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CITY OF WALNUT

June 7, 2017

Via E-Mail and Certified Mail

Rebecca Mitchell, Manager, Facilities Support Services
Facilities Planning & Management
Mount San Antonio College
1100 North Grand Avenue
Walnut CA 91789-1399

SUBJECT: Notice of Scoping Session for the Mt. San Antonio Community College District's (Mt. SAC) West Parcel Solar Project

Dear Ms. Mitchell:

The City of Walnut has received (via certified mail) the Notice of Scoping Session for Mt. SAC West Parcel Solar Project (WPSP), to be held on Wednesday, June 7th, 2017 at 5:00 p.m. at the Facilities Planning and Management Offices, Bldg. 46, Room 1050. The City appreciates the efforts by neighboring public agencies and school districts to disseminate reports and documentation on projects that will have significant impacts to the City and our residents.

Pursuant to the Court's recent decision in the *United Walnut Taxpayer's v Mt. SAC et. al.* (Los Angeles County Superior Court Case No. BC576587), the City is eager to engage in further discussion of the proposed WPSP.

In an effort to maintain open and effective communications between the City of Walnut and Mt. SAC, this letter provides the City's written comments concerning areas of significant environmental impacts of the WPSP in response to the Notice of Scoping Session.

The City encourages Mt. SAC to closely comply with the mandates of the California Environmental Quality Act (CEQA) and urges Mt. SAC to consider the benefits of preparing an Environmental Impact Report (EIR) for the WPSP. The City notes the following areas and/or potential impacts of specific concern to the City and the community:

- Impacts from any proposed truck haul routes on City streets addressing traffic, traffic safety, air quality and noise impacts
- Hillside geologic/geotechnical impact
- Aesthetics impacts and scenic highway preservation
- Water and air quality impacts
- Habitat preservation and forestry resources impacts

In addition, we note that the Mt. SAC Site Zoning Map (Exhibit 5) included in the Notice of Scoping Session denotes a “Solar/Retail” designation on the West Parcel. Please clarify whether the WPSP includes a retail component. If so, Mt. SAC should analyze the land use and planning impacts of the WPSP in light of the current Hillside Single-Family Residential Walnut General Plan Land Use Designation and Residential Planned Development 61,700 – 0.6 DU Zoning District classification of the West Parcel.

Lastly, the City encourages Mt. SAC to consider whether environmentally superior alternatives exist to the WPSP, which may, in turn, materially change the scope of work required for the project and lessen the impact to the City and its residents.

Thank you for giving the City of Walnut the opportunity to comment with respect to the environmental scoping related to the WPSP. If you have any questions, please feel free to contact me at (909) 595-7543.

Sincerely,



Tom Weiner
Director of Community Development



Derrick Womble
Senior Management Analyst

Cc: Robert M. Wishner, City Manager
Barbara Leibold, City Attorney
Justin Carlson, City Planner
Teresa De Dios, City Clerk