

**AGENDA ITEM 8**

- ☐ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☒ Discussion/Transaction

**WALNUT CITY COUNCIL****AGENDA DATE: FEBRUARY 10, 2016**

**TO:** Mayor Pacheco and Council Members

**VIA:** Robert Wishner, City Manager *rw*  
Tom Weiner, Director of Community Development *TW*

**FROM:** Derrick Womble, Senior Management Analyst *DW*

**SUBJECT:** Mt. San Antonio College Development Task Force – Request to post Expansion and Growth Issues document to the City’s website.

**RECOMMENDATION:**

It is recommended that the City Council review the Mt. SAC Task Force Expansion and Growth Issues document, and direct Staff as deemed appropriate.

**BACKGROUND:**

The Mt. SAC Task Force has compiled input from its Members to generate a document regarding Mt. SAC expansion, growth, and impacts that will potentially affect Walnut and its residents. At the November 3, 2015 meeting, the Task Force approved the Mt. SAC Expansion and Growth Issues document (Attachment 1), by a five-to-four (5-to-4) vote.

At the January 13<sup>th</sup> and January 27<sup>th</sup>, 2016 regularly scheduled City Council meetings, members of the Task Force requested the City Council consider allowing the document to be posted to the City’s website ([www.ci.walnut.ca.us](http://www.ci.walnut.ca.us)).

Mayor Pro Tem Su and Council Member Cartagena requested this item be brought back at the next City Council meeting for further discussion.

**STAFF ANALYSIS:**

Per the direction of the City Council, this item is hereby placed on the agenda for Council consideration. It is recommended that the City Council review the document, discuss amongst the Council, and direct Staff as deemed appropriate.

**FISCAL IMPACT:**

There is no material fiscal impact.

**RELATION TO MISSION STATEMENT:**

We collaborate by responding to residents with courtesy and providing clear directions for people using our services.

**Attachments:**

1. Mt. SAC Task Force Expansion & Growth Issues document

# **ATTACHMENT 1**

Mt. SAC Task Force

Expansion & Growth Issues document

## **Provided by the Mt. SAC Development Task Force**

### **MT. SAN ANTONIO COLLEGE (MT. SAC) EXPANSION AND GROWTH ISSUES**

The City of Walnut is a desirable place to live. The highly rated K-12 school district along with the presence of a reputable community college such as Mt. SAC is one of the main attractions to this City. Approximately 45% of the adult population has a bachelor's degrees or higher. Hence education is valued in this community.

Mt. SAC has grown into the biggest single campus community college in California. Based on figures on the California Community Colleges Chancellor's website

([http://datamart.cccco.edu/Students/Student\\_Term\\_Annual\\_Count.aspx](http://datamart.cccco.edu/Students/Student_Term_Annual_Count.aspx)). For the year 2014, Mt. SAC had an annual student count of 54,357, while other community colleges had significantly less: Citrus - 18,615, Chaffey - 26,292, Rio Hondo - 26,575 and Long Beach - 31,164.

Mt. SAC's projected growth has resulted in the following projects currently under way, which will include additional traffic congestion, noise and pollution, affecting the quality of life within the suburban community of Walnut with less than 30,000 residents.

### **SOLAR POWER GENERATING PLANT**

At the Mt. SAC special meeting of the Board of Trustees on February 7, 2015, handout project materials stated, "The 2.4 Megawatt plant will utilize stationary photovoltaic cells set at a 10-degree angle, located on an 11-acre parcel west of Grand Ave (at Temple). Site development includes environmental mitigation, slope stabilization, landscape,

fencing, a reclaimed water irrigation system, and a 1,400 foot duct bank to bring power from the plant to the campus main point of entry.”

Initial and current planning and environmental review was conducted without an accompanying public involvement program despite the proposed Solar Plant building pad being less than 75 feet away from a residential neighborhood.

To create an 11-acre building pad, some 70 feet above street level, there is grossly insufficient earth fill on site to build it. According to the preliminary grading plan, 338,000 cubic yards of imported earth material will be required (Mt. SAC Supplemental EIR 2013 response to comments). This massive import of earth fill at one of the busiest intersections in Walnut could create unsafe traffic conditions in the nearby community.

Properties surrounding this site (the Willows and Ridge development) could potentially be impacted negatively in terms of home value due to their close proximity to an industrial Solar Plant and loss of views. It will present an industrial image as a gateway to our residential community when approaching from the north on Grand Avenue, a principle entry to our City. Development of this parcel would also unnecessarily disrupt the visual continuity of naturally vegetated hillsides that continue from Amar Road south along Grand Avenue.

The parcel is zoned by the City of Walnut as Residential Planned Development, which would likely render Mt. SAC’s Solar development inconsistent with City zoning. As of this date, Mt. SAC has failed to

obtain required City permits. This project was not part of the 2012 Master Plan and no project specific EIR was conducted.

The project is funded partially (\$1,900,000) by Measure RR although it was not included in the Bond measure approved by taxpayers in 2008.

Another alternative that could be considered would be to construct canopy-type shade structures at existing parking lots with solar panels placed on top, giving the added benefit of shade for student cars and maintaining the natural hillsides in an undisturbed condition.

The following link is to California solar schools, which demonstrates that the overwhelming portion of solar projects are placed on building rooftops or on parking lot canopy structures.

<https://joinmosaic.com/blog/california-solar-schools/>

Following is a link to Butte College in California, a single campus college and the first college in United States history to go “grid positive.” Solar panels are installed on rooftops, mounted on flat ground, and create covered parking areas and walkways.

<http://www.butte.edu/feeds/2011/renewableEnergy.html>

### **PARKING STRUCTURE (currently on hold due to Preliminary Injunction)**

The 725,478 sq. ft. (Hill Partnership Website), 5-story concrete structure, within 125 feet of residential properties would eliminate the

buffer between nearby homes and Mt. SAC that exists today in the form of current surface parking lots.

The campus area is zoned Residential Planned Development, which apparently does not allow parking garage structures unless a specific City application is made and permit conditions can be met. Mt. SAC failed to obtain the required City approvals.

The Facilities Master Plan and environmental review documents all recommend exploring the use of Cal Poly Pomona parking facilities through the use of a joint campus shuttle service. The documents estimated a 5% reduction in parking needs (around 500 spaces) if students have access to offsite parking facilities, or are involved in online classes or attend classes at offsite locations during the busiest part of the day.

Funding of \$57,988,259 for the Parking Structure is from Measure RR. The Parking Structure was not included in the Bond that was passed in 2008.

On May 13, 2015, Los Angeles Superior Court Judge Luis Lavin granted United Walnut Taxpayers (UWT) a Preliminary Injunction stopping any construction on the parking structure indicating that UWT would most likely prevail (at trial) on their allegation of Mt. SAC's violation of zoning ordinances, as well as their allegation that the parking structure was not sufficiently identified in Measure RR when it was presented to the voters.

## **ATHLETIC COMPLEX EAST (STADIUM)**

There are plans to demolish the current stadium and build a new stadium to house a minimum 11,000 seats expandable to 20,000 seats, which exceeds the current capacity.

This is contrary to disclosures in the Mt. SAC Master Plans, which indicated the work to be performed included deferred maintenance on eastern bleachers, new bleachers, restroom renovation, a press box and a new field house. However, plans submitted to DSA (Division of State Architect) for the Athletic Complex indicates plans for a totally new stadium complex not previously disclosed in any environmental documents.

As disclosed at the Mt. SAC oversight committee meeting of November 6, 2014, in addition to hosting Olympic trials, the stadium will be designed to hold concerts and other events to generate funds for Mt. SAC.

Mt. SAC has recently cut down the 80-foot hill north of the stadium containing California Walnut Woodlands groves. This has resulted in significant aesthetic impacts and is inconsistent with the City of Walnut's scenic route designation of Temple Avenue.

According to Mt. SAC, the remaining hill will be leveled to export the dirt to the southwest corner of Grand and Amar for the Solar Plant, which entails massive earth moving operations. This was not previously disclosed in any environmental documents.



The impact of a new Athletic Complex East (Stadium) of this size and for the dual multi-purpose use for sports and concerts could have significant traffic and noise impacts.

The stadium project is funded by Bond Measure RR in the amount of \$64 million, which was not disclosed in the Bond approved by taxpayers in 2008.

## **FIRE TRAINING ACADEMY**

The Fire Training Academy site south of the current athletic fields extends to Grand Avenue. The academy would be within a few hundred feet of residences in the Snow Creek area; however Mt. SAC did not contact nearby residents to advise them of the proposed facility.

The Fire Training Academy operations involve:

- Fire related exercises within a proposed training tower at temperatures from 1,200 degrees to 2,300 degrees Fahrenheit
- Transport of hazardous materials generated on-site to off-site disposal areas
- Operations resulting in visible fire and smoke
- Spread of odors and solid and liquid droplets to offsite areas

The fire training tower, which is the focus of many training activities, will be 40 feet tall, 22 feet wide, and 73 feet long (Mt. SAC EIR 2012)

and will have an imposing presence on the surrounding community, especially during fire training.

The grading of the Fire Training Academy site involved excavating and transporting approximately 263,000 cubic yards of earth fill from the hill immediately north of the Stadium to the proposed Fire Training Academy site. The building pad itself would be within 50 feet of residents.

Funding for this project is from measure RR in the amount of \$6,185,999.