



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies and Interested Parties

DATE: January 24, 2014

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

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

LEAD AGENCY: 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

The City of Whittier is commencing with preparation of a Draft Environmental Impact Report (DEIR) for the Lincoln Specific Plan (i.e. State-owned Fred C. Nelles California Youth Authority site) and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA).

The City wants to know your views and your specific concerns related to the potential environmental effects of the project. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts.

If you are a public agency, the City is interested in the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the DEIR prepared by the City when considering issuance of a permit or other approval for the project.

NOP COMMENT PERIOD:

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on January 24, 2014 and ends on February 24, 2014.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

DOCUMENT AVAILABILITY:

The project description, location, and potential environmental effects are described herein. Copies of the NOP have been transmitted to the California State Clearinghouse and to applicable responsible and trustee agencies. Copies of this NOP, the Initial Study, and future environmental documents prepared in conjunction with the project will be available for public review on the City's website at www.cityofwhittier.org, and at the following locations. You will be notified when the DEIR is available for public review:

- Whittier City Hall, Community Development Department, 13230 Penn Street, 2nd Floor, Whittier, California 90602
- Whittier Central Library, 7344 S. Washington Avenue, Whittier, California 90602
- Whittwood Branch Library, 10537 Santa Gertrudes Avenue, Whittier, California, 90603

PROJECT LOCATION:

The Lincoln Specific Plan (Project) site is located in the County of Los Angeles, in the western portion of the City of Whittier (City). The Project site is specifically located at the site of the former Fred C. Nelles Youth Correctional Facility, approximately 1.3 miles east of the San Gabriel River/605 Freeway, at 11850 Whittier Boulevard. The site also includes a 2.3-acre property immediately east of the Nelles facility (at 12090 Whittier Boulevard) that is currently occupied by an auto recycling business.

The Project site consists of approximately 76 acres, generally bound by Whittier Boulevard and Sorensen Avenue to the northeast and northwest, respectively, Presbyterian Intercommunity Hospital (PIH) to the southeast, commercial uses to the east, and commercial and residential uses to the west. The western site boundary is located along the City boundary with unincorporated Los Angeles County

land, which forms part of the City's Sphere of Influence (SOI). Uptown Whittier, the City's historic mixed-use district, is located approximately one-half mile east of the Project site along Philadelphia Street.

PROJECT SUMMARY:

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 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.

The Lincoln Specific Plan is intended to provide an orderly and efficient development of the development site, in accordance with the provisions of the Whittier General Plan. The Specific Plan would serve both planning and regulatory functions including land use regulations, circulation pattern, and development standards. The proposed Land Use Plan includes a varied mix of residential, commercial, and open space land uses. The Specific Plan establishes the maximum allowable development within the boundaries of the Specific Plan area. Should the Specific Plan be approved, all future development proposals (e.g., site plan review) would be subject to compliance with the Specific Plan's provisions and reviewed by the City to ensure consistency.

The Land Use Plan does not provide a specific site plan; rather it identifies a land use concept that demonstrates how development allowed under the Specific Plan could be implemented on the Project site. The ultimate building layout and site planning would be determined at the time of site plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in the proposed Specific Plan.

PROBABLE ENVIRONMENTAL EFFECTS:

Through preparation of an Initial Study, the City has determined that the project could result in impacts relating to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. An EIR will be prepared to evaluate the significance of these potential impacts.

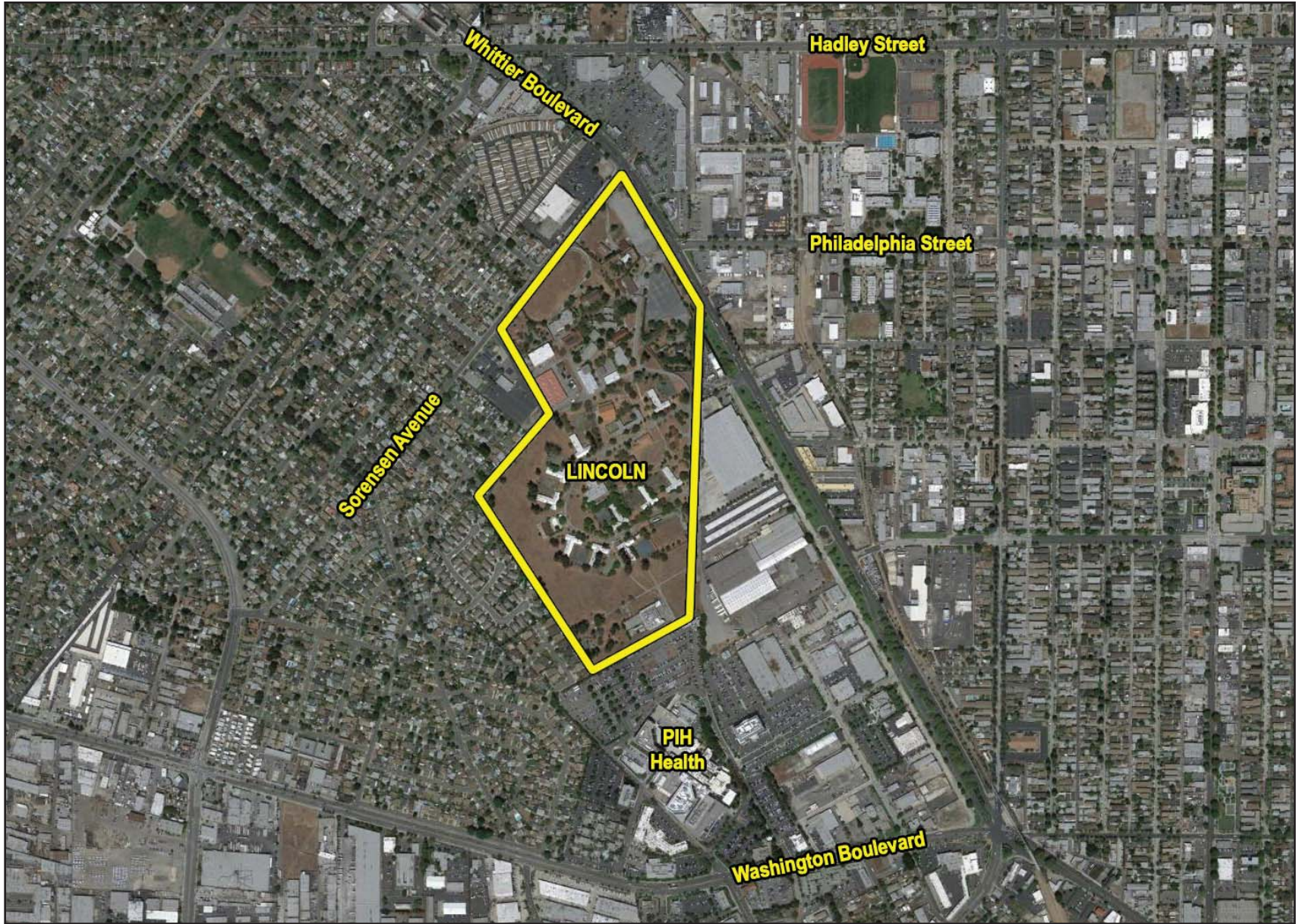
PUBLIC SCOPING MEETING:

To provide for an additional opportunity for input, the City will be conducting a Scoping Meeting. The Scoping Meeting will include a brief overview of the Specific Plan and discussion of potential environmental issues. The meeting will be held on the following date:

Date: February 6, 2014
Time: 6:30pm to 8:30pm
Location: Radisson Hotel Whittier
7320 Greenleaf Avenue, Whittier, CA 90602



Aldo E. Schindler
Director of Community Development



Source: Google Maps, December 2013.

NOT TO SCALE



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LINCOLN SPECIFIC PLAN
NOTICE OF PREPARATION

Aerial Photo