NOTICE OF EXEMPTION

2025 240699
FILED
Oct 23 2025
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by BYRON PATTON JR

TO:

☒ Office of Land Use and Climate Innovation (LCI)
P.O. Box 3044,
Sacramento, CA 95812-3044

☒ County Clerk
County of Los Angeles,
12400 Imperial Highway, Norwalk, CA 90650

FROM:
Lead Agency: City of Whittier, Planning Division
Address: 13230 Penn Street
Whittier, CA 90602-1772

Contact Person: Luis G. Escobedo, AICP,
Assistant Director of Community Development
Phone Number: (562) 567-9320

Project Title: Development Review Project No. DRP24-0049 and Tentative Parcel Map No. TPM24-0002 (PIH)

Project Location-Specific: 12471-12519 Washington Boulevard (AIN 8170-027-014, 8170-027-003,-04) and 12482 Putnam Street (AIN 8170-027-005), Whittier, CA 90602 (Latitude 33°96'83" N, Longitude -118°04'48" W)

Project Location-City: Whittier **Project Location-County:** Los Angeles

Project Description: Development Review Project No. DRP24-0049 to construct a new 112,163-square-foot medical office building (PIH) and site improvements, and Tentative Parcel Map No. 24-0002 to consolidate existing lots into one parcel located for the properties at 12471-12519 Washington Boulevard and 12482 Putnam Street. The property has a General Plan Land Use designation and Zone designation of "Medical."

Name of Public Agency Approving Project: City of Whittier

Name of Person or Agency Carrying Out Project: Monique Garibay, Senior Planner

Exempt Status: ***(Check one)***

☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Categorical Exemption (15183)
☒ Statutory Exemption (15183(c))
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (*Sec. 21080(b)(4); 15269 (b)(c)*)
☐ Other: _____

Reasons why project is exempt: Pursuant to Section 15183(c) of the California Environmental Quality Act (CEQA) Guidelines, and as demonstrated by the CEQA Section 15183 Compliance Memorandum prepared for the Project, the Project is exempt from further environmental review because the Project is consistent with the general plan and zoning designation for the approximately 7.45-acre Project site, and the development density and use regulations established by the zoning and general plan for which an Environmental Impact Report (EIR) Envision Whittier General Plan (GP) was certified. The Project will not have one or more significant effects not discussed in the General Plan EIR, nor have more severe effects than previously analyzed. No additional or different mitigation measures beyond those identified in the GP EIR are required to reduce the impacts of the Project to a level of less than significant.

THIS NOTICE WAS POSTED
ON October 23 2025
UNTIL November 24 2025
REGISTRAR – RECORDER/COUNTY CLERK

Luis G. Escobedo, AICP
City Contact Person

(562) 567-9320
Phone Number

Assistant Director of Community Development
Title

Signature

OCT. 23, 2025
Date

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FOR COUNTY CLERK'S USE ONLY

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LOS ANGELES, COUNTY CLERK

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Luis G. Escobedo, AICP	(562) 567-9320
City Contact Person	**Phone Number**

Assistant Director of Community Development
Title

	OCT. 23, 2025
Signature	**Date**

FOR COUNTY CLERK'S USE ONLY

State of California—Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 10/23/2025 — 202510231230008

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF WHITTIER PLANNING DIVISION		10/23/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LOS ANGELES	2025240699

PROJECT TITLE

DEVELOPMENT REVIEW PROJECT NO. DRP24-0049 AND TENTATIVE PARCEL MAP NO. TPM24-0002 (PIH)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LUIS G. ESCOBEDO		(562)567-9320

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
13230 PENN STREET	WHITTIER	CA	90602

PROJECT APPLICANT *(Check appropriate box):*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$ 0.00
☑ Exempt from fee		
☑ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$ 0.00
☑ County documentary handling fee		$ 75.00
☐ Other		$ 0.00

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 75.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	INTERMEDIATE CLERK

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)