

City of Walnut

Notice of Preparation of an Environmental Impact Report (EIR) and Notice of a Public Scoping Meeting



DATE: Monday, February 12, 2018 **TIME:** 6:00 p.m. to 8:00 p.m.
LOCATION: City of Walnut Senior Center
21215 La Puente Road, Walnut, California 91789
PROJECT: The Terraces at Walnut Specific Plan

The City of Walnut is preparing a Draft EIR for the proposed Terraces at Walnut Specific Plan (hereafter referred to as "Specific Plan" or "project"). The public is invited to attend a scoping meeting on Monday, February 12, 2018 at 6:00 p.m. to comment on environmental issues that should be addressed in the Draft EIR. A draft of the Specific Plan is available for review at the Community Development Department.

Purpose of the Scoping Meeting: The purpose of the scoping meeting is to present the project in a public setting and provide an opportunity to receive comments on the environmental issues that are important to the community. The meeting will include a presentation of the proposed project and the environmental issues to be analyzed in the Draft EIR will be described. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft EIR. The oral and written comments made during the scoping meeting will provide an inventory of potential environmental effects of the project to be addressed by the Draft EIR.



Project Location: The area under the proposed Specific Plan (hereafter referred to as "Plan Area") encompasses approximately 49 acres and includes three parcels (APNs 8709-023-273, 8709-023-274, 8719-023-275) in the City of Walnut (City), Los Angeles County. The Plan Area does not have an assigned street number and is located approximately 1,300 feet east of the intersection of Valley Boulevard and Grand Avenue. The site is currently vacant and unimproved except for small flood-control drain ditches or swales and several plastic utility boxes about 2x1x1 feet in size scattered in the south portion of the Plan Area. The parcels are partially fenced along Valley Boulevard on the southern portion of the site and are covered primarily by a mix of non-native and native vegetation, much of which has been disturbed.

Project Description: The Terraces at Walnut Specific Plan ("Specific Plan" or "project") involves a mixed-use infill project that proposes a mix of housing types, a commercial district, recreation areas, and open space. The project would also include parking, streets, landscaping, and public infrastructure improvements. The proposed recreation areas would consist of a neighborhood park, pocket parks, and passive parks. The commercial district would be three to five acres (up to 50,000 square feet), and would be located on the

western portion of the Plan Area and would consist of one- to two-story buildings and surface parking. The residential district would include up to 290 dwelling units within two residential districts, a nineteen-acre small-lot district with 278 residential units, and a two-acre large-lot district with twelve residential units. The architectural design for the Plan Area would incorporate a Mediterranean “hilltop village” inspired theme. Parks and open spaces would be located along the Plan Area perimeter, as well as between the residential development areas and would be used to separate the terraced residential uses. These spaces would be designed to increase public access and connectivity in the Plan Area and would provide shade structures, water features, outdoor furniture, and other furnishings. Lighting in the open space areas would include energy-efficient technologies and would be designed to avoid light spillage onto neighboring communities. The primary gateway and community entry would be provided from a new constructed street on Valley Boulevard on the southern side of the Plan Area. An emergency vehicle access driveway would be constructed to connect Roundup Drive to the Plan Area.

Table 1 Specific Plan Summary

Proposed Land Uses (by acre)			
Commercial District	3 to 5 (up to 50,000 sf)		
Residential Districts	21		
Single-Family	2 (of 21)		
Small-Lot	19 (of 21)		
Parks and Slopes	17		
Streets	6		
Total	49		
Land Use Plan			
Land Use	Acreage	Dwelling Units (DU)/ Square Footage (sf)	Intensity
Residential			
Single-Family District	2	12 DU	6.0 DU/Acre
Small-Lot District	19	278 DU	14.6DU/Acre
Residential Total	21	290 DU	13.8 DU/Acre
Non-Residential			
Open Space/Slopes	14.85	–	–
Parks	2.15		
Commercial District	3 to 5	50,000 sf	0.23 FAR
Public Streets	6		
Total	49	Up to 290 DU and 50,000 sf	

Initial Study: Based on the conclusions of the Initial Study prepared for the project, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities

Potential cumulative impacts and potential for growth inducement will also be addressed, as well as alternatives to the proposed project, including a No Project Alternative.

30-Day Comment Period: The City invites all interested members of the public to attend the public scoping meeting. The City also invites written comments on issues related to potential environmental impacts during a 30-day comment period, which starts on January 26, 2018 and will conclude on February 26, 2018. Written comments should be addressed to:

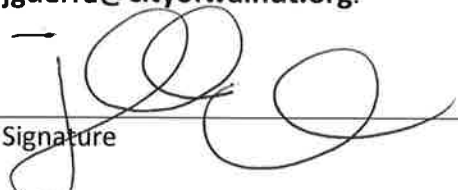
Joelle Guerra, Associate Planner
City of Walnut
P.O. Box 682
Walnut, California 91789
Phone: (909) 595-7543
Email: jguerra@cityofwalnut.org

After the Draft EIR has been prepared, it will be released for public review and comment. The Planning Commission will then hold a public hearing on the Draft EIR and on the project. Separate notices of the availability of the Draft EIR and of the hearings on the project will be released at later dates.

The case file on this project, which includes the plans and applications, is available for public review at City Hall, 21201 La Puente Road, Walnut, CA 91789. Copies of the Initial Study are also available at City Hall and online at:

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

If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact Joelle Guerra at (909) 595-7543 or via email at jguerra@cityofwalnut.org.



Signature
Joelle Guerra

Printed Name

1/25/18

Date
Associate Planner

Title