

P.O. Box 682, Walnut, CA 91788-0682
21201 La Puente Road
Walnut, CA 91789-2018
Telephone (909) 595-7543
FAX (909) 595-6095
www.cityofwalnut.org



CITY OF WALNUT

Notice of Availability of a Supplemental Environmental Impact Report (SEIR) and Notice of a Public Hearing for the Walnut Business Park Project and SEIR

DATE OF NOTICE: February 17, 2025

TO: State Clearinghouse, Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Availability for the of Walnut Business Park Draft Supplemental Environmental Impact Report (State Clearinghouse No. 2017101010)

PROJECT TITLE: Walnut Business Park

PROJECT LOCATION: Bounded by Valley Boulevard to the south, Lemon Avenue to the west, Paseo Del Prado to the north, and existing industrial development to the east.

LEAD AGENCY: City of Walnut

LEAD AGENCY CONTACT: Joelle Guerra, Planning and Code Enforcement Manager
City of Walnut, Community Development
21201 La Puente Road
Walnut, CA 91789
Phone: (909) 348-0738
Email: jguerra@cityofwalnut.org

Pursuant to Public Resources Code Sections 21092 and 21161 and the California Environmental Quality Act (CEQA) Guidelines Sections 15085 and 15087, notice is hereby given that the City of Walnut (Lead Agency) has completed a Draft Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 2017101010) for the Walnut Business Park Project (proposed project). The City of Walnut has prepared a Draft SEIR to analyze environmental impacts associated with implementation of the proposed project.

PUBLIC REVIEW PERIOD: The City of Walnut is the Lead Agency and has prepared a Draft SEIR for the proposed project described below, and is making the Draft SEIR available for public review and comment. The 45-day public review and comment period for the Draft SEIR will begin

on February 17, 2025 and will end on April 3, 2025 at 5:00 PM. Due to the time limit mandated by State law, all comments must be received by the City no later than 5:00 PM on April 3, 2025. 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.

Provide written comments no later than 5:00 PM on April 3, 2025 to:

Joelle Guerra, Planning and Code Enforcement Manager
City of Walnut, Community Development
21201 La Puente Road, Walnut, CA 91789

Email: jguerra@cityofwalnut.org

The Draft SEIR is available for review on the City’s website at:

<https://www.cityofwalnut.org/for-residents/departments/community-development/planning-division/subdivision-projects>

Copies of the Draft Supplemental Environmental Impact Report and documents referenced therein are available for review at the following locations during regular business hours:

City of Walnut
Community Development
Department
21201 La Puente Road
Walnut, CA 91789

Walnut Library
21155 La Puente Road
Walnut, CA 91789

Walnut Senior Center
21215 La Puente Road
Walnut, CA 91789

PUBLIC HEARING. The City of Walnut Planning Commission will hold a public hearing at the location indicated below to solicit verbal or written comments on the Walnut Business Park Project and Supplemental Environmental Impact Report:

Council Chambers, Walnut City Hall 21201 La Puente Road, Walnut, California 91789

A subsequent notice will be sent out informing the public of a hearing date.

PROJECT LOCATION: The project site is in the southern portion of the City of Walnut in Los Angeles County. The project site is approximately 25 acres and is bordered by Valley Boulevard to the south, South Lemon Avenue to the west, Paseo Del Prado to the north, and an existing development to the east. Beyond Valley Boulevard is the Southern Pacific Railroad line and San Jose Creek. The City of Industry, which is characterized by industrial land uses, lies south of these features. The project site is approximately 0.8 mile north of State Route 60 (SR-60) and 1.5 miles northwest of State Route 57 (SR-57). The property immediately northeast of the intersection of South Lemon Avenue and Valley Boulevard is not a part of the project site. The property immediately southeast of the intersection of Paseo Del Prado and Paseo Tesoro is also not a part of the project site.

ASSESSOR’S PARCEL NUMBERS (APNs):

8720-024-058

8720-034-005

8720-034-019

8720-034-033

8720-034-001	8720-034-035	8720-034-020	8720-034-034
8720-034-002	8720-034-016	8720-034-030	8720-034-024
8720-034-003	8720-034-017	8720-034-031	8720-034-025
8720-034-004	8720-034-018	8720-034-032	8720-034-026

PROJECT DESCRIPTION: The Walnut Business Park is a proposed development of a multibuilding warehouse and distribution uses. The project site is currently developed with an existing business park accommodating primarily commercial and light industrial uses, including a beef jerky manufacturer, chorizo manufacturer, roofing material supplier, a car body shop repair facility, a pizza restaurant, Mexican food supply store, rent-a-car office, and pet food supply outlet, with a building area totaling 357,544 square feet.

The proposed development would consist of four concrete tilt-up 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 approximately 22,290 square feet of office/retail space. Building 1 would be approximately 197,550 square feet, Building 2 would be approximately 38,190 square feet, Building 3 would be approximately 94,270 square feet, and Building 4 would be approximately 84,770 square feet. Cold storage uses would be allowed in Buildings 1 and 4. The proposed project would include approximately 1,097 parking stalls, and approximately 115,026 square feet of landscaping.

Although specific tenants have yet to be identified, the applicant intends to file an application with the City for approval of a conditional use permit to allow up to 300,000 square feet of the proposed project to be used as a “logistics facility” and/or for “warehouses, storage” uses, as those terms are defined in Section 6.08.020 of the Walnut Municipal Code.

The City of Walnut’s 2018 General Plan Update (GPU) as amended under Ordinance No. 2406, designates the project site as “Industrial,” which permits light manufacturing, commercial storage (including general warehouses,¹ storage warehouses,² and logistics facilities³), craftsman and artisan assembly and production, and limited vehicle service repair. Limited commercial retail and office uses are allowed as well. Logistics facilities are permitted subject to a conditional use permit (CUP). Storage warehouses in excess of 50,000 square feet of gross floor area are also permitted subject to a CUP. Prohibited uses include trucking and transportation-related businesses, large-scale utilities and energy production activities, and heavy manufacturing. The proposed project would not change the land use designation of the project site and would not exceed the lot coverage or maximum building height.

¹ The ordinance defines “General Warehouses” as that portion of a building ancillary to the conduct of a business where either materials used or goods produced by the business are stored prior to their use or distribution to a wholesale user or retail purchaser and which is not otherwise a logistics facility or storage warehouse.

² The ordinance defines “Storage Warehouses” as a facility for the storage of goods and which is not otherwise a logistics facility or general warehouse.

³ The ordinance defines “Logistics Facility” as a site consisting of one or more structures whose primary purpose is to receive goods, sort them, and then facilitate their transport to another off-site location. Logistics facilities are characterized by a series roll-up-type bay doors and/or loading docks that are internally accessed from adjacent storage areas that may or may not be partitioned from one another.

The proposed project would require the following discretionary and administrative approvals from the City:

- Certification of the Supplemental Environmental Impact Report
- Approval of Conditional Use Permit
- Approval of Tentative Parcel Map
- Approval of Site Plan Review
- Approval of Design Review Permit
- Approval of Development Agreement
- Adoption of Mitigation Monitoring and Reporting Program

ENVIRONMENTAL TOPICS REVIEWED IN THE SEIR:

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

No significant and unavoidable impacts were identified in the SEIR. Impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Transportation, and Tribal Cultural Resources were reduced to less than significant with the incorporation of mitigation.



Signature

2/10/2025

Date

Joelle Guerra
Printed Name

Planning and Code Enforcement Manager
Title