

INITIAL STUDY

The Brookside Project

LEAD AGENCY:

CITY OF WALNUT

Community Development Department
21201 La Puente Road
Walnut, CA 91789

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1.0 PROJECT DESCRIPTION

1.1 PROJECT LOCATION AND SETTING

Regionally, the project site is located in the City of Walnut. The City of Walnut is located in the San Gabriel Valley, approximately 25 miles east of the City of Los Angeles in the County of Los Angeles. The City of Walnut is situated in the San Jose Hills and is bordered by the City of West Covina to the west and northwest, unincorporated County of Los Angeles to the north, California State Polytechnic University, Pomona and the City of Pomona to the east, and the City of Industry to the south. The project site is approximately two miles north of the Pomona Freeway (State Route 60). Refer to Exhibit 1, Regional Location.

Locally, 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. Refer to Exhibit 2, Local Vicinity.

1.2 ENVIRONMENTAL SETTING

Existing Land Uses

The approximate 25.84-acre project site is comprised of three parcels, and is currently occupied by the Brookside Equestrian Center, which is no longer operating. On-site topography consists of rolling foothills and is primarily associated with the heavily incised Lemon Creek which flows south through the central portion of the subject site. The site consists of various equestrian-related structures including three covered barns, stables, fenced corrals, maintenance storage facilities, feed sheds, and a covered 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.

The majority of the structures are located within the northern portion of the subject site with the exception of two single-horse stables located within the central portion of the proposed site. Two roadways exist on-site. An unimproved road enters the subject site along the northern boundary from Meadow Pass Road and traverses south through the site transitioning into a riding trail. San Vicente Road, an improved road, borders the southeastern boundary of the subject site proceeding in a north to south direction and provides access to adjoining residential properties. Additionally, a network of riding trails exists on-site. The unimproved (dirt) riding trails also provide access for maintenance vehicles.

Surrounding Land Uses

The project site is surrounded by the following uses:

- North: Meadow Pass Road is immediately adjacent to the project site. Single-family homes and institutional (St. Lorenzo Ruiz Catholic Community church) land uses are located to the north across Meadow Pass Road.
- East: Single-family homes that back up to the project site and front onto Broken Lance Road.
- South: La Puente Road is immediately adjacent to the project site. Single-family homes and commercial land uses are located to the south across La Puente Road.
- West: The Los Angeles County Fire Department Station No. 61 backs up to the project site and fronts onto North Lemon Avenue. North Lemon Avenue is immediately adjacent to the project site. Single-family homes are located to the west across North Lemon Avenue.



1.3 GENERAL PLAN AND ZONING DESIGNATIONS

General Plan

The *City of Walnut General Plan Land Use & Circulation Map* designates the project site as Hillside Single-Family Residential, and is defined in the *City of Walnut General Plan Land Use Element*.

The intent of this land use category is to provide for single-family residential developments designed at low density levels. Maximum consideration should be given to the physical, environmental and social characteristics deemed desirable for preservation and inclusion in developments permitted in these areas. Provision should be made for the various forms of recreation and open space land uses so that these areas are complementary or integral parts of the residential development.

A maximum dwelling unit per acre assignment is proposed within each area. The proposed maximum level of development is arrived at after determination that the nature of Walnut as a suburban residential area with a rural character can best be preserved by evaluating the development capability of the remaining undeveloped portions of the community.

The develop capability is evaluated in terms of topography, open space desires, natural constraints, and public services. The capability of the land to accommodate residential development while retaining its present topographic character is determined by assigned a unit density (dwelling units per acre) to a slope classification. To preserve the rural character of the community requires that a significantly high percentage of remaining undeveloped areas be devoted to some form of open space.

The project site falls into Hillside Single-Family Residential Area F with the following suggested guidelines:

Moderately good access and relatively small ownerships characterize this area. The potential for extensive grading should be carefully controlled. The application of the City's present auxiliary use relating to animals should be maintained and extended within this area consistent with its compatibility with healthful and high quality residential uses.

Area F has an area of 480 acres with a unit density of 1.3 dwelling units per an acre according to the *City of Walnut General Plan*.

Zoning

The Zoning Map designates the project site as Residential Planned Development Zone (RPD). The Walnut Zoning Ordinance, Title VI, Chapter 25, Article VIII of the Walnut Municipal Code, defines the RPD zoning district.

The intent and purpose of a Residential Planned Development Zone is to create a better living environment; to promote the achievement of residential land use amenities than could otherwise be obtained under conventional development; to achieve greater design flexibility of residential acreage than could otherwise be possible through the application of conventional residential zone regulations; to encourage well planned developments through creative and imaginative planning encourage well planned developments through creative and imaginative planning principals, practice and techniques; to reserve a greater proportion of open space land for recreation, conservation, parking and other similar uses than is otherwise required by conventional residential zone regulations; to provide for a more efficient, appropriate and desirable use of land which is sufficiently unique in its physical characteristics and other circumstances to warrant special methods of development; to provide areas of natural scenic beauty, vistas, land marks, promontories and other environmental features through integrated land planning, design and unified control of physical development patterns, and, to set forth use regulations and property development regulations that will best assure that the intent and purpose of this chapter is carried out.



The project site is specifically located in zone designation RPD – 28,500 – 1.3 DU. The zone is designated to decide the lot size and dwelling units per an acre when the property is developed.

In the changing of zone classification to a designation of residential planned development, hereafter also referred to as RPD, the planning commission and city council shall set forth for each parcel or lot of land in the RPD Zone, the minimum lot area to be applied, in the event the property is developed in a conventional R-1 manner as opposed to a residential planned development. This designation shall conform to one of the R-1 minimum lot areas of this code, i.e., R-1 (7200), R-1 (8500), R-1 (10,000), R-1 (15,000) or R-1 (20,000). In the event property is thereafter developed in a conventional manner, the development shall conform to the same limitations and conditions of the R-1 lot area.

In addition thereto, at the time of change of zone to RPD, the planning commission and the city council shall also designate the overall net acre density of the proposed residential planned development, which in no event shall exceed four and two tenths dwelling units per acre. The density factor, as well as the minimum lot area, shall be set forth in the following manner at time of the change of zone, e.g., RPD (10,000) — 3.5. (Ord. No. 237, § 2).

Property in an RPD Zone may be used for:

(a) Any use permitted in an R-1 Zone, of the specific minimum lot size specified at the time of change of zone, e.g., RPD (10,000) — 3.5, under the same limitations and conditions including area requirements, front, side, and rear yards, garages and auxiliary uses.

(b) A residential planned development, if a conditional use permit has first been obtained as provided in article XIX, which will provide the same or a lesser density of dwelling units than specified in the RPD Zone designation as applicable to the subject property.

1.4 PROJECT CHARACTERISTICS

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

Proposed Site Development

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) and Exhibit 3, Tentative Tract Map.



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	--	
Total	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.

On-site circulation will be provided by a public and private street system. The private street system will be owned and maintained by the Homeowner's Association. The public streets include Street A in the northern portion of the site and San Vicente Road in the southern portion. One private street, Street B, will connect with Street A, and run north-south through the site.

Public Street A includes a 60-foot right-of way with a 36-foot roadway and a 12-foot parkway on both sides of the streets, which includes a 5-foot sidewalk. Private Street B includes a 38-foot right-of way with a 36-foot roadway and 1-foot easement on both sides of the street.



Phasing/Construction Period

The proposed project will be constructed in a single phase.

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





Source: Michael Baker International, 2015

The Brookside Project
Initial Study

Exhibit 2

LOCAL VICINITY







2.0 INITIAL STUDY CHECKLIST

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

✓	Aesthetics	✓	Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
✓	Air Quality	✓	Noise
✓	Biological Resources		Population and Housing
✓	Cultural Resources	✓	Public Services
✓	Geology and Soils		Recreation
✓	Greenhouse Gas Emissions	✓	Transportation/Traffic
✓	Hazards & Hazardous Materials	✓	Utilities & Service Systems
✓	Hydrology & Water Quality	✓	Mandatory Findings of Significance

2.2 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *California Environmental Quality Act (CEQA) Guidelines* and used by the City of Walnut in their environmental review process.



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			
2. AGRICULTURE RESOURCES. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓
3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			



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4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✓			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	✓			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
d. Disturb any human remains, including those interred outside of formal cemeteries?			✓	
6. GEOLOGY AND SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?	✓			
4) Landslides?	✓			
b. Result in substantial soil erosion or the loss of topsoil?			✓	



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c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	✓			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
7. GREENHOUSE GAS EMISSIONS: <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			
8. HAZARDS AND HAZARDOUS MATERIALS: <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	✓			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	✓			
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	✓			
f. Otherwise substantially degrade water quality?	✓			
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓
10. LAND USE AND PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?			✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
11. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓



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12. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
13. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
14. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			✓	
17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			



	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓			
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			



3.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential project impacts as identified in the Initial Study/Environmental Checklist. Explanations are provided for each item. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the potential impacts of, and where the Environmental Impact Report (EIR) identifies such impacts, to identify mitigation related to development from the proposed project in the EIR.

3.1 AESTHETICS. *Would the proposal:*

- a) *Have a substantial adverse effect on a scenic vista?*

No Impact. No designated or eligible scenic highways existed in the general project area at the time the General Plan was developed and no scenic vistas from the project site exist today. Also, no publicly recognized scenic resources have been identified within, adjacent to, or visible from the project site. The proposed project would not result in scenic view obstructions given the built out nature of the surrounding area, which includes institutional, public service, commercial, and residential uses to the north, east, south, and west. Thus, the proposed project would have no impact on a scenic vista. Further analysis in the EIR is not required.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. No officially designated or eligible State scenic routes or highways occur on or near the project site. Thus, the proposed project would have no impact on scenic resources within a state scenic highway. Further analysis in the EIR is not required.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Potentially Significant Impact. Construction of the proposed project may create temporary aesthetic nuisances associated with construction activities. Exposed surfaces, construction debris, equipment, and truck traffic may temporarily impact views across the site. These short-term impacts would cease upon project completion, and therefore are considered less than significant.

The project site and its surroundings contain mostly residential uses with some institutional, public service, and commercial uses. The proposed project would alter the existing conditions of the site from equestrian-related uses to a site with open space, residential single-family homes, streets, and landscaping. The proposed project would be visible to the existing surrounding properties and motorists in the project vicinity, and may alter the existing visual character of the project area. Thus, a potentially significant impact has been identified. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Potentially Significant Impact. The project site and its surroundings are currently urbanized and contain various forms of on- and off-site lighting. As part of the proposed project, lighting would be included for activity areas involving nighttime uses, parking, security lighting around structures and interiors of buildings. Project implementation would result in development at a greater intensity than currently exists. Development of the proposed uses would introduce new sources of light and glare, potentially affecting views in the area. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.



3.2 AGRICULTURE AND FOREST RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. The project site does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, project implementation would not result in the conversion of important farmland to non-agricultural uses. Further analysis in the EIR is not required.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The project site does not include any land specifically zoned as agricultural uses or under a Williamson contract. The project site is currently zoned as Residential Planned Development (RPD) Zone. This zone does not include agricultural uses or a Williamson Act contract. Therefore, no impact would occur in this regard. Further analysis in the EIR is not required.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. The project site is currently developed with the Brookside Equestrian Center. Forestry operations do not occur on or within the vicinity of the project site. Also, the project site does not support any trees that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. No impact would occur in this regard. Further analysis in the EIR is not required.

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. Refer to Response 3.2(c). Further analysis in the EIR is not required.

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. The project site does not contain any forest land or land utilized for agricultural production. Thus, implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use. Further analysis in the EIR is not required.



3.3 AIR QUALITY. *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

Potentially Significant Impact. The project site is located within the South Coast Air Basin (SCAB), monitored by the South Coast Air Quality Management District (SCAQMD). The United States Environmental Protection Agency (U.S. EPA) has classified the SCAB as a non-attainment area for Federal and State air quality standards. Therefore, further analysis is required to confirm the proposed project's status in terms of compliance and/or conflict with the current SCAQMD guidelines.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Potentially Significant Impact. Development and site improvements associated with the proposed project could result in pollutant emissions from three different sources, including: 1) short-term construction emissions, 2) long-term mobile emissions from vehicles traveling to and from a site once the proposed improvements are implemented, and 3) long-term stationary emissions generated by on-site uses resulting from power and gas consumption, and machinery and equipment.

The greatest potential for air quality impacts from the proposed project would be attributed to mobile emissions. The proposed project's potential air quality impacts on a local and regional level require an evaluation pursuant to the SCAQMD and California Air Resources Board (CARB) requirements and methodology. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Potentially Significant Impact. The proposed project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard. Development and site improvements associated with the proposed project would result in the addition of new indirect, mobile, and stationary source emissions. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. Sensitive populations are more susceptible to the effects of air pollution than are the general population (i.e., children, senior citizens, and acutely or chronically ill people). Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. Implementation of the proposed project would not substantially change circulation patterns, but is anticipated to generate increased vehicle trips on area roadways that could result in increased air pollutants. Construction and operation of the proposed project would increase vehicle trips on area roadways and result in associated air pollutants. Grading and excavation operations may also have air quality impacts in the absence of mitigation. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.



- e) *Create objectionable odors affecting a substantial number of people?*

Potentially Significant Impact. The proposed project would result in the redevelopment of the project site from equestrian-related uses to residential development. Construction activity associated with the proposed project may generate detectable odors from heavy equipment exhaust. Long-term operation of the proposed project would not generate long-term odor impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

3.4 BIOLOGICAL RESOURCES. *Would the project:*

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Potentially Significant Impact. The project site is in a residential area and is predominately built out. Lemon Creek flows through the central portion of the subject site and contains mixed riparian forest habitat that is dominated by walnut and ash tree species. Additional areas on-site consist of landscaped open space areas comprised of native and non-native species typical of equestrian and urbanized residential areas. The *City of Walnut General Plan Environmental Impact Report* identifies a list of plants and animals that are infrequently found and could potentially be located in the project area. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Potentially Significant Impact. The project site is a residential area and is predominately built out. Lemon Creek flows through the central portion of the subject site and contains mixed riparian forest habitat that is dominated by walnut and ash tree species. Additional areas on-site consist of landscaped open space areas comprised of native and non-native species typical of equestrian and urbanized residential areas. The *City of Walnut General Plan Environmental Impact Report* identifies that the living materials and nearby soils are of good quality and worthy of preservation. Therefore, implementation of the proposed project may impact riparian habitats. Further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Potentially Significant Impact. There is the potential for federally protected wetlands present within or adjacent to the project site. Lemon Creek enters the project site as an earthen feature along the northeast boundary and flows south through the central portion of the project site. Drainage improvements include several crossings, culverts, grouted rip-rap for erosion control, and channelization. Therefore, implementation of the proposed project could result in impacts in this regard. Further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Potentially Significant Impact. There is the potential for migratory wildlife corridors or native wildlife nurseries on-site and in the surrounding area. Therefore, implementation of the proposed project could result in impacts in this regard. Further analysis in the EIR is required to determine the significance of potential impacts.



- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Potentially Significant Impact. The project site is in a residential area and is predominately built out. Lemon Creek flows through the central portion of the subject site and contains mixed riparian forest habitat that is dominated by walnut and ash tree species. Additional areas on-site consist of landscaped open space areas comprised of native and non-native species typical of equestrian and urbanized residential areas. *Walnut City Code Title VI Planning and Zoning Chapter 25 Zoning Division 5 Oak/Walnut Preservation* provides in Section 25-178.1 that “It shall be the policy of the City of Walnut to require the preservation of all healthy trees unless compelling reasons justify the removal of such trees.” For purposes of Division 5, Section 25-178.2 defines tree to include only oak and walnut trees. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project site. Therefore, the proposed project would result in no impacts in this regard. Further analysis in the EIR is not required.

3.5 CULTURAL RESOURCES. *Would the project:*

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*

Potentially Significant Impact. The project site has not previously been surveyed by a qualified architectural historian, nor has the project site been evaluated for eligibility for listing in the National Register or the California Register. The site is included on a list of Historic Sites within the City of Walnut, but has not been formally evaluated for significance as a local historical resource. The City of Walnut adopted an Historical Preservation Ordinance, Ordinance No. 15-02, on February 11, 2015. The Brookside Equestrian Center property is on the list provided by the Walnut Historical Society as a property of interest. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

Potentially Significant Impact. The project area is predominately urbanized and built out with land area having been previously disturbed. It is unknown if archaeological resources are known to occur on-site. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Potentially Significant Impact. The project area is predominately urbanized and built out with land area having been previously disturbed. It is unknown if paleontological resources are known to occur on-site. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact. No known human remains occur on-site, and due to the level of past disturbance, it is not anticipated that human remains exist within these areas. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted



pursuant to *Public Resources Code* Sections 5097.98 and 5097.99 relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to *Public Resources Code* Section 5097.98. Therefore, less than significant impacts would occur in this regard. Further analysis in the EIR is not required.

3.6 GEOLOGY AND SOILS. *Would the project:*

- a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - 1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

No Impact. No active or potentially active faults are located within the City of Walnut as delineated on an Alquist-Priolo Earthquake Fault Zoning Map. Therefore, no impacts would occur in this regard. Further analysis in the EIR is not required.

- 2) *Strong seismic ground shaking?*

Less Than Significant Impact. Southern California is considered a tectonically active area. Since the project site is located in a seismically active region, numerous faults capable of generating moderate to large earthquakes exist within the project vicinity. The nearest faults are the Sierra Madre Fault, Walnut Creek Fault and the San Jose Fault. During the life of the future residential development, the project site would likely experience moderate to high ground shaking from these fault zones, as well as some background shaking from other seismically active areas of the Southern California region.

However, the *California Building Code* requires structural design and construction methods that minimize the effects of strong seismic ground shaking. The *California Building Code* requirements would be applied to the proposed project as standard conditions of project approval reducing impacts to a less than significant level. Therefore, further analysis in the EIR is not required.

- 3) *Seismic-related ground failure, including liquefaction?*

Potentially Significant Impact. Liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures, and cracking of the ground surface. A common manifestation of liquefaction is the formation of sand boils, which are short-lived fountains of soil and water that emerge from fissures or vents and leave freshly deposited mounds of sand or silt on the ground surface.

The project site is located in a zone required for investigation for liquefaction potential, identified by the State of California Division of Mines and Geology (*Seismic Hazards Map, San Dimas Quadrangle, 1999*). Areas containing coarse-grained zones may be susceptible to liquefaction, but surface manifestation is unlikely. Because of the soil characteristic within the vicinity of the project site, the potential effects of seismic settlement may need to be mitigated. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.



4) Landslides?

Potentially Significant Impact. The geologic and topographic characteristics of an area often determine its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential slope failure and landslide events. In order to fail, unstable slopes typically need to be disturbed; the common triggering mechanisms of slope failure include undercutting of slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation, and shaking of marginally stable slopes during earthquakes. The land directly west of the project site has been designated as having the potential for earthquake induced landslides (*Seismic Hazards Map, San Dimas Quadrangle, 1999*). Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Within the City of Walnut, twelve soil associations are documented. The project site is located in the Nacimiento-San Benito Association. The soils are moderately to steeply sloping and characterized by light colored hill tops where topsoil has been removed and deep, darker soils on lower, less eroded slopes. Runoff is rapid and erosion hazard is high. Hazards for urban use include slip tendencies, moderate shrink-swell potential and lack of surface soil on eroded portions.¹

Grading and trenching for construction may expose soils to short-term wind and water erosion. Implementation of erosion control measures as stated in *Walnut City Code Chapter 6-5.5*, as well as adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would reduce potential impacts to less than significant levels. Further analysis in the EIR is not required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Within the City of Walnut, twelve soil associations are documented. The project site is located in the Nacimiento-San Benito Association. The soils are moderately to steeply sloping and characterized by light colored hill tops where topsoil has been removed and deep, darker soils on lower, less eroded slopes. Runoff is rapid and erosion hazard is high. Hazards for urban use include slip tendencies, moderate shrink-swell potential and lack of surface soil on eroded portions.²

According to the *City of Walnut General Plan Environmental Impact Report*, this geologic unit is susceptible to landslides, lateral spreading, subsidence, liquefaction and collapse. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. Refer to Response 3.6(c). Further analysis in the EIR is required to determine the significance of potential impacts.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. Sewers are currently available for the on-site disposal of wastewater; therefore, it would not be necessary to install septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur in this regard. Further analysis in the EIR is not required.

¹ City of Walnut General Plan Environmental Impact Report, City of Walnut, July 1978.

² Ibid.



3.7 GREENHOUSE GAS EMISSIONS. *Would the project:*

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Potentially Significant Impact. Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This “trapping” of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth’s atmosphere are water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone (O₃), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Electricity consumption is responsible for the majority of indirect emissions.

Regulatory Environment

In June 2005, Governor Schwarzenegger established California’s GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by 2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. California further solidified its dedication to reducing GHGs by setting a new Low Carbon Fuel Standard for transportation fuels sold within the State in 2007 with Executive Order S-1-07. Executive Order S-1-07 sets a declining standard for GHG emissions measured in CO₂ equivalent gram per unit of fuel energy sold in California.

In response to the transportation sector accounting for more than one-half of California’s CO₂ emissions, Assembly Bill (AB) 1493 (AB 1493, Pavley) was enacted on July 22, 2002. AB 1493 required the California Air Resources Board (CARB) to set GHG emission standards for passenger vehicles, light duty trucks, and other vehicles whose primary use is noncommercial personal transportation in the State. Additionally, the California legislature enacted AB 32 (AB 32, Nuñez) in 2006 to further the goals of Executive Order S-3-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries, with penalties for noncompliance.

CARB adopted the *AB 32 Climate Change Scoping Plan (Scoping Plan)* in December 2008 to achieve reductions in GHG emissions in California pursuant to the requirements of AB 32. The *Scoping Plan* contains the main strategies California will use to reduce GHG emissions. AB 32 requires California to reduce its GHG emissions by approximately 28 to 33 percent below business as usual. CARB has identified reduction measures to achieve this goal as set forth in the *Scoping Plan*.

The project proposes the development of 28 residential lots on 25.84 acres. As a result, the proposed project could generate both direct and indirect GHG emissions that may have a significant impact on the environment. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.



- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Potentially Significant Impact. While the City of Walnut does not have an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, there are other applicable State or regional plans, such as the California Air Resources Board Scoping Plan or other Assembly Bill 32 implementation guidance that would be reviewed for project consistency or conflicts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

3.8 HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. The project proposes to demolish existing equestrian-related buildings and structures, and construct 28 single-family residential lots on the site. Hazardous materials are not typically associated with these types of land uses, and such there would be no transporting or disposal of hazardous materials. The transport, use, and disposal of hazardous materials during the construction of the project would be conducted in accordance with all applicable local, state, and federal laws, which would reduce a significant impact to less than significant. Therefore, further analysis in the EIR is not required.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Potentially Significant Impact. A *Phase I Environmental Assessment* was prepared for the project site. The project site consisted of primarily of sparse structures, agricultural land uses and vacant land uses from 1894 to 1981. From 1981 to the present, the project site appears to have consisted of multiple structures associated with equestrian land uses and vacant land. Therefore, it is unlikely that a recognized environmental condition (REC) will result from past on-site uses on the project site.

The *Phase I Environmental Assessment* noted staining was found near one of the metal shipping containers in the northeastern portion of the subject site. Staining was observed on the container floor and on bare soil and appeared to be associated with fuel container storage. The presence of surficial stating in association with on-site metal storage container could potentially result in an REC at the project site.

Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact. There are no schools located within one-quarter mile of the project site. Therefore, the proposed project would not pose a health risk to nearby schools, and no significant impacts to schools would result from the construction and operation of the proposed project. Further analysis in the EIR is not required.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

Less Than Significant Impact. The project site is not included on a list of hazardous materials sites that create a significant hazard to the public or the environment. Thus, implementation of the proposed project would result in less than significant impacts in this regard. Further analysis in the EIR is not required.



- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The project site is not located within an airport land use plan or within two miles of an airport. The Brackett Field Airport, a general aviation airport, is located approximately 4.5 miles northeast of the project site. A review of the Los Angeles County Airport Land Use Plan confirmed that the project site is not within a designated fly zone. In addition, the proposed residential uses are not in close proximity to a private airport. Thus, no impacts would occur in this regard. Further analysis in the EIR is not required.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. Refer to Response 3.8(f). Further analysis in the EIR is not required.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. Emergency vehicles would continue to have access to project-related and surrounding roadways upon completion of the proposed project. The proposed project would not impact access to emergency response. Therefore, less than significant impacts would result from the construction and operation of the proposed project. Further analysis in the EIR is not required.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

No Impact. The project site and surrounding areas are predominately built out and no wildlands occur within or adjacent to the project site. Project implementation would introduce additional ornamental landscaping, which is not anticipated to create hazardous fire conditions. Further analysis in the EIR is not required.

3.9 HYDROLOGY AND WATER QUALITY. *Would the project:*

- a) *Violate any water quality standards or waste discharge requirements?*

Potentially Significant Impact. Impacts to water quality would range over three different periods: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the proposed project, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

A reduction in permeable surfaces would be considered a water quality impact because permeable surfaces allow for rain and runoff to infiltrate into the ground. The project proposes to construct residential uses on the project site. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Potentially Significant Impact. The availability of groundwater and issues involving the adequacy of recharge capability are regional in nature. The Groundwater Management Act (AB 3030)(CWC 2011) provides a systematic procedure for an existing local agency to develop a groundwater management plan. AB 3030 allows a local agency whose service includes a groundwater basin that is not already subject to groundwater



management pursuant to law or court order to adopt and implement a groundwater management plan and includes plans to mitigate overdraft conditions, control brackish water, and to monitor and replenish groundwater. It is anticipated that potable water for the residential development proposed would be supplied by the City.

The project site is in an urbanized area and adjacent areas are predominately built out. The proposed project could interfere with groundwater recharge due to the potential for increased impervious surfaces. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

Potentially Significant Impact. Lemon Creek traverses through the central portion of the site in a north to south direction. Lemon Creek enters the northeastern boundary of the site as an earthen feature and flows are conveyed south through the project site. Lemon Creek is a heavily incised creek with vegetation consisting of mixed native and non-native tree species, non-native grasses, and shrubs. The natural course of Lemon Creek has been altered and flows are conveyed through portions of channelization, rock rip-rap and several culverts. Within the central portion of the project site, Lemon Creek flows adjacent to a concrete and rock outfall structure at the confluence of an unnamed drainage. Lemon Creek flows into a concrete box culvert along the southern boundary and underneath La Puente Road. The project proposes residential uses on the site. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

Potentially Significant Impact. Refer to Response 3.9(c). Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Potentially Significant Impact. As indicated in Response 3.9(a), the proposed project may result in increases in runoff volumes and associated flows to local stormwater drainage infrastructure. Such increases in stormwater flows could exceed the capacity of the local drainage infrastructure. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- f) *Otherwise substantially degrade water quality?*

Potentially Significant Impact. Refer to Response 3.9(a). In addition, short-term surface water quality impacts may occur from water erosion of soils during construction. The proposed project would be required to utilize Best Management Practices (BMPs) and comply with the NPDES stormwater quality requirements. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

No Impact. Based on Federal Emergency Management Agency Flood Insurance Rate Map No. 06037C1725F, the project site is located within Zone X, and is not within the 100-year flood zone. Therefore, no impacts would occur in this regard. Further analysis in the EIR is not required.



h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact. Refer to Response 3.9(g). Further analysis in the EIR is not required.

i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

No Impact. Refer to Response 3.9(g). Further analysis in the EIR is not required.

j) *Inundation by seiche, tsunami, or mudflow?*

No Impact. Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. Seismic excitations can induce such oscillations. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. None of the three project sites are located close to an inland body of water and is not located at least 1,000 feet above sea level. Therefore, the proposed project would not be impacted by a tsunami. Furthermore, according to the *City of Walnut General Plan Public Safety Element*, the project site is not adjacent to or within a seismic hazard area or within or adjacent to a natural, non-channelized watercourse. No impacts would occur in this regard. Further analysis in the EIR is not required.

3.10 LAND USE AND PLANNING. *Would the project:*

a) *Physically divide an established community?*

Less Than Significant Impact. The project site is currently occupied by the Brookside Equestrian Center. Surrounding uses include single-family residential and a fire station to the west, single-family residential to the east, single-family and commercial to the south, and single-family and institutional to the north. The proposed project consists of 28 residential lots and 10 open space lots on 25.84 acres. The proposed development would be located on a site in an urbanized area, consistent with the existing on-site and surrounding established land use patterns. Implementation of the proposed project would result in less than significant impacts in this regard. Further analysis in the EIR is not required.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Potentially Significant Impact. The *City of Walnut General Plan Land Use and Circulation Map* designates the project site as Hillside Single-Family Residential. The *Zoning Map* designates the project site as Residential Planned Development Community – 28,500 – 1.3 DU (RPD).

Development of the project site would be subject to the City's discretionary review process. Further, development of the site would be required to comply with all applicable standards in *Walnut City Code*.

Further analysis in the EIR is required to determine whether project implementation would conflict with any applicable land use plan, policy, or regulation.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The project site is not located in a habitat conservation plan area or natural community conservation plan area. Therefore, no impacts would occur in this regard. Further analysis in the EIR is not required.



3.11 MINERAL RESOURCES. *Would the project:*

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. The project site is currently developed and not identified as a site with mineral resources that would be of value to the region or the residents of the State. As indicated in the *Walnut General Plan*, the City of Walnut does not contain mines, mineral deposits, or other mineral resources. Further analysis in the EIR is not required.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. The *City of Walnut General Plan* does not identify the project site as an important mineral resource recovery site. No impacts are anticipated in this regard. Further analysis in the EIR is not required.

3.12 NOISE. *Would the project result in:*

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact. Project construction and operation would result in both short-term and long-term noise impacts. Short-term impacts would occur during grading and construction. Long-term noise impacts would be associated with increased vehicular traffic to and from the project site, outdoor activities, deliveries, and stationary mechanical equipment on-site. Both short- and long-term noise impacts require further evaluation. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Potentially Significant Impact. Development of the proposed project would require earthwork and grading to prepare the project site for development, which could create ground borne vibration or noise impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. The proposed project could potentially result in a permanent increase in ambient noise levels within the project area. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. Construction of the proposed project could potentially expose surrounding residences to temporary or periodic noise levels in excess of those in the *Walnut General Plan Noise Element* and Walnut's *Noise Ordinance*. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.



- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The Brackett Field Airport, a general aviation airport, is located approximately 4.5 miles northeast of the project site. A review of the Los Angeles County Airport Land Use Plan confirmed that the project site is not within a designated fly zone. In addition, the proposed residential uses are not in close proximity to a private airport. Construction of the proposed project would have no impact with regards to airports. The project area is not located within two miles of any public airport or within an airport land use plan. Therefore, no impacts would occur. Further analysis in the EIR is not required.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. Refer to Response 3.12(e). Further analysis in the EIR is not required.

3.13 POPULATION AND HOUSING. *Would the project:*

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than Significant Impact. The 2013-2021 Housing Element facilitates the development of up to 908 new housing units in Walnut. The Housing Element utilized a factor of 3.44 persons per household (the citywide average, per the California Department of Finance, 2013), and determined this number of units could accommodate 3,089 residents. Walnut's 2013 population was estimated at 29,947 residents; thus 3,124 new residents would represent an increase of approximately 10 percent. The Southern California Association of Governments posted population projections for the City of Walnut through 2035, and forecast that Walnut would have a population of 36,989 in 2035, an increase of 7,042 persons. The additional 3,089 residents accommodated by the Housing Element are within SCAG's 2035 population forecasts

The project proposes to redevelop the project site from the Brookside Equestrian Center to a residential development that would include 28 detached single-family homes, generating an increase of up to 97 new residents utilizing the 3.44 persons per household factor cited in the 2013-2021 Housing Element.

The addition of residential uses to the site would result in additional residents to the City; however, the additional 97 residents were accounted for in the 2013-2021 Housing Element. Further analysis in the EIR is not required

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. No housing units exist on the project site; thus, there would be no displacement of existing on-site housing or the need to construct replacement housing elsewhere. No impacts would occur in this regard. Further analysis in the EIR is not required.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. Refer to Response 3.13(b). Further analysis in the EIR is not required.



3.14 PUBLIC SERVICES.

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

1) *Fire protection?*

Potentially Significant Impact. Fire protection and paramedic services are provided to the City of Walnut under contract to the Consolidated Fire Protection District of Los Angeles County/Los Angeles County Fire Department (LACFD). The LACFD's jurisdictional area encompasses approximately 2,278 square miles and includes 54 municipalities.

Two fire stations serve Walnut: Fire Station No. 61 and Fire Station No. 128. Fire Station No. 61 is located at 20011 La Puente Road, adjacent to the southwest side of the project site. Fire Station No. 128 is located at 20604 Loyaltan Drive approximately 2.6 miles northeast of the project site. Fire Station No. 61 includes paramedics and a fire engine responding to all emergencies including accidents, fires, swift water rescues, and hazardous materials spills. Fire Station 128 has one fire engine and also responds to the same emergencies as Fire Station No. 61 and provides mutual aid to West Covina and Diamond Bar in addition to areas within Orange County. In the event that a mutual aid emergency will be for a period exceeding a one half-hour, another engine will be deployed to this Station. This is so that a unit is available to respond to other emergencies that might occur.

The project site is located in a developed area with existing residential uses. The project site is surrounded by urban uses and is already within the service area of the Fire Department. The proposed project may increase the need for fire protection service in the City of Walnut. The increase in demand for fire protection service could result in potentially significant fire protection service impacts and other environmental impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

2) *Police protection?*

Potentially Significant Impact. Police services in the project area are provided by the Los Angeles County Sheriff's Department. The sheriff's station serving the City of Walnut is the Walnut/Diamond Bar Station located at 21695 East Valley Boulevard in the City of Walnut. The Walnut Diamond Bar Station is located approximately 3 miles east of the project site.

The project site is located in a developed area with existing residential uses, and surrounded by urban uses that are already within the service area of the Sheriff's Department. The project may increase the need for police protection service in the City. The increase in demand for police protection services could result in potentially significant police protection service impacts and other environmental impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

3) *Schools?*

Less Than Significant Impact. The project site is located within the Walnut Valley Unified School District (WVUSD). The project proposes to redevelop the project site from the Brookside Equestrian Center to a residential development that would include 28 detached single-family homes, generating an increase of up to 97 new residents. This population increase would be expected to include school-aged children who would attend local schools. Children from the proposed project would most likely attend Vejar Elementary School, Suzanne Middle School, and Walnut High School. The increase in students could result in potentially significant impacts to existing school facilities.



As authorized under California Education Code Section 17620(a) and California Government Code Section 65995(b), local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes and indirectly from the creation of new employment opportunities (and the potential for new workers to in-migrate into district boundaries to fill those new jobs and for younger workers to establish new households).

As required under California Government Code Section 53080, the City and/or the County may not issue a building permit to an affected development project until the affected school district has certified that the project has either complied with the school board's resolution or is not subject to the exaction. Payment of school impacts fees constitutes full mitigation for the impacts associated with new residential and non-residential development. Therefore, further analysis in the EIR is not required.

4) *Parks?*

Less Than Significant Impact. 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.

In addition, the project site is served by parks and recreation provided by the City of Walnut. The City's Parks system includes 11 parks with 90 total acres of maintained facilities. The project site is located within one mile of the 14-acre Suzanne Park, the 12-acre Creekside Park, the 45.2-acres Walnut Ranch Park, the 2-acre Arroyo Park, and the 4-acres Butterfield Park. Any future residential development on the project site would be required to pay development impact fees, some of which would go to the City's Park and Recreation department to provide funding for maintaining and expanding the parks system. Additionally, the development would increase property taxes for the area, which could be used to fund the parks system, among other local services. Therefore, further analysis in the EIR is not required.

5) *Other public facilities?*

Less Than Significant Impact. Library services within the City are provided by the Los Angeles County Public Library (LACPL), which includes 84 regional and community libraries, one institutional library, and four bookmobiles. The City is served by the Walnut Library located at 21155 La Puente Road which is part of the LACPL system. The proposed project could accommodate up to 158 new residents in Walnut. The residential development would increase property taxes for the area that fund the LACPL, among other local services. Impacts to other public facilities (e.g. sewer, storm drains, and roadways) are discussed in Section 3.16, Transportation/Traffic, and Section 3.17, Utilities and Public Services. Further analysis in the EIR is not required.

3.15 RECREATION.

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. 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.

As identified in the *City of Walnut General Plan*, the City's park system consists of Area Parks, Neighborhood Parks, and Mini Parks. Area Parks are intended to serve large segments of the City and contain a full range of recreational facilities and features. They are generally larger than 100 acres in size and may incorporate historical and natural elements of the area in addition to recreational facilities. Neighborhood Parks range from 3 acres to 20 acres and are designed to service the neighborhood in which they are located. Game areas and places for picnics are basic elements of Neighborhood Parks. Neighborhood Parks are intended to be easily



accessible and provide important open space in relation to adjacent residential areas and should be located near schools and should be linked to the City trail system. Mini Parks are usually of a size ranging from a single family lot to three acres. Mini Parks are designed to provide specialized play facilities for young children but can also be designed to fit any recreational need of the neighborhood in which it is located.

The City of Walnut's total population is estimated at 29,947 people (E-1 Cities, Counties, and the State Population Estimates with Annual Percent Change— January 1, 2012 and 2013). The *City of Walnut General Plan* states that there are 229.44 acres of parkland within the City Limits. This means that there are 7.7 acres of parkland for every 1,000 residents. The proposed project would accommodate a population increase estimated at 97 persons. The Quimby Act uses the standard ratio of 3 acres of parkland for every 1,000 residents, thus the proposed project would require approximately 1/2-acre of parkland or payment of park fees. While there would be an increase in use of the existing parks, there would still be more than sufficient parkland for the residents and substantial deterioration is not anticipated. Further analysis in the EIR is not required.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact. Refer to Response 3.15(a). Further analysis in the EIR is not required.

3.16 TRANSPORTATION/TRAFFIC. *Would the project:*

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Potentially Significant Impact. Due to the proposed development of 28 detached single-family homes, the proposed project has the potential to increase traffic in the project vicinity. Further analysis in the EIR is required to determine the significance of potential impacts on intersections within Walnut and adjacent jurisdictions, as applicable.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

Potentially Significant Impact. Refer to Response 3.16(a). Further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. The proposed project would not change air traffic patterns. Therefore, no impact would occur in this regard. Further analysis in the EIR is not required.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Potentially Significant Impact. The proposed project could create hazards due to design features or incompatible uses. The proposed project would be subject to review and approval by the City of Walnut Community Development and Public Works Departments. Access to the project site would be required to comply with all City design standards, which would preclude the potential for dangerous conditions. However, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Result in inadequate emergency access?*



Less Than Significant Impact. The proposed project would not significantly impact the adequacy of existing and future emergency services. Constructed roadways and driveways are required to meet access standards of the Los Angeles County Fire Department. Therefore, less than significant impacts would result from the construction and operation of the proposed project. Further analysis in the EIR is not required.

- f) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Less Than Significant Impact. Foothill Transit operates bus route 289 in the vicinity of the project site, with bus stops located at La Puente Road and Citadel as well as La Puente Road and Lemon Avenue. The availability of public transit within the vicinity of the project site is consistent with the City's General Plan. The proposed project does not include any changes that would impact existing bikeways or bus stops located off-site. Therefore, less than significant impacts would occur in this regard. Further analysis in the EIR is not required.

3.17 UTILITIES AND SERVICE SYSTEMS. *Would the project:*

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Potentially Significant Impact. The proposed uses would generate wastewater that would be conveyed to and treated by the Sanitation Districts of Los Angeles County (LACSD). The State Water Resource Control Board (SWRCB) works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The City is within the jurisdiction of the Los Angeles RWQCB. The LACSD oversees the treatment facilities that serve the City. The LACSD constructs, operates, and maintains facilities to collect, treat, recycle, and dispose of sewage and industrial wastes. Wastewater generated by the proposed project would be conveyed to the San Jose Creek Water Reclamation Facility located in the City of Whittier. As the project's activities, discharges, or proposed activities or discharges from the project site or project operations could affect surface waters, the proposed project would be required to apply for a Waste Discharge Requirements (WDR) permit from the Los Angeles RWQCB.

Although the wastewater flows related to implementation of the proposed project are not anticipated to represent a significant portion of the overall wastewater flows conveyed and treated by either City's system, the degree to which these flows could contribute to an exceedance of the system's capacity has not been determined. Such an exceedance could result in the applicable wastewater treatment plant exceeding the established treatment requirements of the Los Angeles Regional Water Quality Control Board (RWQCB). Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Potentially Significant Impact. As noted in Response 3.17(a), the proposed project's contribution to the wastewater flows to the affected wastewater treatment plant has not been evaluated. As such, it is possible that the project-related flows could require the construction of new treatment facilities, or expansion of new facilities, to meet projected demands. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.



- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Potentially Significant Impact. The project-related storm water flows and the capacity of the stormwater infrastructure serving the project site have not been evaluated. Nonetheless, the introduction of impermeable surfaces and overall alteration of the drainage patterns of the project site could increase stormwater flows in the local stormwater drainage facilities in excess of capacity. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Potentially Significant Impact. The proposed project would require potable water for proposed active uses. Given that the proposed project's water demands have not been estimated, it is not possible to determine the adequacy of the water supplies relative to overall demand. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Potentially Significant Impact. As indicated previously, the degree to which project-related wastewater flows could contribute to an exceedance of the treatment capacity of the affected wastewater treatment plan has not been determined. Therefore, given that the proposed project would contribute flows to the City of Walnut's and the LACSD's wastewater system, Further analysis in the EIR is required to determine the significance of potential impacts.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Potentially Significant Impact. The proposed project would generate solid waste that would require disposal at an appropriate landfill or other disposal facility. The proposed project's contribution to the waste stream at affected landfills has not been evaluated, and it is not possible to assess the adequacy of solid waste disposal capacity in the region through the life of the proposed project. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

Potentially Significant Impact. Refer to Response 3.17(f). Further analysis in the EIR is required to determine the significance of potential impacts.



3.18 MANDATORY FINDINGS OF SIGNIFICANCE.

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Potentially Significant Impact. As discussed in previous sections of this Initial Study, the proposed project could result in significant direct and indirect impacts to wildlife and habitat resources, or to historical resources. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Potentially Significant Impact. The proposed project could contribute to impacts that are individually limited but cumulatively considerable. Analysis is required for each issue area that has been identified as potentially significant pursuant to CEQA Guidelines Section 15130. Cumulative impacts of the proposed project and related projects are considered potentially significant and require further analysis in the EIR to determine the significance of potential impacts.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact. The proposed project could potentially adversely affect human beings, either directly or indirectly. Further analysis in the EIR is required to determine the significance of potential impacts.

3.19 REFERENCES

The following references were utilized during preparation of this Initial Study/Environmental Checklist. These documents are available for review at the City of Walnut, Planning Division, 21201 La Puente Road, Walnut, CA 91789.

City of Walnut General Plan, City of Walnut, July 1978.

City of Walnut General Plan Environmental Impact Report, City of Walnut, July 1978.

City of Walnut 2013-2021 Housing Element, City of Walnut, January 2014.

City of Walnut 2013-2021 Housing Element Draft Initial Study/Mitigated Negative Declaration, Rincon Consulting, December 2013.

Walnut City Code, City of Walnut, as amended through Ordinance No. 13-06 and October 2013 code supplement.

Walnut Zoning Map, City of Walnut.

RBF Consulting, *Phase I Environmental Site Assessment, Alpine Pointe Development Lot 1 & 2 Tract No. 45378, 800 Meadow Pass Road, City of Walnut, County of Los Angeles, State of California*, January 2014.

Rincon, *City of Walnut Rezoning Project Mitigated Negative Declaration*, September 2013.

Seismic Hazards Map, San Dimas Quadrangle, California Department of Conservation, 1999.



4.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 3.0 have been added. A NEGATIVE DECLARATION will be prepared.

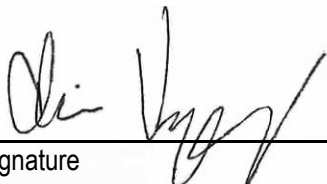
☐

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐


Signature

City of Walnut
Lead Agency

Chris Vasquez
Associate Planner
Printed Name/Title

May 9, 2016
Date



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