the contributing buildings should be taken into consideration when planning redevelopment of the historic district. For example, the Superintendent's Residence and Administration Building are particularly significant for their association with Fred C. Nelles; however, they do not fully represent the popular history of the site; i.e. the experience of the hundreds of boys who passed through the school's gates. The Auditorium (formerly a chapel with classrooms), the Gymnasium, and the Maintenance Garage (where the boys learned trades) served as major community centers for the wards, and secondarily so did the Infirmary and Chapels. Retaining a combination of these contributing resources will allow for the historic district to retain a fuller sense of what life was like at the site from 1912 to 1941, and help achieve conformance with the Secretary's Standards and a less than significant impact."

"Use of the preceding preservation program and design guidelines would manage potential impacts of future redevelopment on the Nelles Historic District, provide for demolition of a limited number of contributing resources, and achieve a less than significant environmental impact. To ensure conformance with the Secretary's Standards throughout the redevelopment process, a preservation architect should be consulted, with the goal of ensuring a balance between continuity and change at the site. This is a unique opportunity to achieve housing and economic development goals within the context of an important historic district of statewide significance, the preservation of which can be achieved through creative and collaborative planning."

Economic Feasibility of Restoration

In the Page and Turnbull Study of 2011, the architectural and structural review of each of the eight historic buildings on the Nelles site was chronicled in depth. The economic feasibility of the retention and rehabilitation of the eight designated buildings was addressed in relation to their retained integrity, overall condition, and potential for adaptive reuse. Attendant to this study, Gruen and Associates compiled a detailed fiscal analysis of each building in its own right.

We question the viability of this report for a number of reasons including the method of determining the value of each building, the actual monetary assumptions, and the method of determining the presumed future use of each structure.

First of all, the study is almost three years old. Having been done at the very lowest point in the real estate market, the numbers are no longer valid. Nor do they reflect the upward trend of the market in the near future, or the potential for another downward trend as the proposed project is phased in. In particular, the suggested cost of $200/per square foot for renovation is far beyond what most projections would be for new construction, let alone renovating existing buildings. These numbers need to be adjusted to reflect the accuracy of the cost of renovation/rehabilitation within the confines of a substantial project — where the cost declines as the number of square feet increases. In other words, the larger the project, a lesser amount per square foot should be dedicated to the actual work price. These estimates also ignored historic building code variances which allow for more flexibility and less stringent adherence to the current code for other types of construction. All of these things being considered, the actual cost numbers should be far lower than suggested in this report.

Next, incentives for historic renovation were never even mentioned, much less utilized in the Gruen analysis. These include federal historic tax credits, Mills Act property tax reduction, facade easement programs, county in-fill grants, and other opportunities available for historic properties, large and small. The lack of insertion of these incentives into the mix created an unreasonable and unreliable projection in the Gruen assessment, making it faulty and incomplete. Considering the fact that this entire Nelles site is a state landmark, the omission of such incentives diminishes the reliability of the entire analysis.

The 2011 Page and Turnbull study did not consider the eight historic buildings within their situational context. Each building was evaluated independently, as if it were alone in the universe. Additionally, each historic building was assigned a new use that may not be relevant within the proposed project. If historic buildings are going to be adaptively re-used within the meaningful evolution of a major construction project, then their new uses have to fit into that project or at least make an attempt to be adaptively reused in a fashion that suits and complements the surrounding uses.

The 2011 Page and Turnbull study does not address continuity, context or synergy, nor does it allow for uses other than the ones that it proposes. Since the site is adjacent to Presbyterian Intercommunity Hospital, the largest employer in the city, one could easily conclude that any adaptive reuse of the eight historic structures should complement and/or combine with potential uses for the hospital. No such attempt was made to incorporate the community's needs with the existing assets available on the Nelles site.

Finally, none of the suggested renovations/rehabilitations were done within the context of the existing terrain and its availability as an attenuating asset. The present site, with its long-standing topographical status as an existing "community," could easily lend itself to a series of adaptive re-uses with buildings being sequenced within a conclave of historic structures themed as a whole. Thus, the concept of alternative uses for the eight historic buildings could be envisioned either individually (but making sense in their relationship to the proposed project) OR as a larger unit, with the historic core forming the centerpiece of grand cluster of adaptively rehabilitated buildings in a cohesive framework.

For all of these reasons, we believe that use of the 2011 economic feasibility study must be limited for purposes of the newly proposed Lincoln project. A contemporary analysis, based on current data and the historic incentives mentioned above, be generated to reflect the actual costs and benefits as the project moves forward.

Lastly, we would suggest that the nearly $20 million currently designated for the Whittier Commercial Corridor Plan Area and the approximately $17 million designated for Nelles in particular, which the city intends to access through its redevelopment successor agency, be used to support the historic preservation goals outlined in the EIR for the First Amendment of the Whittier Commercial Corridor Redevelopment Plan. Whittier's interest in its own heritage should compel it to make such an allocation. The State's interest in preserving its historic resources should similarly compel it to approve that use.

Land Use and Planning

In order to proceed with the entitlements necessary for approval of the Nelles/Lincoln Specific Plan, there will have to be significant alteration to several documents currently guiding development within the City of Whittier. These include amendments that will have to be made to both the General Plan and the Zoning Code. Both of these are citizen-driven documents that reflect the vision and careful consideration of the residents of Whittier in determining the future of the city as it relates to the built environment. Adherence to the spirit, intent, and language of these long-standing plans is central to the stability of the community. They protect residential areas from incompatible development and provide the necessary framework for the future growth of the city, ensuring that the standards and goals of the citizens are both maintained and adhered to until these documents are updated to reflect contemporary conditions.

The General Plan for the City of Whittier was last updated in 1993. According to standard planning practice and California requirements, this document is now obsolete. The Housing Element of the General Plan needs to be re-addressed every ten years. The Conservancy recommends that ALL elements of the General Plan be updated before the Nelles/Lincoln Specific Plan or any other major development is approved by elected officials.

The piecemeal approach of revising portions of the General Plan to suit the demands of a particular development is contrary to the spirit, intent, and codified language of the General Plan. In addition to the Housing Element of the General Plan, the Historic Resources Element of the General Plan espouses citizen-driven language that is in direct conflict with the Nelles/Lincoln proposal. Thus, an amendment to justify deviance from the General Plan and downplay the significance of ignoring the current, resident-approved plan for development within the city flies in the face of standard planning practices as well as both City of Whittier and California law.

The current Zoning Code must be reordered to accommodate the change from "Workplace" to "Residential." In fact, there is a cumulative glut of residential development surfacing in Whittier to the point where the City has imposed a moratorium on such within the area adjacent to Nelles. The

Conservancy maintains that the initial assumptions made almost ten years ago when the property first became available are neither applicable nor viable when considered in terms of their relevance to the site or to the assessed needs of the community. A deviation from the Zoning Code must have applicability and credibility that justifies its necessity.

In order to carry out the Nelles/Lincoln Specific Plan, six of the eight National Register eligible historic buildings on the California Registered site # 947 must be razed. Each of these buildings would need to obtain a Certificate of Appropriateness from the city's Historic Resources Commission, granting approval for demolition.

According to Section 18.84.020 of the Whittier Municipal Code, the purpose of the city's Historic Resources Ordinance is as follows:

A) [to] Safeguard the heritage of the city by protecting resources that reflect its cultural, historical and architectural legacy;
B) [to] Promote public understanding, appreciation and involvement in the unique heritage of the city;
C) [to] Foster civic pride in the beauty and notable accomplishments of the past;
D) [to] Protect and enhance the city's attractions to residents and visitors and to support and stimulate business and industry;
E) [to] Enhance the visual and aesthetic character of the city;
F) [to] Promote the use of historic resources;
G) [to] Protect and safeguard the property rights of the owners whose property is declared to be historic.

Demolition of these designated resources is completely contrary to the spirit, intent, and language of the Historic Resources Ordinance and its applicable provisions. The embracing of a "plan" that is contrary to the Municipal Code is of great concern to the Conservancy and should be fully addressed in the EIR.

Biological Resources

The Nelles site contains a veritable "urban forest," with over 500 documented mature trees, some of which are nesting areas for the red-tailed hawk. The destruction of this habitat will have a direct, significant, and irreversible effect on these nesting areas. This disruption is not only project-significant, but it adds to the cumulative effect of each development project that cuts further into the habitat of this species. Proximity to the Whittier/Puente Hills Wildlife Corridor makes these nesting grounds a permanent part of the connectivity necessary to maintain migratory paths and further generation of the hawks within the urban/suburban landscape.

Raptors are also lynch-pin predators that reduce rodent population, prevent infestation, and provide a substantial check-and-balance to the ecosystem. The age of the trees on the Nelles site, as well as their projected longevity, point to a severe diminution of suitable nesting habitat if these trees are destroyed. At the very minimum, the Conservancy requests further studies by qualified biologists

and mitigation that includes the retention of both the nesting trees and their immediately surrounding context — enough to ensure safety and security for future generations of red-tailed hawks within and in the immediate vicinity of the proposed project.

The proposed destruction of over 90% of the existing landscape on the Nelles/Lincoln site is of ecological concern, especially if that oxygen producing flora is replaced by a larger percentage of rooftops and concrete. The Conservancy proposes that the EIR contain detailed alternatives to the destruction of the landscape and incorporate more existing trees into the project. This will mean a re-designing of certain aspects of the plan to accommodate the trees, but this is not out of the scope of what this EIR process is all about. It is the environmentally responsible thing to do for both the developer and the city to maintain the landscape and have the physical built environment complement and co-exist with the natural environment.

WATER RECLAMATION
SOLID WASTE MANAGEMENT

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

February 26, 2014

Ref File No.: 2858264

RECEIVED
FEB 27 2014
Community Development

Mr. Aldo E. Schindler
Director of Community Development
City of Whittier
13230 Penn Street, 2nd Floor
Whittier, CA 90602-1772

Dear Mr. Schindler:

The Lincoln Specific Plan

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on January 24, 2014. The proposed development is located within the jurisdictional boundaries of District No. 18. We offer the following comments regarding sewerage service:

1. Availability of sewer capacity depends upon project size and timing of connection to the sewerage system. Because there are other proposed developments in the area, the availability of trunk sewer capacity should be verified as the project advances. Please submit a copy of the project's build-out schedule to the undersigned to ensure the project is considered when planning future sewerage system relief and replacement projects.

2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' South Plant Outfall Trunk Sewer, located in Washington Boulevard at Rivera Road. This 21–inch diameter trunk sewer has a design capacity of 3.6 million gallons per day (mgd) and conveyed a peak flow of 2.4 mgd when last measured in 2013.

3. The wastewater generated by the proposed project will be treated at the Long Beach Water Reclamation Plant, which has a design capacity of 25 mgd and currently processes an average flow of 17.5 mgd.

4. The expected average wastewater flow from the project site is 262,714 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already

Recycled Paper

connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: M. Tremblay
J. Ganz

DOC: #2899312.D18

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

JIM EMERY
15424 CONDESA DR.
WHITTIER, CA.

LIFELONG RESIDENT (ALMOST 72 YEARS)

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to the City at the Scoping Meeting or mailed to the City of Whittier – Community Development Department, 13230 Penn Street, 2nd Floor, Whittier, California 90602, Attention: Aldo E. Schindler. All comments must be received by the City by February 24, 2014.

MY UNDERSTANDING THE ORIGINAL PLAN INCLUDED A "RETIREMENT VILLAGE" AS PART OF THE DEVELOPMENT.

NOW IT APPEARS THAT HAS BEEN ELIMINATED FROM THE PLAN. WHY?

AS A SENIOR AND AS OWNER OF THE TOP SELLING REAL ESTATE OFFICE IN TOWN FOR OVER 42 YEARS MANY OF OUR LONG TIME "SENIOR" RESIDENTS HAVE HAD TO MOVE OUT OF WHITTIER WHEN THEY DOWN SIZE, BECAUSE THERE IS NO SUITABLE FACILITY FOR "ACTIVE" SENIORS HERE LOCALLY – MANY OF OUR RESIDENTS NEED AND WANT A LOCAL QUALITY SENIOR FACILITY AT "NELLES"

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Whittier Downs Mobilehome Park - Mgr - Karen Edwards
11730 Whittier Blvd. sp#77 - Office whittierdowns11c@Verizon.Net.
Whittier, CA 90601

COMMENTS:

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I am the Manager of a Senior Community, we have many Concerns regarding the traffic, the noise and the Quality of air for the many Seniors who live in the Community. We have so much traffic on Whittier Blvd now. My residents have a difficult time even getting in and out of the community do to no area in front of the Enterance Park/Exit like "Do Not Block Enterance." There is a Bus Stop right outside of the park which makes it difficult for Residents as the only way to turn is to the right only!. We are deeply concerned regarding the amount of Homeless people in the area and having them pushed closer to our Senior Community I have many residents Concerned for their safety even than we are a gated Community. As a manager I am concerned over the Health issue of the environment with the air Quality. Sincerly. Karen Edwards.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

MELANIE BICKLEY

14436 WHITTIER BLVD

90605

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

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THANK YOU FOR YOUR ENERGY IN FINDING A DEVELOPER FOR THIS SITE.

MY OBSERVATION IS THIS PROJECT IS LOCATED ADJACENT TO THE REGIONAL MEDICAL CENTER, AMONG A POPULATION WHO CAN AFFORD OPTIONS FOR RETIREMENT HOUSING. "HIGH END" CONTINUING CARE IS NOT THE OPPORTUNITY, & IS IN FACT AN 'OLD SCHOOL' MODEL OF SENIOR HOUSING. CONTINUING CARE, INTEGRATED LIFE STYLE SENIOR HOUSING IS A CONCEPT LACKING IN SoCal, YET CONSIDERED HIGHLY DESIRABLE BY THE GENERATION CURRENTLY REACHING RETIREMENT AGE. ARE YOU SURE YOU DON'T HAVE THE OPPORTUNITY TO BUILD SOMETHING THAT WILL ITSELF BECOME A MAGNET ~~FOR~~ AS OPPOSED TO A PROJECT THAT WILL AGE & FADE INTO ORDINARY WITHIN A FEW SHORT YEARS. MOST SIMPLE. DEVELOPERS FOR SENIOR HOUSING ARE AVAILABLE... MB. ?

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

COMMENTS:

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This format is disappointing. I asked the same question of 3 people & got three different answers — ending with something like "... to be determined."

Nelles is a potential jewel.
Don't screw it up!

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Georgina Escamilla
7322 S. Balfour St.
Whittier, CA 90606

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

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As a current resident of an adjacent neighborhood my concerns are related to both the construction phases as well as the future density of residents and increased traffic in the residential streets.

During construction my greatest fear (aside from the expected traffic nightmares) is the air quality. I expect a decrease in air quality (& possibly water quality) during demolition & construction. Current residents will also need easy access to/from the residential streets adjacent to the development and it would be important to minimize noise. The development also brings safety concerns as a result of increased residential density and concerns with traffic congestion for residential & commercial access.

I would also like to see the mature trees remain on the site.

Please keep local residents informed of all phases.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Ron Ridout
11742 Monte Vista
Whittier, CA 90601

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

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Two items standout after talking with several of the stations - It appears that even though there appear to be six planned entrances/exits to the development, the Philadelphia corridor into uptown has not been considered as a tie ~~into~~ to the Villas project

The other subject is that the map of the project excludes a senior retirement village. Whittier has an asset drain, and it is not fair to those who have lived here for years having to leave town in order to retire. We need a complex that integrates seniors with the community, and be able to preserve lifestyle goals for those who wish to stay in the community - A full service retirement "village" is some thing that could & would enhance the community as well as the residence. There must be a model that would enable the developer to recover the loss of land usefull value by the decreased density ~~that~~ a "village" would provide Please reconsider adding this important aspect to the overall plan

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

S Ribault
1742 Monte Vista
Whittier CA 90601

COMMENTS:

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I am excited about the progress!
I very much want to encourage you to consider including a retirement village in the plans. We feel it is a critical need in the Whittier Area. Our aging friends are moving their lives out of Whittier because there is NO place for them to live here. Along w/ loosing their friends – we are loosing our Assets. Their considerable assets are being spent in other cities!
Please Reconsider the plans!

Thank you.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

CRAIG HARPER (HOMEOWNER, RETIRED)
11867 COG HILL DRIVE 90601

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

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MY WIFE AND I WOULD LIKE TO SEE THE NW PORTION OF THE LAND, DESIGNATED FOR APARTMENTS, DEVELOPED FOR SENIOR LIVING, NOT JUST LOW INCOME HOUSING.

WE ARE CONCERNED, HOWEVER, ABOUT THE DENSITY BEING PLANNED, WITH SO MANY MULTI-FAMILY RESIDENCES. AS PLANNED, THIS WILL PLACE AN EVEN GREATER DEMAND ON WATER AND ENERGY RESOURCES!

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Nellis

COMMENTS:

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I dont care for the set up here today.

I would like a main speaker explaining topics.

I know we could go to each table, but how do we know what to ask?

I would like to be able to submit my comment via e-mail.

In addition to Residential Homes I would like some large Anchor stores built such as Costco.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

ERNEST & MARGARET LIMON
10247 LYLE ST.
WHITTIER CA 90601

COMMENTS:

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CONCERNED WITH ADDITIONAL HOMES THAT WILL IMPACT THE CURRENT TRAFFIC IN the AREA.
SUGGEST CORNER BAKERY BE CONSIDERED AND TRADER JOESMARKET.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

COMMENTS:

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impact on schools, sewers, police, traffic

really dislike the 'Freedom' & 'Independance' & 'Lincoln' theme. Would like to see original Nelles & Whittier history upheld

Why can't the public view the property?

It is a state historic property - how is it even considered for sale?
What about the landscaping - so I heard one developer say your plans were to cut and grade the property.

My vision would be to reuse the 8 important bldgs to create an inventive, productive, profitable "Go-to" destination.
Do not want tacky tract homes or apts.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

LEE HARDEMAN
16133 CASTILE DR.
WHITTIER 90603

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed as part of the EIR. Attach additional pieces of paper, as needed.

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It is imperative that the developer and the city strongly consider incorporating an "active senior housing" in this development. It is not good for Whittier for seniors to exit Whittier to retire in another city and take their money with them.

In my case, I have lost a great deal of my sight and it is difficult to get around to see my Whittier doctors and church, etc. It would mean finding new doctors, etc.

I know this can be profitable for everyone.

Thanks for your consideration!

Lee Hardeman

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Ellen Hardeman

COMMENTS:

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Very interested in some form of senior housing.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Traffic

COMMENTS:

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Im very concerned with this "L" project and the traffic it will bring to my neighborhood.
I think it is a must that two traffic lights be installed on sorenson. I want one of those traffic lights to be installed ~~in~~ at Loch Lomond drive and Sorenson, The second light should be installed @ Rosehedge & Sorenson.
Sorenson is ~~heavi~~ traveled by many people on foot. There ~~is~~ are sections of sorenson that will need sidewalks installed to keep everyone safe while walking on Sorenson.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Al Martinez - Parking & Transportation Commission

COMMENTS:

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I have a concern that there is insufficient ingres/egress traffic flow on the South end of the development. Philadelphia and Keith are good but you leave the south end closed. This seems to open itself to crime, or other concerns because of access.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

General Comments concerning the CUMULATIVE Impacts on the Population & HOUSING. submitted by:
CAROL ANN BELGARD
(67 year resident of Whittier) (parents 75 year residents of Whittier)
(I grew up with BOB Chandler.)
my four children live also in Whittier...

COMMENTS:

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My opinion is that you are building an ISOLATED "Beverly Hills" complex which does NOT include Low income, HUD "Section 8" (HOUSING URBAN DEVELOPMENT), OR Subsidized Housing for the DISADVANTAGED, DISABLED, OR POOR and the limited income levels of the SENIOR Populations. One City council member said that the "Rich" older population could downsize to a smaller residence. $$$. Especially when that city council member and his wife are in the business of making Big money off the project. No one cares about society As a whole. INEQUALITY. The Rich Get Richer the poor get Poorer. And the MIDDLE class Pay for everything (war, Welfare etc. etc.) Get REAL. Rich people DO NOT Care and are only Interested in acquiring Personal Wealth!!

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Luis G. Hoyos, Professor, Dept of Architecture
Cal poly Pomona
325 W. GLADSTONE ST.
SAN DIMAS, CA 91773

COMMENTS:

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1. Nelles site is historic.
EIR should include preservation alternative

2. Residential development is
shockingly unimmaginative + banal.

3. What about mixed use? What about
higher densities on a major boulevard?

4. Big box use on boulevard is unfortunate
what about multiple users?

5. What about sustainability?

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Gregory Cota gregorycota@gmail.com
11714 Rincon drive
Whittier, CA 90606
(562) 298-7591

COMMENTS:

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(1) Traffic on Sorenson ave. is already busy especially after Whittier high school lets out.

(2) I understand that our street, Rincon dr., will be looking down a dumpster filled service alley to retail shops to the east. To me aesthetically is unacceptable. Also, the delivery trucks?

(3) a block wall 6' high down Sorenson ave. along the new project will be like a prison down the street too.

(4) Whittier @ the 605 fwy is congested enough. again, Whittier blvd & Sorenson ave. intersection will be a nightmare,

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

THERESA RIVAS (562) 397 7208 RIVAST@AOL.COM
member of Conservancy

Helen Rahder -

COMMENTS:

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Luis Hoyos / Cal Poly Pomona
323 377 1953
lghoyos@csupomona.edu

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

COMMENTS:

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(1) All aspects of project need to be LEED Compliant and utilize all available current "green" building principles (recycling & limited materials where possible, solar energy, energy efficient in all aspects)

(2) work with current long & land & avoid bulldozing or altering current land elements

(3) maintained & all historic structures both because it is the law & because it provides a channel to create a unique Whittier landmark

(4) frequent open tours & meetings on site so residents can comment meaningfully based on observation and options

(5) scrap the "history" and silly "Liberty Village Freedom Trail" etc which are already the current & misleading jokes related to the property's history. Everyone is & will call it "Nelles Property" no matter what is attempted to be superimposed – Nelles Knolls could work and lets celebrate that history

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Christian Munguia
11715 Keith Dr.
Whittier CA. 90606
chris2244@hotmail.com

COMMENTS:

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traffic

(1) My concern is with regards to the exit that feed Sorensen. Is Sorensen going to be widened? I live on Keith Dr. It currently takes me 1 minute to get to Stater Brothers & Whittier Blvd. Am I looking at 10-15 minutes of wait time just to access these areas due to the outpouring of traffic?

safety

(2) What will you do to mitigate the homeless population from lingering at the newly constructed park? Will the home owner's association be paying for security officers to police this area?

Continued participation

(3) As phase "1" of the development takes place, I would like continued participation in the process so that I (a homeowner) can contribute to the solution of unforseen problems that may arise. I did not receive a notice of this meeting & found out only because of my neighbor.

Heavy delivery trucks through residential streets

(4) I do not want heavy trucks to come through Keith Dr or Rincon Ave to access an entry point (off of Sorensen & Rincon), to what appears to be a service area, behind one of the biggest commercial buildings planned. Presumably, at these "service areas", one tends to find "rolling dumpsters" and trash cans.

(5) Although this is a "proposed plan of development", I want to ~~be part of~~ have input the ~~of this project~~ development of the final project ~~of plan~~ (or ongoing plans). In other words, as the development plan changes, I want to have my input be considered at each phase.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

LAURIE WETZLER
7334 WELLSFORD AVE

COMMENTS:

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I expected a totally different type of event.
I wanted to hear from a speaker about the plans for the property & a question & answer part so all present can hear concerns & share theirs'.
I've been through this before & know from experience it will matter not at all in the end what concerns we may have as developers will end up doing what they want anyway.

My main concerns are that the important main buildings of the property are preserved. Maybe as part of a park. Whittier needs a dog park. And also preserve the Chapels & church.

TRAFFIC –
In 1995-96 when a portion of the property was sold to a developer, the traffic on my street tripled! The impact of this resulted in many of my & neighbors' cats getting hit by speeding cars.. Speed bumps would help!

Hopefully, industrial use will be kept to a minimum.

the park needs to be at least 10-20 ACRES! No Less –

Sorenson traffic cannot get any WORSE!

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

RETT RASMUSSEN
12028 PHILADELPHIA ST.
WHITTIER, CA 90601

COMMENTS:

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- WHAT IMPACT ON WATER AVAILABILITY & SUPPLY?
- WHAT IS THE IMPACT ON SEWER SYSTEM?
- WHAT IS THE IMPACT ON TRASH COLLECTION SERVICES AND LANDFILL CAPACITY?

- WILL THE CITY OF WHITTIER REALIZE A NET GAIN FINANCIALLY FROM THIS PROJECT? IF NOT, WHY NOT? IF SO, HOW LONG TO BREAK EVEN? HOW MUCH GAIN IF ANY? THE PROJECT SHOULD BE A FINANCIAL POSITIVE TO THE CITY.

(OVER)

— THERE SHOULD BE A SMALL BUT MEANINGFUL EXHIBIT IN THE PUBLIC PARK THAT MEMORIALIZES THE HISTORY OF NELLES SCHOOL FOR BOYS, ETC.

PHOTOS, HISTORY OF THE USAGE, DESCRIPTION OF ARCHITECTURE, IMPACT ON COMMUNITY 100+ YEARS

— "LINCOLN", WHILE A GREAT PRESIDENT IS FLAT AS A NAME. TOO REMINISCENT OF ANAHEIM AND AUTOMOBILES.

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

Irene Rasmussen
12028 Philadelphia St.
Whittier 90601

COMMENTS:

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- Active senior housing is a community friendly idea for those seniors who want to remain in Whittier. There are few options now.

- The housing sections overlook an important historical figure to Whittier -- Hoover. Lou Henry Hoover was a Whittier resident. It would be very appropriate to honor her with this project by naming one section after her like it honors Nixon.

- The future expansion areas (Phase 2) deeply concerns those property owners like our long term family business. The Elmer Street Expansion would cross through currently industrial areas with street traffic causing a dangerous condition through this area. What is the plan for street expansion? Would eminent domain be necessary in order to include this phase? The cul de sac offers a safe condition to current business and their ~~[illegible]~~ use of the road. More traffic ~~[illegible]~~ on a narrow road is dangerous.

- To include the Elmer Street expansion in this proposal is premature. Current property owners affected by phase 2 overwhelmingly opposite this phase as a severe disruption to ongoing businesses. It isn't just a piece of land for sale but rather these are businesses and jobs represented by this land use.

- Keeping a workable traffic flow on Whittier Bl. and Sorensen is a critical consideration for homes and businesses a like.

- Having some senior friendly services and resources near the active senior housing would potentially attract more affluent seniors so long as the housing has sufficient space.

- The "historical" buildings don't lend much, if anything, to this project. No real use for these buildings have been devised. It would be a shame to have these old buildings become a blight on this development -- especially if the developers are required to keep them. Empty old buildings are a waste. Non-profits can't afford to remodel them for their use.

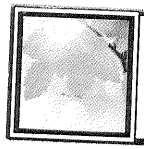
RECEIVED
FEB 05 2014
Community Development

City of Whittier

I hope that plan that they want for that land does not happen
I have lived here for Forty years and the traffic is already bad.
There are already too many dwellings here.
Make it a Jail for Local Crime or a Trade School or Reform School like it was Kids cross Whittier Blvd to go to Schools. There are enough Stores here. Fumes are bad. We are short of Water. Traffic is bad after 3PM it will be very bad with all those dwellings there.

Jose A. Arreola

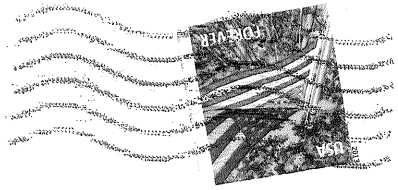
Written comment for Nelles EIR



Mr. Tony Arreola
7607 Wexford Ave.
Whittier, CA 90606

SANTA ANA CA 925

09 FEB 2014 PM 9 L



City of Whittier
c/o E. Scrivner 2nd Floor
13230 Penn St.
Whittier Ca 90602

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

RETT RASMUSSEN
12028 PHILADELPHIA ST.
WHITTIER, CA 90601

COMMENTS:

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- IF THE PRESIDENTIAL THEME IS ADOPTED FOR THE VARIOUS AREAS, YOU MUST INCLUDE "HOOVER" TO FULLY CONNECT TO WHITTIER'S PRESIDENTIAL HERITAGE (LOU HENRY HOOVER, WHITTIER RESIDENT, WIFE OF PRESIDENT HERBERT HOOVER).

- IT IS PREMATURE AND INAPPROPRIATE TO INCLUDE THE PHASE II EXPANSION. NOT ONLY IS THE SALVAGE YARD OWNER NOT ONBOARD, THE IMPACT OF THIS ADDITION TO THE PROJECT EXTENDS ACROSS THE STREET TO A PROPOSED EXTENSION OF ELMER AVE.
  - PROPERTIES ON ELMER ST. WILL NEED TO BE ACQUIRED – IS THIS FEASIBLE? WILL THE CITY USE EMINENT DOMAIN?
  - WHAT IMPACT WILL THERE BE ON THE MOSTLY INDUSTRIAL BUSINESSES THAT BORDER ELMER AVE FROM ADDITIONAL TRAFFIC?

(OVER)

- DOES WHITTIER AND ITS RESIDENTS REALLY WANT ANOTHER TRAFFIC SIGNAL TO SLOW DOWN THE TIME TO TRAVEL FROM 5 POINTS TO PHILADELPHIA ST.? YOU USED TO BE ABLE TO TRAVEL NON-STOP ALONG THIS STRETCH. NOW THERE ARE TWO SIGNALS THAT SLOW THE TIME THROUGH THIS SECTION: PLEASE, NOT ANOTHER SIGNAL!

- WHAT IS THE PLAN FOR DEALING WITH THE HOMELESS WHO ENCAMP IN THE FORMER RAILROAD RIGHT OF WAY THAT IS BETWEEN WHITTIER BLVD & THE PROJECT?

- THE PROJECT SHOULD ADDRESS THE NEED FOR UPPER END SENIOR HOUSING TO STOP THE "SENIOR FLIGHT" FROM WHITTIER, SOMETHING TO COMPETE WITH FULLERTON'S MORNINGSIDE.

- THE PROJECT SHOULD INCLUDE NOT JUST SENIOR HOUSING, BUT ALSO SERVICES AND RETAIL NEEDED TO SUPPORT SENIORS' LIFESTYLES, ACTIVE AND CONVALESCING.

- THE PROJECT SHOULD ACT IN CONSULTATION AND, PERHAPS, PARTNERSHIP WITH PIH. SUCH A FANTASTIC RESOURCE AS A NEIGHBOR MUST NOT BE IGNORED.

- DON'T HAMPER THE DEVELOPMENT WITH KEEPING ANY OLD BUILDINGS. OFFER THE BUILDINGS AT NO COST TO WHOMEVER WILL PAY TO MOVE AND SITE THEM ELSEWHERE. THEY ARE OLD AND HAVE OUTLIVED THEIR USE. TIME TO MOVE ON.
  THE OLD BUILDINGS ARE AN IMPEDIMENT TO PROGRESS

LINCOLN SPECIFIC PLAN
PUBLIC SCOPING MEETING
COMMENT FORM

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

CHUCK GARCERA - 12301 WHITTIER BLVD
WHITTIER
- BUSINESS OWNER @ KING
RICHARDS ANTIQUE CENTER
5626527607

COMMENTS:

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TRAFFIC ITEM: WE REQUEST THAT OUR INTERSECTION @ PENN ST & WHITTIER BLVD INCLUDE A TRAFFIC LIGHT AT THIS INTERSECTION. CURRENTLY THERE IS A LARGE VOLUME OF TRAFFIC ALONG THE BLVD THAT MAKES THIS A DANGEROUS INTERSECTION. With THE NEW PROJECT, THIS WILL ONLY INCREASE AND MAKE IT MORE DIFFICULT AND DANGEROUS TO CROSS. THE INTERSECTION IS A MAIN CROSSING FOR THOSE NEEDING TO GO TO CITY HALL AND UPTOWN (SOUTHERN AREA) AND THE FREQUENTLY TRAVELED RADISON HOTEL BY TOUR BUSES / TOURIST.

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www.kingrichardsantiques.com