

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017101010Project Title: Walnut Business ParkLead Agency: City of WalnutContact Name: Joelle GuerraEmail: jguerra@cityofwalnut.org Phone Number: (909) 348 – 0738Project Location: Walnut, Los Angeles County
City County

Project Description (Proposed actions, location, and/or consequences).

The Walnut Business Park is a proposed development of four concrete tilt-up buildings that would encompass a total of 414,778 square feet of building space. The buildings would include 392,488 square feet of warehousing space, a 53,549 square feet portion of which is refrigerated area, and 22,290 square feet of office/retail space. The buildings would be designed for multiuse, with the South Lemon Avenue frontage catering to retail and office uses, and the 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. 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 1,097 parking stalls and 115,026 square feet of landscaping.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would not have any significant and unavoidable impacts. However, the following impacts would be reduced to less than significant with the incorporation of mitigation:

- Air Quality. The proposed project would have significant regional air quality and health risk impacts. To mitigate impacts to less than significant, construction contractors shall use equipment that meets Tier 4 final emission standards.
- Biological Resources. The proposed project could disturb suitable habitat for nesting birds and roosting bats. To mitigate this impact to less than significant, ground disturbance should be avoided during the nesting bird season and preconstruction surveys shall be conducted by a qualified biologist.
- Greenhouse Gas Emissions. The proposed project could potentially conflict with the State's goals for carbon neutrality identified in the 2022 Scoping Plan. To mitigate this impact to less than significant, the site plan shall include automobile electric vehicle charging stations equal to the Tier 2 Nonresidential Voluntary Measures of CALGreen.
- Transportation. The proposed project would increase the total regional (VMT) compared to the cumulative no project conditions. Transportation Demand Management measures would mitigate this impact to less than significant.
- Tribal Cultural Resources. Ground-disturbing activities could encounter unknown and/or buried tribal cultural resources associated with the Gabrieleño Band of Mission Indians–Kizh Nation. To mitigate this impact, a Native American Monitor shall monitor ground-disturbing activities and any discovered tribal cultural resources shall be fully assessed, recovered, or retained in the form and/or manner the tribe deems appropriate.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

At the time of preparation of this Draft SEIR, there are no known areas of controversy. There were six attendees at the public scoping meeting that was noticed and held August 29, 2023, at 5:00 p.m. at the Walnut City Hall. Responses to the Notice of Preparation and those recorded at the scoping meeting are summarized in Table 2-2, NOP Written Comments Summary, in the Draft SEIR. Comments were received from the Native American Heritage Commissions, the Office of the Attorney General, Los Angeles County Public Works, the Department of Transportation, the California Department of Fish and Wildlife, and the Los Angeles County Sanitation Districts. Each of these agencies recommended information and analyses that should be included in the Draft SEIR, but did not express opposition or controversy related to the proposed project.

Provide a list of the responsible or trustee agencies for the project.

- Los Angeles Regional Water Quality Control Board
- Los Angeles County Flood Control District