

2019039062



## Walnut Ranch Park Expansion Project EIR Scoping Meeting

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DATE: March 6, 2019

TIME: 7:00 PM to 8:00 PM

LOCATION: Council Chambers, Walnut City Hall  
21201 La Puente Road  
Walnut, CA 91789

LEAD AGENCY: City of Walnut  
Community Services Department  
Contact: Melissa Barcelo, Superintendent  
21701 E. Valley Boulevard  
Walnut, CA 91789

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On Tuesday, March 19, 2019 starting at 7:00 PM, the City of Walnut will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the scope of the Draft Environmental Impact Report (EIR) being prepared for the Walnut Ranch Park Expansion Project. This meeting will be held in the Council Chambers of Walnut City Hall located at 21201 La Puente Road, Walnut, CA 91789. The meeting will run from 7:00 PM to 8:00 PM.

If you have any questions regarding this scoping meeting, contact:

Melissa Barcelo, Superintendent  
City of Walnut  
Community Services Department  
(909) 598-5605  
21701 E. Valley Boulevard, Walnut, CA 91789

[mbarcelo@cityofwalnut.org](mailto:mbarcelo@cityofwalnut.org)





## NOTICE OF PREPARATION

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DATE: March 11, 2019

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

LEAD AGENCY: City of Walnut  
Contact: Melissa Barcelo, Superintendent  
Community Services Department  
21701 E. Valley Boulevard  
Walnut, CA 91789

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the City of Walnut's Walnut Ranch Park Expansion Project<sup>1</sup>

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The City of Walnut (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed Walnut Ranch Park Expansion Project ("project") described below. We are interested in your agency's views as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities related to the proposed project. We will need the name of a contact person for your agency. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the proposed project.

The City has already determined that an EIR is required for the proposed Walnut Ranch Park Expansion Project, and as permitted by CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the proposed project.

The proposed project, its location, and its potential environmental effects are described below. The City welcomes public input during the Notice of Preparation (NOP) review period. Due to the time limits mandated by the CEQA Guidelines, your response must be sent **not later than 30 days after your receipt of this notice**. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response.

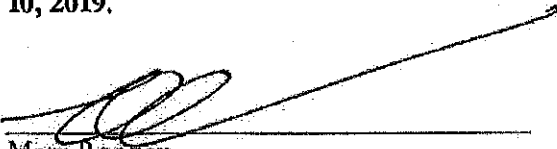
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<sup>1</sup>Per Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

Please send your comments to:

Melissa Barcelo, Superintendent  
Community Services Department  
City of Walnut  
21701 E. Valley Boulevard  
Walnut, CA 91789  
(909) 598-5605  
mbarcelo@cityofwalnut.org

To allow for mailing, receipt, and 30-day review of this NOP, the comment period closes on **April 10, 2019.**

  
\_\_\_\_\_  
Mary Rooney  
Assistant City Manager  
Community Services/Public Works

3/7/19  
\_\_\_\_\_  
Date

**Proposed Project Title:** Walnut Ranch Park Expansion Project

**Proposed Project Applicant:** City of Walnut

## **1.0 PROJECT DESCRIPTION**

The City of Walnut Community Services Department is requesting a Conditional Use Permit (CUP) from the City of Walnut Community Development Department to construct and operate a project to expand the City's existing Walnut Ranch Park. Improvements would consist of a new aquatics center, a community building, and outdoor community stage with tiered lawn for attendees, a trail kiosk and entrance for the existing Schabarum trail, parking, and restrooms.

### **1.1 Project Location and Setting**

The proposed project is located at 20101 Amar Road, City of Walnut, Los Angeles County (Assessor Parcel No. [APN] 8712-023-900) (Exhibit 1, Project Vicinity and Location Map). The 46.7-acre parcel is owned by the City of Walnut. The existing Walnut Ranch Park occupies the eastern two-thirds of the parcel; the proposed project site would occupy the far west portion of the parcel. The proposed project would disturb approximately 11.3 acres of the 46.7-acre parcel.

The proposed project site is approximately 1.7 miles north of Interstate Highway 57.

### **1.2 Environmental Setting**

#### **Existing Land Uses**

The proposed project site is vacant with the exception of a portion of Los Angeles County's multiple use dirt Schabarum Trail that crosses the proposed project site. A trailhead occurs on the proposed project site as well.

#### **Surrounding Land Uses**

The proposed project site is surrounded by the following uses:

North and West: Vacant land zoned for Residential Planned Development – 37,000 – 1.0 DU

South: Single family residences zoned for Residential Planned Development – 37,000 – 1.0 DU

East: Existing Walnut Ranch Park fields

Lemon Creek crosses through the subject parcel and occurs adjacent to the proposed project site to the east. In addition, Westhoff (Leonard B) Elementary School occurs east of the existing Walnut Ranch Park and shares a parking lot with the park.

### **1.3 General Plan and Zoning Designations**

#### **Land Use Designation**

The current City of Walnut General Plan Land Use & Circulation Map designates the proposed project site as Parks and Recreation. The purpose and intent of this land use designation is as follows according to the City of Walnut General Plan Land Use Element:

*The intent of this land use category is to set aside areas for active and passive recreation, including public and private parks of all sizes, sports fields, recreational facilities, plazas, and trails.*

#### **Zoning**

The proposed project site is in an area zoned Residential Planned Development (RPD). The Walnut Zoning Ordinance, Title VI, Chapter 25, Article VIII of the Walnut Municipal Code defines the purpose and intent of the RPD zoning district as follows:

*The intent and purpose of a Residential Planned Development Zone is to create a better living environment; to promote the achievement of residential land use amenities than could otherwise be obtained under conventional development; to achieve greater design flexibility of residential acreage than could otherwise be possible through the application of conventional residential zone regulations; to encourage well planned developments through creative and imaginative planning; to encourage well planned developments through creative and imaginative planning principals, practice and techniques; to reserve a greater proportion of open space land for recreation, conservation, parking and other similar uses than is otherwise required by conventional residential zone regulations; to provide for a more efficient, appropriate and desirable use of land which is sufficiently unique in its physical characteristics and other circumstances to warrant special methods of development to provide areas of natural scenic beauty, vistas, land marks, promontories and other environmental features through integrated land planning, design and unified control of physical development patterns, and to set forth use regulations and property development regulations that will best assure that the intent and purpose of this chapter is carried out.*

The proposed project site is located in the Residential Planned Development (RPD) – 37,000 – 1.0 DU zone.

Property in an RPD Zone may be used for any use permitted in an R-1 zone, under the same limitations and conditions. Public buildings and uses are allowed in an R-1 zone if a conditional use permit is issued for the proposed project.

### **1.4 Project Characteristics**

#### **Proposed Site Development**

The proposed project would include construction and operation of a new aquatics center comprising a splash pad and water slide structure, a multi-use recreational pool, a 16,000-square foot (sf) two-story community building, a 1,300 sf aquatics storage building, a 2,900 sf mechanical building, and an outdoor community stage with tiered lawn seating for attendees. An 800 sf restroom building would also be installed for park uses. A site plan for the proposed project is shown in Exhibit 2.

The proposed new community building would be two-story building with a maximum height consistent with the height limits of the City's Zoning Ordinance for an R-1 zone of 35 feet high. Other proposed buildings would be a maximum height of 17 feet as allowed in an R-1 zone. A Spanish style architecture is proposed for the new buildings. Retaining walls would be constructed along the northern edge of the proposed project site.

### **Site Access and Parking**

A new entrance to the project site is proposed from Amar Road. A new traffic signal and crosswalks would be installed at the new entrance at Amar Road. An Americans with Disabilities Act (ADA)-compliant accessible ramp would also be installed from Amar Road to the proposed project site.

A total of 293 parking spaces, comprised of 286 standard parking spaces and seven ADA-compliant accessible parking spaces, would be provided. Parking would be free for the site.

### **Landscaping and Lighting**

Landscaping for the proposed project will be consistent with the City's plant and tree pallet. Drought-tolerant landscaping would be installed in the parking lot of the proposed project where feasible. Lighting for the parking lot and structures would conform to City ordinance requirements.

Routine operation of the aquatics center and community stage are not proposed at night; however, activities and events could be held at night at the community building and with special events. Sound equipment will not be permanently installed at the community stage but portable equipment may be used for some activities such as summer concerts or other civic events.

### **Drainage**

Site runoff would be directed to an underground retention and treatment system located under the proposed parking lot.

### **Construction**

Construction of the proposed project is planned for 2020/2021 and expected to take 18 months to complete. The proposed project would involve a total of 215,146 cubic yards (cy) of cut, 130,026 cy of fill, and a net export of 72,117 cy.

Construction would include relocation of the existing trailhead and route for the Schabarum trail, as shown in Exhibit 2, Site Plan, as well as installation of a new trail kiosk.

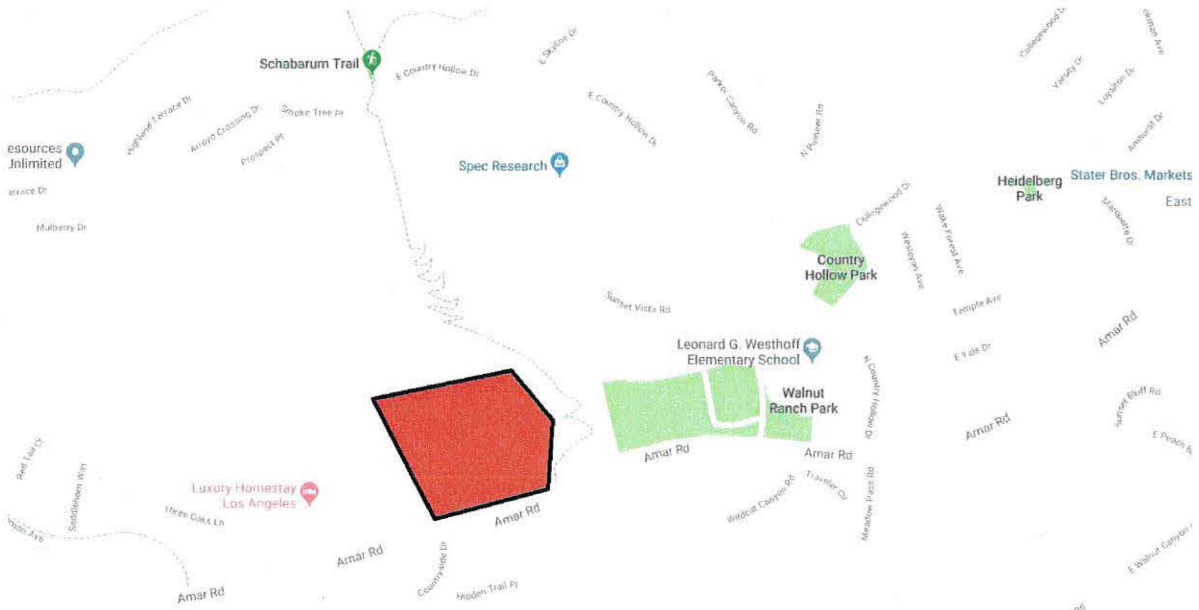
No new utility infrastructure is proposed under the proposed project, with the exception of new connections to existing Los Angeles County Sanitation District sewer and Walnut Valley Water District water facilities.

### **Operation**

Operation of the new facilities is planned for late 2021 and would require six new full-time employees and 40 seasonal part-time employees.

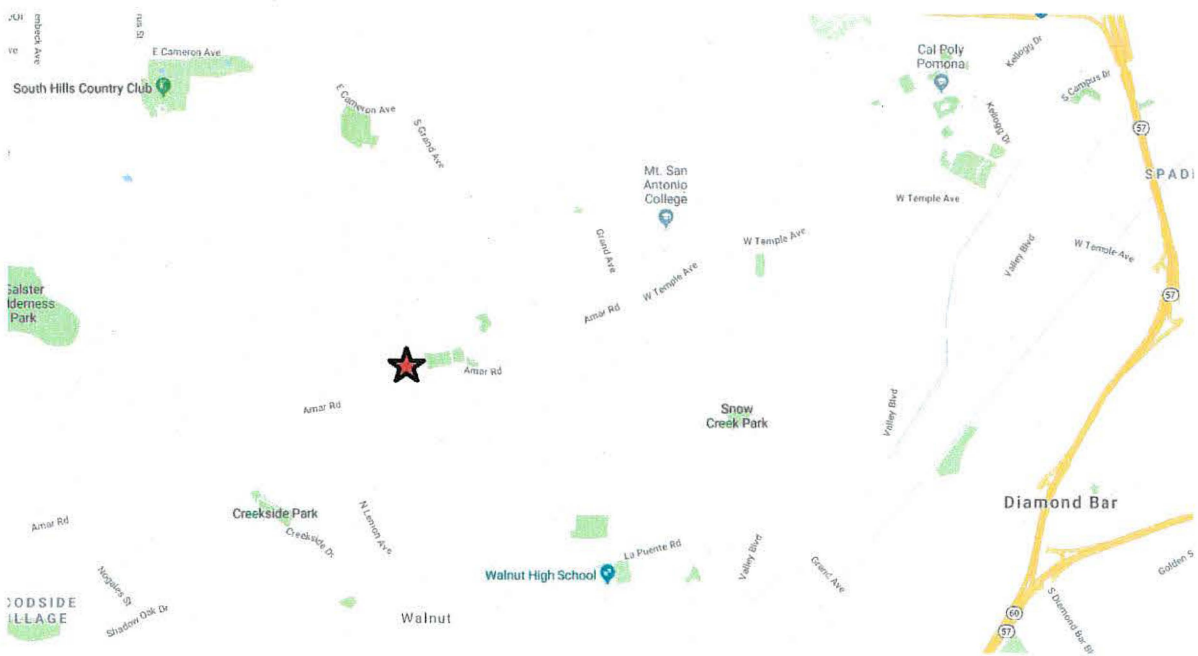
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Project Vicinity

Map data ©2019 Google 500 ft



Project Regional Location

Map data ©2019 Google 2000 ft

## Exhibit 1: Walnut Ranch Park Expansion Project

Walnut, Los Angeles County, California

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Source: GreenPlay, LLC, Aquatic Design Group, ktua, 2017

LEGEND	
SYMBOL	DESCRIPTION
	STREET TREES (36)
	ACCENT TREES (23)
	SITE TREES (107)
	PARKING LOT TREES (43)
	PALM TREES (23)
	TURF (6,300 SF)

SHEET NOTES	
SYMBOL	DESCRIPTION
①	PARKING LOT HAMMERHEAD
②	WATER SLIDE
③	SPLASH PAD
④	PLAY MOUNDS & CURVILINEAR SEAT WALLS
⑤	CABANAS, DAYBEDS, & CHAISE LOUNGES
⑥	BUILT-IN BLEACHERS WITH 564 PERSON CAPACITY (27' LONG X 4 ROWS DEEP FOR A CAPACITY OF 72 PERSONS EACH)
⑦	RECREATION, LAP & WATER POLO POOL
⑧	LAZY RIVER
⑨	RECREATIONAL POOL
⑩	ZERO-ENTRY POOL
⑪	SNACK AREA WITH SEAT WALLS, FIXED & MOVABLE SEATING
⑫	SHADE STRUCTURE
⑬	POOL MECHANICAL ROOM
⑭	POOL EQUIPMENT STORAGE
⑮	OUTDOOR PATIO SPACE

SYMBOL	DESCRIPTION
⑯	COMMUNITY BUILDING ENTRANCE
⑰	CONCESSION WINDOW
⑱	TRASH ENCLOSURE
⑲	LOADING DOCK
⑳	RAMP SYSTEM, CONNECTS TO AMAR ROAD
㉑	AQUATIC PARK ENTRANCE DRIVE
㉒	RE-VEGETATED NATIVE SLOPES
㉓	PARKING LOT (282 CAR CAPACITY)
㉔	OUTDOOR COMMUNITY STAGE (4178 SF) & STAGE (10136 SF). BENCHES ACCOMMODATE 214 PEOPLE & LAWN AREA 764 PEOPLE FOR A TOTAL CAPACITY OF 998 PEOPLE
㉕	RESTROOM BUILDING
㉖	NEW TRAILHEAD, KIOSK & SMALL CLASSROOM SEATING

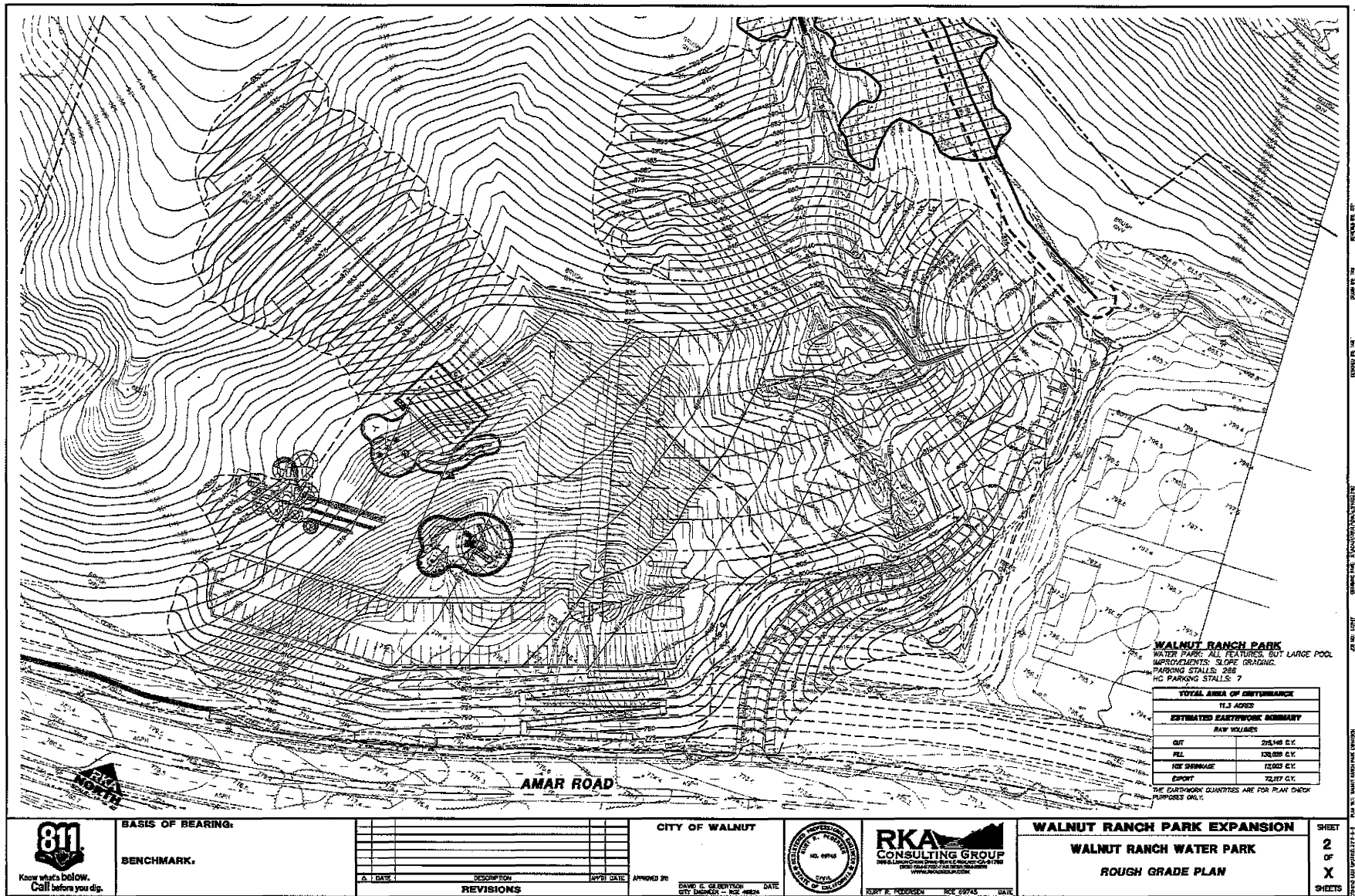
CONCEPT PROS & CONS	
PROS	
<ul style="list-style-type: none"> <li>Includes 293 parking spaces.</li> <li>New trail head includes bench seating (classroom) and an information kiosk.</li> <li>The outdoor seating at the stage provides an option to sit on hardscape or lawn.</li> <li>Community building is oriented to provide a sense of entry and connection from parking lots on both south and east sides.</li> <li>Pool mechanical and storage rooms tucked at the back of the site.</li> <li>Splash pad, mounds, and curvilinear seat walls provide varied play experiences for younger children.</li> <li>Slides are located to take maximum advantage of existing slopes and to efficiently use space.</li> <li>Bleachers on sides of pool provide seating for 500.</li> <li>A variety of seating options with good views to amenity spaces is provided at the snack area</li> <li>Cabanas are provided adjacent to the pool lounges.</li> <li>Shade is provided across the pool deck through shade structures, trees, and umbrellas</li> </ul>	
CONS	
<ul style="list-style-type: none"> <li>Does not include a dog park.</li> </ul>	

## Exhibit 2: Site Plan, Walnut Ranch Park Expansion Project

Walnut, Los Angeles County, California

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**Exhibit 2: Grading Plan, Walnut Ranch Park Expansion Project**  
 Walnut, Los Angeles County, California

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A total of 20,000 gallons of potable water per week (or 3.19 acre feet per year [afy]) would be required to operate the aquatics center which would operate on a recirculating system. Wastewater from the system would be discharged to the sewer system. The disinfection system for the new facility would comprise a 1,000-gallon tank of sodium hypochlorite, a 1,000-gallon tank of muriatic acid, and a vessel for 200 pounds of carbon dioxide (CO<sub>2</sub>) which would be enclosed in the proposed new mechanical building.

Pumps, including heat pumps, for the aquatics center would operate on electricity. The use of one 50 horsepower emergency generator for the facility is proposed. A permanent sound system for the community stage would not be constructed under the proposed project.

## **2.0 PROJECT OBJECTIVES**

The objectives for the proposed project are:

- To provide City residents with recreational opportunities within their City limits;
- To construct new aquatics facilities due to an existing shortage of these types of facilities within the City;
- To provide City residents with a local pool for swimming lessons, recreational swimming, senior aquatic programs, swim meets, lap swimming, open family swim, therapeutic water uses, and aqua exercise;
- To encourage outdoor activities such as hiking, nature walks, bird watching, and jogging;
- To provide City residents with a community building where City events and activities can take place; and
- To construct facilities for the City's Concerts in the Park events, and in a location where adequate parking for such events can be provided.

## **3.0 ALTERNATIVES**

### **Alternatives Considered but Dismissed from Consideration**

One alternative to eliminate the pool was considered but rejected as it would not meet the City's objective to provide City residents with a local pool for: public swimming, swimming lessons, lap swimming, water polo, swim meets, senior aquatic programs, aqua exercise, open family swim, and therapeutic water uses.

### **Alternatives Included in Analysis**

The following alternatives are being considered and carried forward for full analysis:

#### **Alternative 1: Dog Park**

Under Alternative 1, a lawn dog park would be installed rather than a community stage in the same location as the proposed community stage.

## **Alternative 2: Single Story Community Building**

Under Alternative 2, the proposed new community building would be single-story only with a maximum of 20 feet high. A Spanish style architecture would be proposed for this new building similar to the Proposed Project.

## **No Action Alternative**

Under the No Action Alternative, the project would not be constructed. There would continue to be a lack of public aquatic recreational opportunities, including a lack of a public pool, in the City of Walnut. City-sponsored concerts would continue to be held at existing park facilities within the City, such as Suzanne Park at 625 Suzanne Road (14 acres) and Creekside Park at 780 Creekside Drive (12 acres). Other community events would continue to be held at Lemon Creek Park at 130 Avenida Alipaz (3 acres), the Walnut Gymnasium & Teen Center at 21003 La Puente Road, and the Walnut Senior Center at 21214 La Puente Road. Limited summer aquatics classes and swim competitions would continue to be held at Walnut High School schedule permitting. The Walnut High School pool has recently undergone renovations in order to meet CIF requirements for swim meets and water polo. These renovations consisted of replacing the first three shallow lanes with deeper lanes. The loss of the shallow pool area limits the City's ability to teach beginners how to swim and has caused an elimination of programs that require shallow water such as senior aquatics, parent and me classes, and aqua exercise.

## **4.0 REQUIRED APPROVALS**

Implementation of the Walnut Ranch Park Expansion Project will require the following discretionary approvals by the City of Walnut's City Council:

- Certification of the Final Environmental Impact Report;
- Adoption of a Mitigation Monitoring and Reporting Program;
- Approval of a Conditional Use Permit for the Project; and
- Approval of the Project and Funding.

In addition, due to the presence of occupied habitat for the federally listed coastal California gnatcatcher, approval of a Habitat Conservation Plan (HCP) and issuance of an Incidental Take Permit pursuant to section 10 of the federal Endangered Species Act will be required from the U.S. Fish and Wildlife Service for the proposed project.

## **5.0 ISSUES STUDIED IN THE EIR**

The following environmental topics will be evaluated in the EIR:

**Aesthetics:** The EIR will describe the aesthetic and urban design implications of the proposed project, including its visual relationships to the surrounding vicinity and the potential impacts of development (the proposed array of building masses, heights, view corridors etc.) on important surrounding vantage points.



**Air Quality:** The EIR will describe the potential short- and long-term impacts of the proposed project on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD).

**Biological Resources:** The EIR will evaluate potential impacts on biological resources resulting from implementation of the proposed project. This will include a detailed analysis of potential impacts on the federally listed coastal California gnatcatcher. In addition, the proposed project is immediately adjacent to walnut woodland and mulefat scrub habitat, however, no removal or direct impacts on these vegetation communities is currently planned or anticipated under the proposed project.

**Cultural and Historic Resources and Tribal Cultural Resources:** The EIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological and paleontological) resources, including potential impacts on Tribal Cultural Resources. The proposed project site is currently vacant with no existing structures.

**Geology and Soils:** The EIR will describe the potential geotechnical implications and/or geologic hazards associated with implementation of the proposed project.

**Greenhouse Gas Emissions and Global Climate Change:** The EIR will describe the impacts of implementation of the proposed project on local greenhouse gas emissions and global climate change, following the latest approach and methodologies recommended by State and regional agencies.

**Hazards and Hazardous Materials:** The EIR will describe the potential for impacts associated with any hazardous material use under the proposed project.

**Hydrology and Water Quality:** The EIR will evaluate potential impacts on hydrology and water quality resulting from implementation of the proposed project, including possible effects related to drainage and flooding.

**Land Use and Planning:** The EIR will describe the potential effects of implementation of the proposed project on existing and planned land use characteristics in the City, including the proposed project's relationship to other adopted regional and local plans.

**Noise:** The EIR will describe potential construction and long-term operational noise (traffic, mechanical systems etc.) impacts and related mitigation needs. Noise impacts associated with the proposed community stage will be evaluated for sensitive human receptors as well as for biological resources, such as the coastal California gnatcatcher.

**Population and Housing:** The EIR will describe the anticipated effects of the development on existing and projected population and housing characteristics. This information will be used to forecast public service and utility needs for the proposed project as well.

**Public Services:** The EIR will describe potential impacts on public services (police and fire protection parks and recreation, and schools) and any mitigation needs.

**Recreation:** The EIR will describe potential impacts, including benefits, on recreation in the City, as well as potential impacts associated with relocating the County's Schabarum Trail slightly as a result of the proposed project.

**Transportation and Circulation:** The EIR will describe the transportation and circulation implications of the proposed project, including the incremental contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation.

**Utilities and Service Systems:** The EIR will describe the impacts of implementation of the proposed project on local utility and service systems, including water supply, water and wastewater treatment, and solid waste and recycling.

**Agriculture, Forestry, and Minerals:** The EIR will explain why these CEQA-defined environmental topics will not be adversely affected by implementation of the proposed project because they are not present in the proposed project site.

**Alternatives:** Pursuant to CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the proposed project. Additional alternatives may be considered as a result of the scoping process for the EIR.