



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE BROOKSIDE PROJECT

DATE: June 11, 2018
TO: Agencies, Organizations, and Interested Parties
FROM: City of Walnut, Community Development Department
21201 La Puente Road, Walnut, CA 91789-2018
SUBJECT: Notice of Availability of Draft EIR for The Brookside Project (SCH NO. 2016051030)

Pursuant to Public Resources Code Sections 21092 and 21161 and the California Environmental Quality Act (CEQA) Guidelines Sections 15085 and 15087, notice is hereby given that the City of Walnut (Lead Agency) has completed a Draft Environmental Impact Report (State Clearinghouse No. 2016051030) for The Brookside Project. The City of Walnut has prepared an EIR to analyze environmental impacts associated with implementation of The Brookside Project.

PUBLIC REVIEW PERIOD AND COMMENTS ON THE DRAFT EIR

The City of Walnut is the Lead Agency and has prepared a Draft EIR for the project described below, and is making the Draft EIR available for public review and comment. **The 45-day public review and comment period for the Draft EIR will begin on June 11, 2018 and will end on July 25, 2018, 5:00 PM.** Due to the time limit mandated by State law, all comments must be received by the City no later than 5:00 PM on July 25, 2018. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response.

Provide written comments no later than 5:00 PM on July 25, 2018 to:

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

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

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

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

Walnut Library
21155 La Puente Road
Walnut, CA 91789

Walnut Senior Center
21215 La Puente Road
Walnut, CA 91789

PROJECT LOCATION AND CURRENT USES

The 25.84-acre 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.

The project site is comprised of three parcels, that were formerly occupied by the Brookside Equestrian Center, which closed in 2014. 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 current site grade varies from approximately five hundred seventy-two (572) feet on the south boundary adjacent to La Puente Road to approximately six hundred forty (640) feet on the north boundary. Lemon Creek runs on the south and east side of the property. There are thirty (30) to forty (40) feet-high descending slopes on the north and west property line, adjacent to Meadow Pass Road and North Lemon Avenue.



The site consists of various equestrian-related structures including a Main Barn with ground floor stables and a second-story residence (Main Barn/Residence), a Minor Barn, fenced corrals, maintenance storage facilities, feed sheds, and a covered arena. Additional land uses include an equestrian trail network, improved and unimproved (gravel) roads, parking facilities, large irrigated lawns, horse paddocks, and vacant undeveloped land.

The *City of Walnut General Plan* Land Use & Circulation Map designates the project site as Hillside Single-Family Residential. The Zoning Map designates the project site as Residential Planned Development Zone (RPD). The project site is specifically located in zone designation RPD – 28,500 – 1.3 DU.

PROJECT DESCRIPTION

Currently, the project site is developed with the former Brookside Equestrian Center, which closed in 2014. The site consists of various equestrian-related structures including two (2) 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 (2) of the former Winnett Farm's San Vicente Ranch and Brookside Equestrian Center structures will be retained: Main Barn/Residence and Minor Barn on Lot 4. Within the Main Barn/Residence is space that will be retained for one residential dwelling unit. All other on-site buildings, parking lots, and grass and landscaped areas will be demolished and removed. Separately, mature on-site trees not subject to the Walnut City Code and not located within open space areas will be removed. On-site grading has been adjusted, where feasible, to preserve existing mature trees throughout the site.

The proposed project is a large lot residential community that involves the development of twenty-eight (28) single-family detached home lots, of which twenty-seven will be graded and one will remain in its current state (Lot 4), and ten (10) open space lots located along a central street system with access to Meadow Pass Road. A twenty-six foot (26') wide emergency vehicle access road will be provided from La Puente Road into the project site at the southerly project boundary. One lot – Lot 4 would retain two (2) of the existing equestrian center structures (Main Barn/Residence and Minor Barn).

The proposed project will require the following discretionary approvals from the City of Walnut: Conditional Use Permit 2015-006 and Tentative Tract Map No. 72798.

TOPICS REVIEWED IN EIR

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| ▪ Aesthetics | ▪ Hydrology & Water Quality |
| ▪ Air Quality | ▪ Land Use |
| ▪ Biological Resources | ▪ Noise |
| ▪ Cultural Resources | ▪ Public Services |
| ▪ Geology | ▪ Transportation/Traffic |
| ▪ Greenhouse Gas Emissions | ▪ Utilities |
| ▪ Hazards & Hazardous Materials | |

IDENTIFICATION OF SIGNIFICANT UNAVOIDABLE IMPACTS: None

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

QUESTIONS

Contact Chris Vasquez at (909) 395-7543 x 312 or Cvasquez@ci.walnut.ca.us for information about the proposed project or if you have any questions regarding this notice.