



## **NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF A PUBLIC HEARING FOR THE TERRACES AT WALNUT SPECIFIC PLAN PROJECT AND EIR**

**DATE:** March 18, 2019  
**TO:** Agencies, Organizations, and Interested Parties  
**FROM:** City of Walnut, Community Development Department  
21201 La Puente Road, Walnut, CA 91789-2018  
**SUBJECT:** Notice of Availability of Draft EIR for The Terraces at Walnut Specific Plan Project (SCH NO. 2018010146) and Notice of a Public Hearing for The Terraces at Walnut Specific Plan Project EIR

Pursuant to Public Resources Code Sections 21092 and 21161 and the California Environmental Quality Act (CEQA) Guidelines Sections 15085 and 15087, notice is hereby given that the City of Walnut (Lead Agency) has completed a Draft Environmental Impact Report (State Clearinghouse No. 2018010146) for The Terraces at Walnut Specific Plan. The City of Walnut has prepared an EIR to analyze environmental impacts associated with implementation of The Terraces at Walnut Specific Plan Project.

### **PUBLIC REVIEW PERIOD AND COMMENTS ON THE DRAFT EIR**

The City of Walnut is the Lead Agency and has prepared a Draft EIR for the project described below, and is making the Draft EIR available for public review and comment. The 45-day public review and comment period for the Draft EIR will **begin on March 18, 2019** and will **end on May 1, 2019, 5:00 PM**. Due to the time limit mandated by State law, all comments must be received by the City no later than 5:00 PM on May 1, 2019. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response.

#### **Provide written comments no later than 5:00 PM on May 1, 2019 to:**

Chris Vasquez, Senior Planner  
City of Walnut  
PO Box 682, Walnut, CA 91789-0682 (mailing address)  
21201 La Puente Road, Walnut, CA 91789-2018 (street address)  
Email: [Cvasquez@ci.walnut.ca.us](mailto:Cvasquez@ci.walnut.ca.us)

The Draft EIR is available for review on the City's website at: <http://www.cityofwalnut.org/for-residents/departments/community-development/planning-division/subdivision-projects>

Copies of the Draft Environmental Impact Report and documents referenced therein are available for review at the following locations during regular business hours:

City of Walnut  
Community Development Department  
21201 La Puente Road  
Walnut, CA 91789

Walnut Library  
21155 La Puente Road  
Walnut, CA 91789

Walnut Senior Center  
21215 La Puente Road  
Walnut, CA 91789

## **PUBLIC HEARING**

The City of Walnut Planning Commission will hold a public hearing at the location indicated below to solicit verbal or written comments on The Terraces at Walnut Specific Project and Environmental Impact Report:

Council Chambers, Walnut City Hall  
21201 La Puente Road, Walnut, California 91789

A subsequent notice will be sent out informing the public of a hearing date.

## **PROJECT LOCATION AND CURRENT USES**

The project site 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.

The Plan Area has a General Plan land use designation of Commercial and Low Medium Density. The site is zoned R.P.D. – 16,800 – 2.2DU (Residential Planned Development with a minimum lot area of 16,800 and net acre density of 2.2 dwelling units per acre) and Heavy Commercial (C-3) with a Mixed-Use/Housing Opportunity Overlay Zone 3 (MU/HOO-3).



## **PROJECT DESCRIPTION**

The Terraces at Walnut Specific Plan Project (“Specific Plan”) involves a mixed-use infill project that includes a mix of housing types, a commercial district, parks and recreation areas, and open space, such as landscaped slopes, on 49 acres of vacant land. Development would also include parking, streets, landscaping, and public infrastructure improvements, such as stormwater basins. The proposed recreation areas would consist of parks, trails, and walkways.

The commercial district of the Plan Area would be three acres, with up to 30,000 square feet (sf), located on the western portion of the Plan Area and would consist of one- to two-story buildings and associated surface parking. The residential component would include up to 290 dwelling units on 23 acres. Three residential districts are proposed in the residential component of the Plan Area, consisting of an approximately 15-acre small-lot district, a five-acre townhome district, and a three-acre single-family district. The residences in the small-lot district would include up to 201 single-family units with a

maximum allowed height of three stories or no more than 35 feet and includes various single-family housing sizes, on smaller lots. The townhome district would include up to 83 multiple-family units and would have a maximum allowed height of two stories or no more than 35 feet. The townhome district would provide a transitional density between the commercial district and small-lot district to the north and the existing single-family residences to the northwest. The three-acre single-family residential district would be located at the northwest corner of the Plan Area and would provide both a buffer between the proposed small-lot district and the existing single-family residences located north and west of the Plan Area.

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 properties.

The City is the lead agency with responsibility for approving the proposed Specific Plan and approving construction-related ministerial permits. The following entitlements are required from the City for the proposed development: General Plan Amendment (GPA); Adoption of Specific Plan (SP) 2016-01; Zone Change (ZC); Tentative Tract Maps/Tentative Parcel Maps (TTMs/TPMs) TTM 78210; Development Agreement; and Site Plan/Architectural Review by the City of Walnut Planning Commission.

Discretionary approvals from other agencies may be required for project implementation including: Los Angeles County Public Works; City of Industry; Los Angeles County Flood Control; Walnut Valley Water District; Los Angeles County Fire Department; Los Angeles Regional Water Quality Control Board; and Los Angeles County Sanitation Districts.

**TOPICS REVIEWED IN EIR:**

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology
- Greenhouse Gas Emissions
- Hydrology & Water Quality
- Land Use
- Noise
- Public Services
- Transportation/Traffic
- Utilities

**IDENTIFICATION OF SIGNIFICANT UNAVOIDABLE IMPACTS:** Transportation/Traffic

**STATEMENT OF WHETHER THE PROJECT AREA INCLUDES LISTED TOXIC SITES (PRESENCE OF ANY HAZARDOUS WASTE SITES):** No

**QUESTIONS**

Contact Chris Vasquez at (909) 595-7543 x 312 or [Cvasquez@ci.walnut.ca.us](mailto:Cvasquez@ci.walnut.ca.us) for information about the proposed project or if you have any questions regarding this notice.