



Walnut Business Park

SEIR Scoping Meeting

Location:

City of Walnut City Council Chambers
21201 La Puente Road,
Walnut, CA 91789

August 29, 2023
6:00 – 8:00 PM

PROJECT TEAM

City of Walnut

Planning Department

- Chris Vasquez, Community Development Director
- Joelle Guerra, Planning and Code Enforcement Manager

Public Works Department

- Dave Gilbertson, City Engineer

PlaceWorks (CEQA Consultants)

- JoAnn Hadfield, Principal Environmental Services
- Dina El Chammas Gass, Senior Associate
- Lexie Zimny, Project Planner

Iteris (Traffic Subconsultant)

OVERVIEW

1. Purpose of Scoping Meeting
2. Project Overview
3. Purpose of CEQA
4. Supplemental EIR Process
5. Notice of Preparation (NOP)
6. Topics to be Analyzed in the SEIR
7. Public Comments

SCOPING MEETING

Purpose is to:

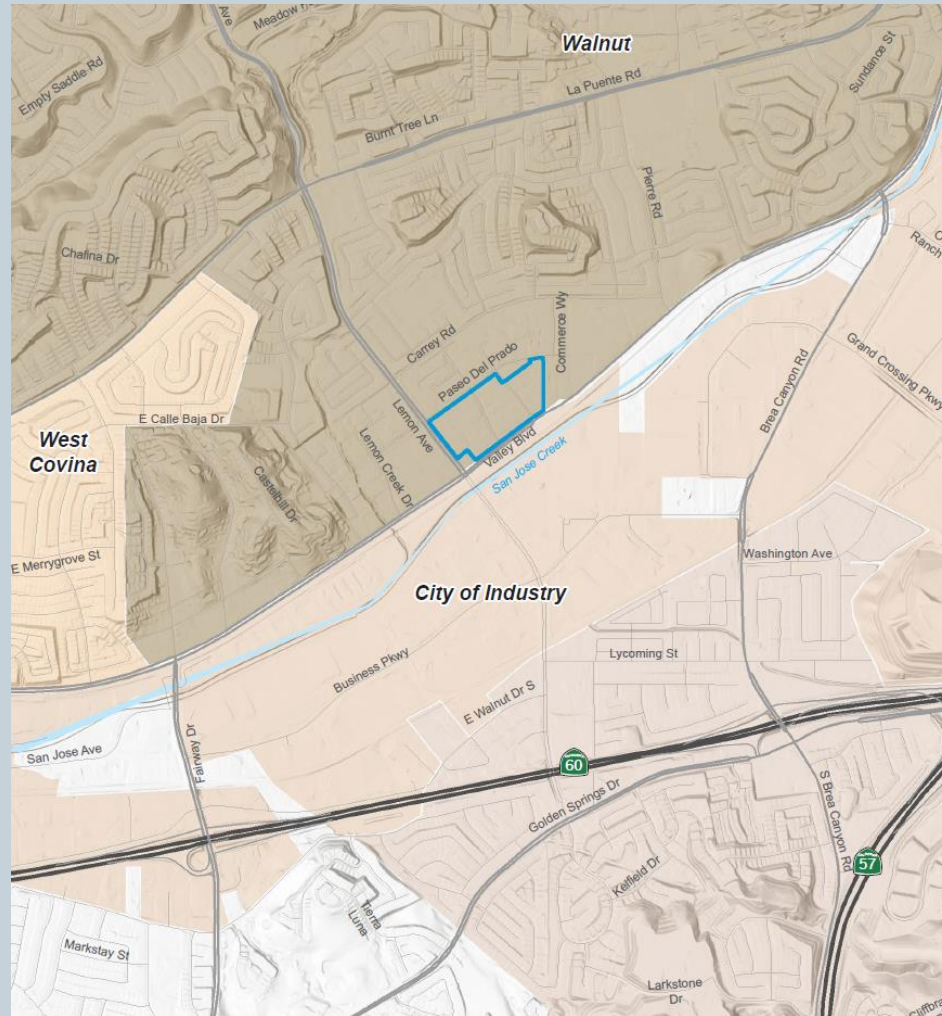
- ❑ Provide a general project description
- ❑ Solicit comments to refine and/or expand the “scope” of the Supplemental Environmental Impact Report (SEIR)

The scope is determined by:

- ❑ Responses to Notice of Preparation (NOP) from responsible agencies
- ❑ Input from the community (including comments at scoping meeting)
- ❑ Experience with similar projects

PROJECT OVERVIEW

VICINITY MAP



PROJECT OVERVIEW

AERIAL PHOTO



PROJECT OVERVIEW

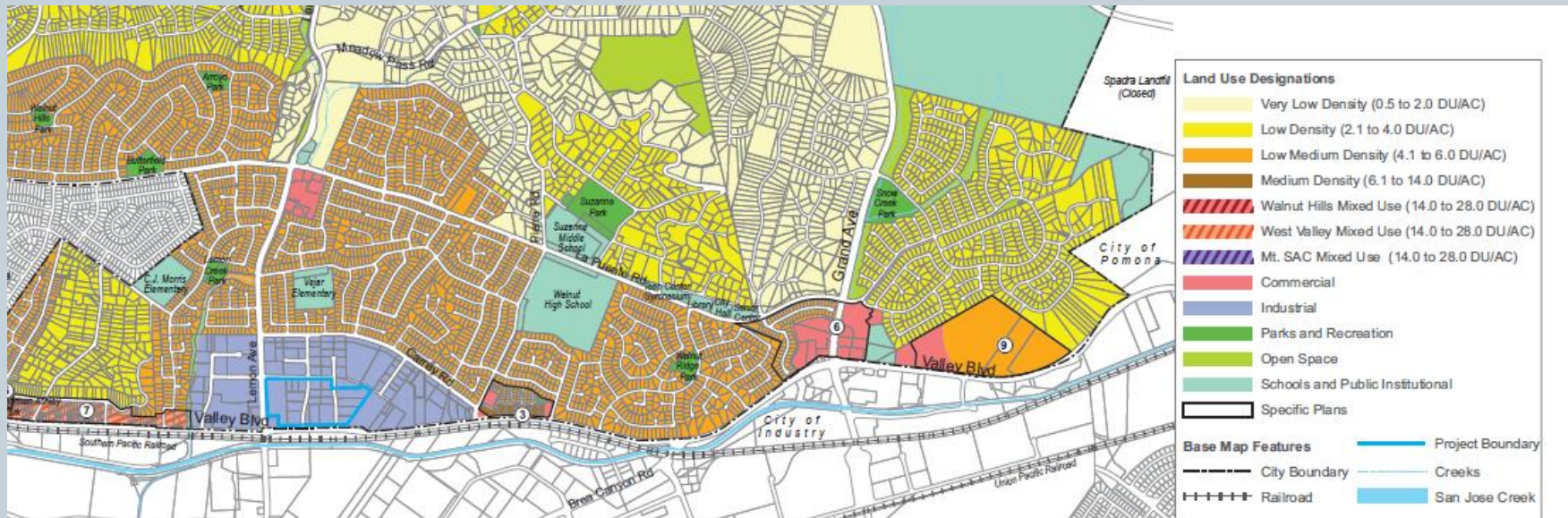
Current General Plan and Land Use Zoning

General Plan Designation:

- Industrial

Zoning:

- Light Manufacturing (M-1)



PROJECT OVERVIEW

SITE PHOTOGRAPHS



PROJECT OVERVIEW

SITE PHOTOGRAPHS



PROJECT OVERVIEW

PROJECT OVERVIEW

- Project site is approximately 25 acres
- Currently developed with a business park accommodating commercial and light industrial uses
- Existing uses would be demolished
- Project development would occur in one phase

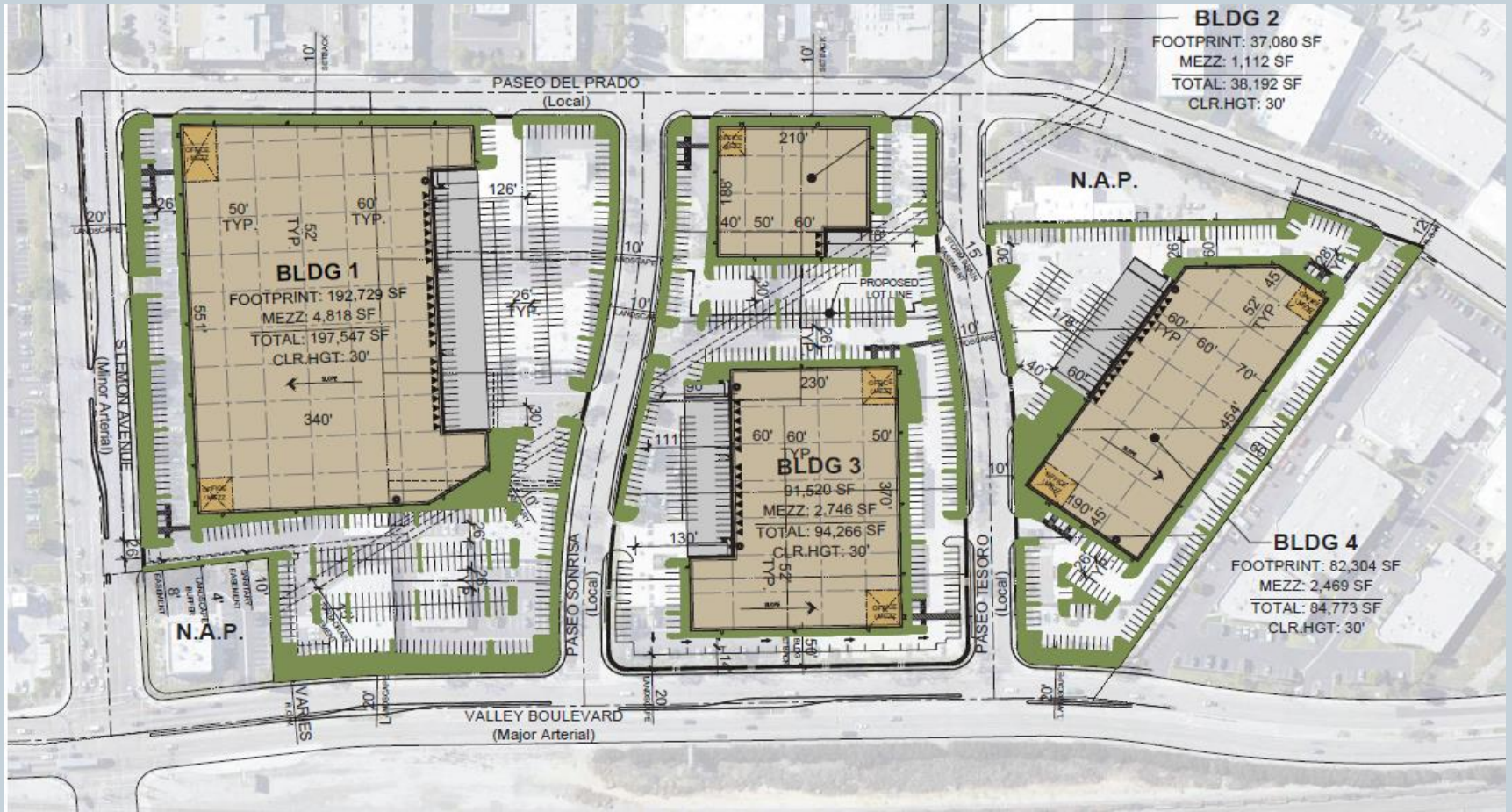
PROJECT OVERVIEW

Proposed Development

- Proposed development of four concrete tilt-up buildings
- Buildings would be designed for multiuse
 - South Lemon Avenue frontage catering to retail and office uses
 - Warehouse and manufacturing uses in the interior of the site
 - Food and beverage pick-up and e-commerce last-mile tenants are also possible future tenants
- No specific business(es) and/or tenant(s) identified at this time
- Buildings will be up to 35-feet in height

PROJECT OVERVIEW

CONCEPTUAL SITE PLAN



PROJECT OVERVIEW

PROPOSED LAND USE DEVELOPMENT POTENTIAL

Building No.	Warehouse Uses (Square Feet)	Office/Retail Uses (Square Feet)
Building 1	187,911	9,636
Building 2	35,968	2,224
Building 3	88,774	5,492
Building 4	79,835	4,938
TOTAL	392,488	22,290

PROJECT OVERVIEW

Proposed Architectural Design and Character



PURPOSE OF CEQA

California Environmental Quality Act (CEQA)

- Disclose project impacts to the public and decision makers
- Identify ways to avoid or reduce environmental impacts
- Analyze alternatives
- Foster inter-agency coordination and review

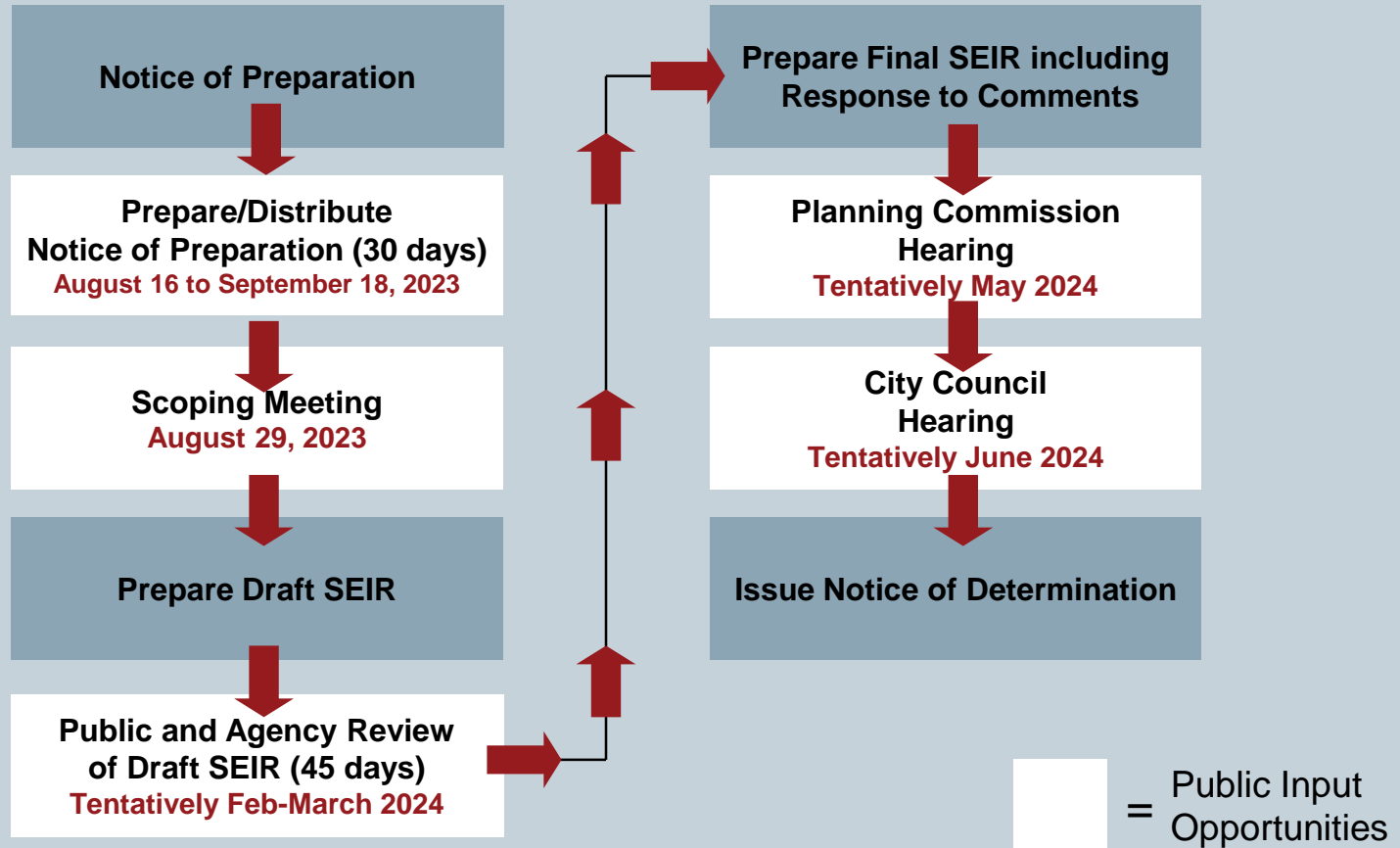
SEIR Process

Preparation of a Supplemental EIR to the City's General Plan EIR (pursuant to CEQA Guidelines 15163)

Walnut Business Park SEIR:

- Analyze the incremental impact of the proposed project in comparison to the adopted 2018 General Plan EIR
- Will include the mitigation included in the GP EIR if applicable and any additional mitigation require for new environmental impacts

SEIR PROCESS



TOPICS

TOPICS TO BE ANALYZED IN THE SEIR

- ✓ Aesthetics
 - Agricultural/Forestry Resources
- ✓ Air Quality*
 - Biological Resources
- ✓ Cultural Resources
- ✓ Geology/Soils*
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials*
- ✓ Hydrology/Water Quality*
- ✓ Land Use/Planning
 - Mineral Resources
- ✓ Noise*
 - Population & Housing
- ✓ Public Services
 - Recreation
- ✓ Transportation*
- ✓ Tribal Cultural Resources
- ✓ Utilities/Service Systems
 - Wildfire

* Indicates a technical study will be prepared

TOPICS

PROJECT-RELATED TECHNICAL STUDIES

- AQ/GHG Analysis
- Noise and Vibration Analysis
- Construction and Operational HRAs
- Geotechnical Report
- Phase I Environmental Site Assessment
- Traffic Impact Analysis
- Vehicle Miles Traveled Analysis
- Hydrology Report
- Low Impact Development Report

PUBLIC COMMENTS

OPPORTUNITIES FOR COMMENTING

- **Notice of Preparation**

- Began on August 16, 2023 and ends on September 18, 2023
Available for review at:
 - City's website

- **Scoping Meeting**

- Submit comments today to Lexie
(comment cards provided)
- Please include your name and
address

PUBLIC COMMENTS

HOW COMMENTS WILL BE ADDRESSED IN THE SEIR

Agency/Organization /Individual	Date	Comments	Section of SEIR Comment is Addressed
John Doe	3/1/23	States that proposed project would worsen traffic conditions	Section 5.16, <i>Transportation</i>
Joe Bruin	3/2/23	Asks whether soil on the site has been tested	Section 5.7, <i>Geology and Soils</i>
Jane Smith	3/2/23	Expresses concern with construction impacts related to noise, dust, and air quality	Section 5.3, <i>Air Quality</i> Section 5.12, <i>Noise</i>
Jane Doe	3/5/23	Points out potential environmental impacts from lighting	Section 5.1, <i>Aesthetics</i>
Chip Munk	3/6/23	Expresses concern for wildlife onsite	Section 5.4, <i>Biological Resources</i>
Tim Turner	3/10/23	Expresses concern with increased water usage in drought conditions	Section 5.10, <i>Hydrology and Water Quality</i>

PUBLIC COMMENTS

FUTURE OPPORTUNITIES FOR PUBLIC PARTICIPATION

- **Draft SEIR**
 - Circulate Draft SEIR for 45 days (tentatively Feb-March 2024)
- **Final SEIR**
 - Includes response to comments
 - Final SEIR is published and made available for review prior to project approval
- **Planning Commission & City Council Hearings**
 - Tentatively May-June 2024

PUBLIC COMMENTS

- Any environmental issues you would like to see addressed in the SEIR
- Submit comments today using the comment cards provided or verbally
 - Please provide name and address clearly
- Comments may be submitted to Joelle Guerra, Planning and Code Enforcement Manager, City of Walnut via:
 - **Mail or Hand Deliver to:**
City of Walnut,
Community Development
21201 La Puente Road
Walnut, CA 91789
(909) 348-0728
 - **Email:** jguerra@cityofwalnut.org