



## CITY OF WALNUT

October 12, 2018

Gary Nellesen, Director, Facilities Planning & Management  
Mt. San Antonio College  
1100 North Grand Avenue  
Walnut, CA 91789-1399

**SUBJECT: Notice of Intent (NOI) to adopt a Negative Declaration (ND) for the Mt. San Antonio College Transit Center**

Dear Mr. Nellesen,

The City of Walnut appreciates the opportunity to review Mt. San Antonio College's (Mt. SAC) California Environmental Quality Act (CEQA) required NOI to adopt a Negative Declaration related to the Transit Center project, and have included the below comments as a Responsible Agency for your consideration:

1. **Page 2-6 (Temple Avenue Improvements):** Improvements to Temple Avenue at the driveway entrance of the Transit Center include a new traffic signal, removal of on-street parking spaces, restriping for a dedicated westbound right-turn lane into the transit center, and pedestrian crosswalks at each leg of the intersection. To ensure these improvements within the public right-of-way (ROW) are designed to City approved specifications, the improvement plans within the ROW area(s) should be submitted to the City for review and approval. It is also recommended that Mt. SAC meet and confer with the City and coordinate with the City's Traffic Engineer early in the design process to ensure all improvements in the ROW comply with City specifications.
  - a. **Proposed Traffic Signal:** The proposed traffic signal at the Transit Center site entrance shall be synchronized with existing traffic signals on Temple Avenue at Bonita Avenue and Mt. SAC Way to ensure proper traffic flow and eliminate vehicular backup at the aforementioned intersections.

b. **Pedestrian Crosswalk:** Pedestrian crosswalk(s) across the public ROW shall be designed to City approved specifications.

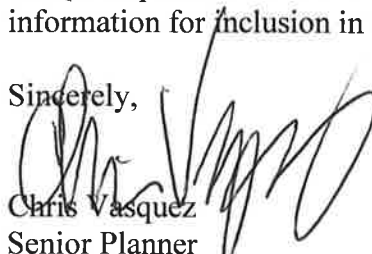
2. **Page 2-6 (Construction Activities):** Demolition is noted to occur over a four (4) week period. Approximately 2,289 tons of demolition material will be hauled off-site and recycled. Hauling activities to remove the 2,289 tons of material from the site should avoid using Grand Avenue to exit the city. Instead, trucks should exit the construction site and head east towards the city boundary on Temple Avenue.

It is also noted that as part of the work, the existing four (4) bus stops on Temple Avenue serving the campus will be removed. It is recommended that prior to removal, proper signage with advanced notification should be provided to inform the public that these bus stops are to be removed and identify available alternative(s) for bus access.

3. **City Approvals Required:** As described in Section 2.1 “Project Location and Setting,” the project is located on the Mt. SAC campus surrounded by campus uses and is designated as “School/Public Institution” in the City of Walnut General Plan. The City’s draft School and Public Institution Zoning classification includes “Transit Center” as a permitted use and it is anticipated that City land use entitlements will not be required. However, as required by the Settlement Memorandum of Agreement (MOA) entered into between Mt. SAC and the City in April 2018, Mt. SAC will meet and confer with the City to discuss planning and project implementation. As required by state law and the MOA, Mt SAC will submit a complete grading application for review by the City’s Building Official pursuant to technical design and constructions standards for on-site improvements which affect grading and draining. No earthwork shall be commenced by Mt. SAC prior to City approval of the grading plans, including Low Impact Development (LID) plans. As stated above in Comment #1, Mt. SAC shall also submit improvement plans to the City for approval of improvements within the public ROW.

Thank you again for providing the City of Walnut with the opportunity to comment on the CEQA required NOI and ND for the Transit Center. If you have any questions or require further information for inclusion in this process, please feel free to contact me at (909) 595-7543.

Sincerely,

  
Chris Vasquez  
Senior Planner

C: Nancy Tragarz, Mayor  
City Council  
City Manager  
Assistant City Manager – Development Services  
City Attorney