

**THE BROOKSIDE PROJECT  
ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING MEETING  
MAY 18, 2016**

**PURPOSE OF THE SCOPING MEETING**

Although scoping meetings are not required by the California Environmental Quality Act (CEQA) when a Lead Agency has decided to prepare an EIR, scoping meetings are a useful opportunity for obtaining information about the scope and content of an EIR. The purpose of a scoping meeting is to inform the public of the proposed project and the City's intent to complete an EIR.

Additionally, the scoping meeting presents an overview of the Environmental Review process and the environmental issues to be addressed in the EIR. The scoping meeting also provides a forum to obtain public comments regarding potential environmental issues of concern associated with the construction and operation of the proposed project.

**PROJECT INFORMATION**

***Project Location:*** The project site is located north of La Puente Road, south of Meadow Pass Road, east of North Lemon Avenue, and west of Broken Lance Road within the City of Walnut, County of Los Angeles. The address associated with the project site is 800 Meadow Pass Road.

***General Plan Designation:*** Hillside Single-Family Residential

***Zoning Designation:*** Residential Planned Development (RPD)

**PROJECT DESCRIPTION**

Alpine Pointe Development, LLC is proposing The Brookside Project on the 25.84-acre site.

Currently, the project site is developed with the Brookside Equestrian Center, which is no longer operating. The site consists of various equestrian-related structures including two horse barns with stables, fenced riding rings, maintenance storage facilities, feed sheds, and a covered riding arena. Additional land uses include a trail riding network, improved and unimproved (gravel) roads, parking facilities, large irrigated lawns, horse paddocks, and vacant undeveloped land.

As part of the proposed project, two of the Winnett Farm's San Vicente Ranch and Brookside Equestrian Center structures will be retained: Main Barn and Stables and Minor Barn. All other on-site buildings, parking lots, and grass and landscaped areas will be demolished and removed.

The site plan consists of 28 detached single-family graded home lots and 10 open space lots located along a central street system with access to Meadow Pass Road and San Vicente Drive (refer to Table 1, Land Use Summary).

**Table 1  
Land Use Summary**

USE	ACRES	UNIT	RESIDENTIAL DENSITY
Single-Family Residential	12.69	28 Dwelling Units	
Open Space Lots	9.55	10 Lots	--
Private Streets (Street B)	2.21	--	
Public Streets (San Vicente Drive and A Street)	1.39	--	
<b>Total</b>	25.84	28 Dwelling Units 10 Open Space Lots	1.3 DU/AC
DU=dwelling unit; AC = acres			

### **Open Space**

A total of 10 open space lots will be created with the intention of maintaining natural open space and Lemon Creek, and the existing equestrian trail that traverses the site. In addition, two of the original barns will be retained in the northeastern part of the site.

Natural Open Space: Natural Open Space consists of the ungraded areas of Lemon Creek within the footprint of the jurisdictional area under the jurisdiction of the regulatory agencies. A number of existing oak and walnut trees are present within this natural open space. Areas of natural open space which occur within private residential lots will be placed within an open space easement or otherwise delineated to 1) limit the homeowner from disturbing the creek edge and 2) provide for maintenance.

Manufactured Open Space: Manufactured open space consists of graded slopes within the project area, Bioretention areas, and landscaped lots associated with streetscape and signage.

Trails: The project proposes retention of an existing trail along the western boundary of the site. The existing trail currently parallels Lemon Creek in a north-south direction.

### **Site Access**

Vehicular ingress and egress to the project site will be provided via Meadow Pass Road and San Vicente Drive. An emergency vehicle access (EVA) location is proposed at La Puente Road on the southern property boundary.

### **ANTICIPATED PERMITS AND APPROVALS**

It is anticipated that the proposed project will require the following discretionary and ministerial approvals from the City of Walnut:

- Conditional Use Permit 2015-006
- Tentative Tract Map No. 72798

# **TOPICS TO BE ANALYZED IN ENVIRONMENTAL IMPACT REPORT**

## **AESTHETICS**

- Degrade the Visual Character/Quality of the Site
- New Sources of Light or Glare That Adversely Affect Day or Nighttime Views in Area

## **AIR QUALITY**

- Conflict with Implementation of Applicable Air Quality Plan
- Violate Air Quality Standard
- Construction-Related Air Pollutant Emissions
- Operational Mobile-Source and Stationary Source Emissions
- Exposure of Sensitive Receptors to Substantial Pollutant Concentrations
- Creation of Objectionable Odors

## **BIOLOGICAL RESOURCES**

- Adverse effect on candidate, sensitive or special status species
- Adverse effect on riparian habitat
- Adverse effect on federally protected wetlands
- Interfere with movement of migratory fish or wildlife species
- Conflict with local ordinances protecting biological or tree resources

## **CULTURAL RESOURCES**

- Adverse change in significance of historical resource
- Adverse change in significance of archaeological resource
- Adverse change in significance of paleontological resource or site

## **GREENHOUSE GAS EMISSIONS**

- Directly or Indirectly Generate Greenhouse Gas Emissions
- Conflict with Plans, Policies, or Regulations That Reduce Greenhouse Gas Emissions

## **HAZARDS AND HAZARDOUS MATERIALS**

- Create a Significant Hazard to Public or Environment Through Reasonably Foreseeable Upset and Accident Conditions Involving Release of Hazard Materials

## **HYDROLOGY/WATER QUALITY**

- Violate Water Quality Standards or Waste Discharge Requirements
- Alter Existing Drainage Patterns That Could Result in Erosion or Flooding
- Create Runoff That Could Exceed Existing Storm Drain Capacity or Increase Polluted Runoff
- Degrade Water Quality
- Impacts to Drainage Patterns or Changes in Runoff Flow Rates
- Adverse Impact on Groundwater Quality

## **LAND USE AND PLANNING**

- Conflict with Applicable Land Use Plans, Policies, or Other Regulations

## **NOISE**

- Exposure of Noise Levels in Exceedance of Noise Standards: Construction and Post-Construction
- Exposure to Groundborne Vibration or Groundborne Noise Levels
- Increase in Ambient Noise Levels Above Existing Levels
- Impacts to Sensitive Receptors

## **PUBLIC SERVICES**

- Adverse Physical Impacts Associated with the Provision of New or Altered Facilities, Need for New or Altered Facilities, the Construction of Which Could Cause Significant Impacts in Order to Maintain Acceptable Service Ratios or Response Times to the Following Public Services:
  - Police Protection
  - Fire Protection

## **TRANSPORTATION/TRAFFIC**

- Conflict with an Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System
- Conflict with an Applicable Congestion Management Plan
- Increase Hazards Due to a Design Feature

## **UTILITIES AND SERVICE SYSTEMS**

- Exceed Wastewater Treatment Requirements
- Require Additional Water/Wastewater/Storm Drain Facilities and/or Improvements to Existing Facilities
- Have Adequate Water Supplies Available for the Project
- Adequate Capacity to Accommodate Projected Solid Waste
- Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste

## **TOPICS THAT WILL NOT BE ANALYZED IN EIR**

The following topics were concluded to be No Impact or Less Than Significant Impact in the Initial Study and do not require further analysis in the EIR.

- Agricultural and Forestry Resources
- Mineral Resources
- Population and Housing
- Parks/Recreation
- Schools