



AGENDA ITEM 11

- Public Hearing
- Ordinance
- Consent Calendar
- Discussion

WALNUT CITY COUNCIL

AGENDA DATE: JULY 22, 2015

TO: Mayor Pacheco and Council Members

VIA: Robert Wishner, City Manager *[Signature]*
Tom Weiner, Director of Community Development *[Signature]*
Justin Carlson, City Planner *[Signature]*

FROM: Derrick Womble, Senior Management Analyst *[Signature]*

SUBJECT: Mt. San Antonio College Development Task Force – Letter and Resolution, and request to distribute a City-wide Notification Mailer

RECOMMENDATION:

It is recommended that the City Council:

1. Receive and file Letter (Attachment 1) and Resolution (Attachment 2), until such time there is legislation exempting local Zoning authority; and
2. Review, discuss, and provide direction regarding an appropriation of \$6,000 from the General Fund Reserve to print and distribute a City-wide notification mailer (Attachment 3).

BACKGROUND:

At the June 24th regularly scheduled City Council meeting, the Mt. SAC Development Task Force requested the City Council consider an appropriation of \$6,000 for a City-wide notification mailer and continued monitoring of legislative proposals that would impact Walnut's enforcement of the Zoning Code. After discussion, the City Council directed Staff to collaborate with the Task Force and generate a draft notification mailer, letter, and resolution to be considered by the City Council.

STAFF ANALYSIS:

On Tuesday, July 7th, the Task Force reviewed and considered the following items:

- Draft letter opposing any legislation that would exempt Mt. SAC from local Zoning authority
- Draft Resolution
- Draft City-wide notification mailer

After discussion and review, the Task Force recommended that Staff provide these documents to the City Council for their approval.

If at such a time, legislation is proposed exempting Mt. SAC from local Zoning authority, the Letter and Resolution will be disseminated to State legislators, League of California Cities, California Contract Cities Association, as well as made available on the City's website.

Should the City Council deem it necessary to appropriate \$6,000 from the General Fund Reserve for a City-wide notification mailer, the mailer would be distributed by the Walnut Post Office to all City postal addresses. In addition, the mailer would be made available for viewing on the City's website.

If the City Council chooses not to appropriate \$6,000 from the General Fund Reserve, as a more cost-effective alternative, the mailer can still be distributed to selected media outlets, through Members of the Task Force, posted to social media platforms, email notifications, and made available for viewing on the City's website.

FISCAL IMPACT:

As funds are not available in the adopted 2015-16 Budget for a City-wide mailer, this item is before the City Council for consideration. It is anticipated that the mailer will cost approximately \$5,000 to \$6,000 to generate and distribute to all city postal addresses. The \$5,000 to \$6,000 figure is based on the cost of past mailings of a similar nature generated by the City. At this time, the Task Force is requesting an appropriation of \$6,000 to account number 01-4800-6229 (Community Relations), which provides for information to the residents regarding the City Council's policies and priorities.

This request for appropriation and any other future request will require an appropriation from the General Fund reserves. In addition, any unforeseen expenditures identified by the Task Force will have to be submitted to the City Council for their consideration and/or approval.

RELATION TO MISSION STATEMENT:

We collaborate by encouraging open discussion and responding to residents with courtesy.

Attachments:

1. Draft Letter
2. Draft Resolution
3. Draft Notification Mailer

ATTACHMENT 1

Draft Letter of Opposition

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.ci.walnut.ca.us



Mayor, Bob Pacheco
Mayor Pro Tem, Mary Su
Council Member, Antonio Cartagena
Council Member, Eric Ching
Council Member, Nancy Tragarz

CITY OF WALNUT

(LOCAL ELECTED OFFICIAL)

Dear (Local Legislator - Agency):

RE: Opposition to Legislation Exempting Mt. San Antonio College from Local Zoning Authority

The Walnut City Council is writing on behalf of its residents to urge you to support the City of Walnut in opposing any legislation that would exempt Mt. San Antonio College (Mt. SAC) from Walnut Zoning Code and General Plan guidelines.

The City of Walnut has the authority to review, approve, condition, or deny projects or use of property, which conflicts with the planning and zoning regulations. On February 11, 2015, the Mt. SAC Board of Trustees adopted Resolution No. 14-05, exempting the parking structure from the City of Walnut's Zoning Ordinance.

Any legislation allowing Mt. SAC to exempt the college from local zoning authority would undermine the efforts the City is making to improve and maintain the vision and fundamental goal of the City of Walnut, to continue its role as a suburban residential community, and to preserve its rural character. Furthermore, Walnut residents in proximity to Mt. SAC may endure traffic impacts, increased noise, and unhealthful air quality.

On behalf of the residents of Walnut, we kindly ask that you join Walnut in opposing any legislation that would grant an exemption from the Walnut Municipal Code, Walnut General Plan guidelines, and California State and Land Use law, to Mt. SAC as it pertains to proposed development projects.

Thank you in advance for your support on this matter. If you have any questions, please contact the Community Development Department at (909) 595-7543.

Sincerely,

Bob Pacheco, Mayor

Mary Su, Mayor Pro Tem

Antonio Cartagena, Council Member

Eric Ching, Council Member

Nancy Tragarz, Council Member

Attachments:

1. Resolution

DRAFT

ATTACHMENT 2

Draft Resolution

RESOLUTION NO. 15-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT, CALIFORNIA, OPPOSING ANY LEGISLATION THAT WOULD GRANT AN EXEMPTION TO MT. SAN ANTONIO COLLEGE FROM LOCAL ZONING AUTHORITY.

WHEREAS, in November 2008, San Gabriel Valley voters approved Measure RR, a \$350 million bond issue to fund facilities at Mt. San Antonio College (Mt. SAC); and

WHEREAS, Mt. SAC proposed development projects included but are not limited to: a parking structure, stadium renovations, food services building, fire academy/training tower, solar power generation, and student success center; and

WHEREAS, proposed development projects or use of property, which conflicts with the planning and zoning regulations, requires the City to review, approve, condition or deny such uses and developments; and

WHEREAS, on February 11, 2015, the Mt. SAC Board of Trustees took action to adopt Resolution No. 14-05, exempting the parking structure from the City of Walnut's Zoning Ordinance; and

WHEREAS, the adoption of Resolution No. 14-05 by the Mt. SAC Board of Trustees is merely an attempt to circumvent the lawsuit filed by the City of Walnut and by a group of Walnut residents over Mt. SAC's approval to proceed with proposed development projects without seeking City approval; and

WHEREAS, the development projects as proposed, would have tremendous negative environmental and economic impacts on the City of Walnut and its residents, in which such impacts have not been addressed by a project specific EIR; and

WHEREAS, the passage of any legislation exempting Mt. SAC from local Zoning authority would undermine the public's faith in the ability of the judicial system to enforce State and City planning and environmental laws; and

WHEREAS, the Walnut City Council adopted Resolution No. 14-45, urging Mt. SAC to consider alternatives to the proposed location of the parking structure; and

WHEREAS, the Walnut City Council has generated numerous correspondence to the Mt. SAC Board of Trustees, indicating the City Council's and Walnut residents' concerns and position on the matter of proposed development projects, and desire to collaborate and discuss options; and

WHEREAS, the vision and fundamental goal of the City of Walnut is to continue its role as a suburban residential community and to preserve its rural character; the peace and tranquility, which is the hallmark of Walnut, can only be preserved by

safeguarding the town and country atmosphere through the emphasis on green and open space and integration of all development into the natural environmental, with minimal alteration to the natural terrain; and

WHEREAS, noise levels generated by Mt. SAC construction and various activities may exceed allowable noise levels under Walnut's Municipal Code during the day and night, which will reduce Walnut's quality of life; and

WHEREAS, project-related greenhouse gas emissions could cumulatively contribute to significant global climate change impacts in the region, which is contrary to Walnut's concern with the environment and Walnut's efforts to educate and provide a "greener" environment for its citizens; and

WHEREAS, the City Council has reviewed the proposed development projects, heard the voice of many concerned Walnut community members, and made the determination at this time to oppose any legislation exempting Mt. SAC from the Walnut Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WALNUT, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council of the City of Walnut shall go on record as opposing any legislation that would grant Mt. SAC an exemption from the Walnut Zoning Code, Walnut General Plan guidelines, California State and Land Use law; and

SECTION 2. The City Clerk is directed to send copies of this resolution to local legislators, League of California Cities, and California Contract Cities Association.

PASSED, APPROVED and ADOPTED this 22nd day of July, 2015.

Bob Pacheco, Mayor

Mary Su, Mayor Pro Tem

Antonio "Tony" Cartagena, Council Member

Eric Ching, Council Member

Nancy Tragarz, Council Member

ATTEST:

Teresa De Dios, City Clerk

(STATE OF CALIFORNIA)
(COUNTY OF LOS ANGELES) ss.
(CITY OF WALNUT)

I, Teresa De Dios, do hereby certify that I am the duly appointed City Clerk of the City of Walnut and that the foregoing Resolution No. 15-XX:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WALNUT,
CALIFORNIA, OPPOSING ANY LEGISLATION THAT WOULD GRANT
AN EXEMPTION TO MT. SAN ANTONIO COLLEGE FROM LOCAL
ZONING AUTHORITY**

was adopted and approved by the City Council of Walnut on the 22nd day of July, 2015,
by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

Teresa De Dios, City Clerk

ATTACHMENT 3

Draft Notification Mailer



- Project Locations**
- Parking Structure
 - Hilmer Lodge Stadium
 - Food Services Building
 - Fire Academy/Training Tower
 - Solar Power Generation
 - Student Success Center

Please visit www.mtsac.edu/about/construction/ to retrieve the most up-to-date information regarding proposed projects at Mt. SAC.

DRAFT



City of Walnut
 21201 La Puente Road
 Walnut, CA 91789

PRSRT STD U.S. Postage PAID Walnut, CA Permit # 12
--

Walnut Resident
 Postal Customer
 Walnut, CA 91789

DRAFT

August 2015

Dear Walnut Resident:

The City Council of the City of Walnut, would like to take this opportunity to inform you of the efforts taken related to the proposed parking structure and other proposed development projects at Mt. San Antonio College (Mt. SAC). This correspondence is intended to clarify information that is circulating throughout the community regarding the efforts by the City of Walnut to respond to the proposed development projects at Mt. SAC.

In November 2008, San Gabriel Valley voters approved Measure RR, a \$350 million bond issue to fund facilities at Mt. SAC. The improvements planned by Mt. SAC include the following:

- **Parking Structure - A 2,200 space parking structure intended primarily to mitigate severe parking impacts to surrounding residential and commercial properties.**
- **Stadium renovation – Renovating and transforming the existing stadium into a state-of-the-art track and field/cross country/football facility.**
- **Food services building – A new facility housing several new food stations and seating for interior and outside dining.**
- **Fire academy/training tower – A state-of-the-art fire-fighting and classroom/administration building.**
- **Solar Power Generation Project – A ground mounted system, located on the parcel of land commonly known as the "West Parcel," a triangular piece of land located west of Grand Avenue and south of Temple/Amar.**
- **Student Success Center – A three-story building dedicated to several student programs and administration.**

Over the past several months, discussions have been held between City staff and Mt. SAC representatives. This includes joint meetings, attended by Councilmembers, City staff, Mt. SAC representatives, and affected and concerned residents. Due to on-going resident concerns regarding the proposed parking structure and other proposed development projects, the City Council has taken the following actions:

1. Requested Mt. SAC representatives present at a public meeting of the City Council, providing a presentation and overview regarding proposed improvement projects at Mt. SAC.
2. Adopted Resolution No. 14-45, urging Mt. SAC to consider alternatives to the location of the proposed parking structure.
3. Directed the City Manager to distribute a letter indicating the City of Walnut's opposition to the proposed parking structure to local representatives in the State of California Legislature, the State of California Community Colleges Chancellor's Office, and to the Mt. SAC Board of Trustees.
4. Generated letters to the Mt. SAC Board of Trustees indicating the City Council's position on the matter and desire to collaborate and discuss options.
5. Retained the services of Joe. A. Gonsalves and Sons to provide legislative advocacy services in matters related to Mt. SAC as well as the monitoring of legislative actions that are of concern to Walnut.
6. Appointed fifteen (15) residents, representing a cross-section of the City of Walnut, to the Mt. SAC Development Task Force to assist the City Council with evaluating and monitoring proposed development projects at Mt. SAC in order to foster a collaborative environment to address Mt. SAC development impacts on the City and its residents.

The City of Walnut fully intends to enforce City Zoning Code regulations, City General Plan guidelines, and California State and Land Use law as it pertains to any proposed development at Mt. SAC. Currently, the City of Walnut has taken legal action to properly ensure the enforcement of the Zoning Code. Furthermore, City staff remains in regular contact with the City's lobbyist and has confirmed that currently, there is no activity in Sacramento regarding legislation exempting Mt. SAC from local Zoning.

The City Council remains committed to safeguarding the health, safety, and general welfare of the community at large and some of the Mt. SAC proposed developments may result in considerable discussion amongst residents. Therefore, we look forward to your continued support in our efforts. As always, City Hall staff is available at 909-595-7543 to answer any questions that you may have and please visit our website at www.ci.walnut.ca.us for additional information, documents and updates related to this project.

Bob Pacheco
Mayor

Mary Su
Mayor Pro-Tem

Antonio Cartagena
Council Member

Eric Ching
Council Member

Nancy Tragarz
Council Member