



## CITY OF WALNUT

March 14, 2018

Mikaela Klein, Senior Facilities Planner  
Facilities Planning & Management  
Mt. San Antonio College  
1100 North Grand Avenue  
Walnut, CA 91789-1399

**SUBJECT: Mt. San Antonio College's 2018 Educational and Facilities Master Plan (EFMP)**

Dear Ms. Klein,

The City of Walnut thanks Mt. San Antonio College (Mt. SAC) for the opportunity to review Mt. SAC's proposed Educational Facilities Master Plan (EFMP). SAC. The City has the following comments to the EFMP:

1. **Page 7.7 (Surrounding Existing Land Use):** This map indicates the "West Parcel" as having a current land use designation of Educational. Currently, the "West Parcel" has a City of Walnut General Plan (WGP) land use designation of "Hillside Single-Family Residential" and a zoning designation of "Residential Planned Development (R.P.D) 28,500 – 1.3 D.U." The map should be modified accordingly.
2. **Page 7.11 (Surrounding Cities' General Plan Land Use):** This map indicates the "West Parcel" as having General Plan Land Use designation of Educational. As stated above, the "West Parcel" has a City of Walnut General Plan Land Use designation of "Hillside Single-Family Residential." The map should be modified accordingly.
3. **Page 7.12 (Community Context):** Within the discussion of the development projects that could impact circulation, the second bullet in the sequence identifies a 300,000 square-foot project within the City of Industry ("The Grand" development project), where the website for Majestic Realty is cited. Because there is no longer information on Majestic's website regarding this project, the section should either be updated or removed.
4. **Page 7.13 (Community Context):** It should be noted that the City of Walnut's *General Plan Update, Environmental Impact Report*, will analyze the feasibility of introducing

Mixed-Use to the Mt. San Antonio Shopping center as a potential alternative to the proposed project (the shopping center would remain zoned as C3; Heavy Commercial).

5. **Page 7.22 (Existing Campus Plan):** Under the subsection of “Current Planning” regarding the West Parcel Solar Project, the EFMP should reflect that this project is subject to the final judgment issued by the court in Los Angeles Superior Court Case No. BC576587 and is also subject to a current litigation dispute with the City in Los Angeles Superior Court Case No. BS171818. The EFMP should also acknowledge that the proposed West Parcel Solar Project is inconsistent with the existing City of Walnut land use.
6. **Page 7.47 (Campus Land Use):** The figure on this page identifies the West Parcel as “Solar”. The City opposes a solar project on the West Parcel and encourages Mt. SAC to remove the “Solar” land use designation. The “West Parcel” has a City of Walnut General Plan Land Use designation of “Hillside Single-Family Residential and such existing land use should be acknowledged in the EFMP.”
7. **Page 7.48 (Campus Land Use):** The “Solar Zone” subsection should be removed consistent with comment #6, above.
8. **Page 8.2 (Campus Sustainability):** Under the discussion of sustainability projects planned, the location of the “two-megawatt solar power facility” should be clearly identified and should be located on the interior of the main campus away from adjacent residential neighborhoods and the traveling public.
9. **Page 10.2 & 10.3 (Facilities Recommendations):** As indicated in comment No. 2 above, the “West Parcel” is located within the “Hillside Single-Family Residential” area as identified within the Walnut General Plan. Further, the “Retail” designation identified adjacent to the “West Parcel” is also located within this same Land Use designation. Both the “West Parcel” and “Retail” facilities Land Use designations within the EFMP should be revised to acknowledge the City’s land use designation.
10. **Page 10.12 (Energy):** According to the facilities recommendations: Campus-Wide Project (Energy), the Utilities Infrastructure Master Plan (UIMP) states Mt. SAC’s current goal of building four megawatts of electrical generating capacity. It should be noted that the City does not oppose Mt. SAC’s goal of providing sustainable forms of energy throughout the campus; however, the EFMP should incorporate goals committing Mt. SAC to providing sustainable energy in ways and locations which are not contrary to the City’s Land Use designations, disruptive to residential neighborhoods, or degrade the natural contours of hillside areas by means of massive grading efforts.
11. **Page 10.32 (Auditorium):** The proposed 1,200 to 1,500 seat auditorium, generally located adjacent to Lot B and east of Grand Avenue, proposes to facilitate parking within a future parking structure (Parking Structure B), to be located adjacent to the auditorium and highly visible from Grand Avenue. SAC As such, the City requests to be involved in the design process for the Auditorium and parking structure in order to minimize negative aesthetic and traffic impacts that will be experienced by the motoring public and all others traveling on Grand Avenue.

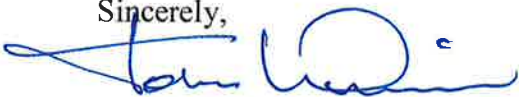
12. **Page 10.44 (Nature Center):** The EFMP proposes a “Nature Center” facility, of a not specified size and situated on a recently graded and built-up area which has been previously communicated to the City as being for parking purposes only (Lot M). Further, the location of the Nature Center is immediately adjacent to residential homes to the south and the EFMP indicates that this facility will be highly visible from Grand Avenue. As such, the City requests to be involved in the design process for the Nature Center moving forward to protect and preserve the immediately adjacent residential neighborhood(s), in addition to any and all improvements that may be located within close proximity to the existing Snow Creek immediately adjacent and traversing the site.
13. **Page 10.46 (Physical Education Complex):** The Physical Education Complex (PEC) will be connected to various other improvements, such as the Transit Center and Parking Facilities (Parking Structures F, R, and S). As indicated in comment No. 5, parking facilities should involve the City through the site selection and design process. Further, the proposed PEC is to be connected to adjacent facilities via pedestrian paths and bridges across the City’s public rights-of-ways (ROW). Inclusion of the City in the design process of the PEC facility should be a priority of Mt. SAC before the PEC facility begins construction.
14. **Page 10.58 (Transit Center):** The proposed Transit Center, according to the EFMP, is situated to serve many parts of the campus and would link pedestrians to parking facilities via bridge(s) across City Public ROWs (Temple Avenue). The City supports the college’s efforts to facilitate alternative means of transportation to and from Mt. SAC and encourages Mt. SAC to evaluate the benefits of prioritizing the siting of future parking structures in proximity to the Transit Center and along Temple Avenue. Mt. SAC should invite the City’s participation in the early design phases of the Transit Center and accessory parking facilities (parking structures) to optimize siting and design features for compatibility with neighboring uses and minimize negative impacts.
15. **Page 10.78 (Fire Training):** The EFMP proposes a new Fire Training facility adjacent to the Nature Center (see comment No. 6) within Lot M and immediately adjacent to existing residential neighborhood(s) to the south. Although the City does not oppose Mt. SAC’s efforts to provide Fire Training programs, the location of such proposed on-campus training facility is located adjacent to existing homes and within an area that is currently used for parking (Lot M), which was recently graded and built-up to an elevation exceeding five (5’) feet and now overlooking adjacent residences. Further, the EFMP does not make clear the types of training facilities and indoor/outdoor storage that is to be constructed to facilitate the Fire Training. Given the close proximity to existing residential neighborhoods, and increased elevation of Lot M, the City respectfully seeks Mt. SAC’s consideration to relocate the Fire Training facility elsewhere on the college’s campus to an area that will not be intrusive to existing residential neighborhoods. The City seeks involvement in the site selection and design process of the proposed Fire Training facility and must remind Mt. SAC that **all** grading and earthwork operations require compliance with the City’s grading ordinance, including review and approval by the City of proposed grading plans. .
16. **Page 11.14 (Vehicle Circulation and Parking):** Four (4) parking structures are proposed within the EFMP: PS-B, PS-F, PS-R, and PS-S. As previously communicated to Mt. SAC by the City, any future parking structures should include the full involvement

of the City throughout the site selection, design and city entitlement process in order to evaluate the potential impacts of the actual design, mass, size, and capacity of proposed parking structures on nearby residents and the traveling public. At a minimum, the City encourages Mt. SAC to require all new parking structures to maintain a setback of no less than 400 feet from the nearest single family residential property line.

17. **Page 12.20 (Future Asset Development):** Under the discussion of “Lot A and Lot H Parking”, it is stated that “A parking structure could be developed in one or both lots, should the College choose to build additional parking”. Based on prior representations by Mt. SAC, the multi-level Parking Structure location at Lot A should be eliminated from the Master Plan, and any future parking structures that are to be considered by the College shall include the full involvement of the City throughout the site selection and design process of all parking facilities, including parking structures. This section should be updated accordingly.
18. **Page 12.30 (Future Asset Development):** The multi-level Parking Structure location at Lot A should be eliminated from the Master Plan, and any future parking structures that are to be considered by the College shall include the full involvement of the City throughout the site selection and design process of all parking facilities, including parking structures. Therefore, within the section of “Overall Vision Ideas”, the comment regarding location of “the new Parking Structure A” should be either updated or removed.
19. **Page 12.32 (Future Asset Development):** Within the subsection “Next Steps”, the City of Walnut’s General Plan EIR is referenced, regarding the analyzing of the potential rezoning of the Mt. SAC Shopping center into a “Mixed-Use” zone. It should be clarified that this rezoning is an alternative for consideration to the proposed project (preserving the center as “C3; Heavy Commercial”).

Thank you again for providing the City of Walnut with the opportunity to comment on the EFMP. If you have any questions or require further information for inclusion in the EFMP, please feel free to contact me at (909) 595-7543.

Sincerely,



Tom Weiner  
Community Development Director

C: Mary Su, Mayor  
City Council  
City Manager  
City Attorney