

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017101010

Project Title: Walnut Business Park
Lead Agency: City of Walnut **Contact Person:** Joelle Guerra
Mailing Address: 21201 La Puente Rd **Phone:** (909) 348-0738
City: Walnut **Zip:** 91789 **County:** Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Walnut
 Cross Streets: S. Lemon Ave, Valley Blvd Zip Code: 91789
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 0 ' 38 " N / 117 ° 51 ' 33 " W Total Acres: 25
 Assessor's Parcel No.: multiple Section: 00 Twp.: 2S Range: 9W Base: _____
 Within 2 Miles: State Hwy #: SR-60, SR-57 Waterways: San Jose Creek
 Airports: None Railways: Southern Pacific Railroad Schools: Vejar ES

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 22,290 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 392,488 Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Tribal Resources, Energy

Present Land Use/Zoning/General Plan Designation:
 General Plan Land Use Designation: Industrial; Zoning Designation: Light Manufacturing (M-1)

Project Description: *(please use a separate page if necessary)*

The Walnut Business Park is a proposed development of a multibuilding warehouse and distribution use. The proposed development would consist of four buildings that would encompass a total of 414,778 square feet of building space. The proposed project would include approximately 392,490 square feet of warehousing space and about 22,290 square feet of office/retail space. The buildings would be designed as single-story, tilt-up, concrete buildings. There are no specific tenants identified for the warehouses at this time. The buildings would be designed for multi-use, with the South Lemon Avenue frontage catering to retail and office uses, and the warehouse/distribution 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. Any prospective user must be either permitted by right or conditionally permitted under the Walnut Zoning Code. Cold storage uses would be allowed in Buildings 1 and 4. The proposed project would include approximately 1,097 parking stalls and approximately 115,030 square feet of landscaping.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 16, 2023 Ending Date September 18, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Valley Industrial, LLC</u>
Address: <u>3 MacArthur Place, Suite 1100</u>	Address: <u>515 S. Figueroa St.</u>
City/State/Zip: <u>Santa Ana/CA/92707</u>	City/State/Zip: <u>Los Angeles/CA/90071</u>
Contact: <u>JoAnn Hadfield</u>	Phone: <u>(213) 362-9314</u>
Phone: <u>(714) 966-9220</u>	

Signature of Lead Agency Representative:  Date: 08/14/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.