



Notice of Availability Final Environmental Impact Report for Whittier Boulevard Business Center

Date: November 21, 2023

SCH No. 2022120346

To: Persons Requesting Notices of Environmental Actions

Lead Agency: City of Whittier, Community Development Department, Planning Services Division; 13230 Penn Street; Whittier, CA 90602

Project Title: Whittier Boulevard Business Center

Location/Address: 12352 Whittier Boulevard

This Notice of Availability for a Final EIR is to notify agencies, organizations, and interested parties that the City of Whittier (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Final Environmental Impact Report (FEIR; State Clearinghouse No. 2022120346) for the Whittier Boulevard Business Center Project as a final assessment of the environmental effects of the Project. The FEIR contains written responses to comments received by the City on the Draft EIR (DEIR). The FEIR has identified significant effects associated with the proposed project that would be unavoidable under the topic of Cultural Resources and Greenhouse Gas Emissions. All other environmental impacts evaluated in the DEIR and FEIR are determined to be less-than-significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the FEIR. The DEIR, FEIR, and all technical appendices are available for review at the following locations. Any technical and reference materials not available on the website can be obtained by contacting the City at the contact information given below:

In Person

Whittier City Hall, Planning Services Division, 3230 Penn Street, Whittier CA 90602
Whittier Central Library, 7344 Washington Avenue, Whittier, CA 90602.
Whittwood Branch Library, 10537 Santa Gertrudes Avenue, Whittier CA 90603

Online

City of Whittier Community Development Department's "Environmental Documents & Notices" webpage at: <https://www.cityofwhittier.org/government/community-development/environmental-documents-notice/whittier-boulevard-business-center>

For any questions about the Project, please contact:

Ellen Fitzgerald, Principal Planner
City of Whittier
Community Development Department, Planning Services Division
13230 Penn Street, Whittier, CA 90602

Project Description: The Project involves the proposed redevelopment of a 13.49-acre property (the “Project site”) entailing the demolition of three existing, vacant, attached buildings and the construction of one new building. The new building is designed to provide 295,959 square feet (s.f.) of building space for occupancy by a manufacturing, assembly, research and development (R&D), and/or light industrial user, with ancillary distribution and storage space in compliance with the Whittier Boulevard Specific Plan’s (WBSP) Workplace District designation. The future occupant of the proposed building is unknown at this time. The building would contain 24 loading dock positions on the south-facing side of the building. Other features include drive aisles, parking areas, landscaping, lighting, signage, and sidewalk and streetscape improvements adjacent to the site along Whittier Boulevard frontage road.

Applications filed with the City of Whittier to allow demolition of the existing structures and construction of the Project include Development Review Permit No. DRP21-0065, Conditional Use Permit No. CUP22-0007, and Certificate of Appropriateness No. HRC22-0012.



Project Site Location: Western side of Whittier Boulevard frontage road, south of Walnut Grove Drive and north Pacific Place.

Site Address: 12352 Whittier Boulevard

APNs: 8170-026-011 and -015