

# BROOKSIDE PROJECT

## FAQ SHEET

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**\*\* Updated May 11, 2021 \*\***

**What components of the proposed project will be maintained by the City and/or Home Owners Association (H.O.A.)?**

### **City Maintained Areas**

- “Brookside Park” (Lot K)
- Brookside Trail
- Public Street (Street A)
- Continued maintenance of street lighting by the current LOSMD.

### **H.O.A. Maintenance Areas**

- Open space(s)
- Private Street
- Infrastructure (such as the bridge and culverts).
- Wilderness Trails

**Has the City considered purchasing the Brookside property to preserve it or turn it into a public park?**

- Brookside has always been privately owned. It was put up for sale by the property owner in 2013;
- City Council authorized a formal offer to acquire the entire Brookside property at full appraised value (*maximum amount a government agency using public monies can offer to acquire private property*);
- The City’s offer for full appraised value was not accepted;
- A significantly higher offer from another buyer was accepted.

**How big is the Brookside property and how many homes are proposed?**

- Brookside is a total of 25.8 acres;
- Proposal is to subdivide the property into twenty-eight (28) residential lots and eleven (11) open space lots;
- Proposal also includes infrastructure (e.g. water and power), public and private streets for access, and public trails.

**Are the streets public or private? Will the proposed project have more than one (1) access point?**

- Project proposes one a public street that transitions into a private street as it traverses south towards La Puente Road;

- Proposed public street provides access into the development from Meadow Pass Road;
- An emergency access road is located at the southern end of the development to provide emergency vehicles access to the property from La Puente Road. This layout has been reviewed by Staff and Public Safety Agencies (Sheriff, Fire, etc.)

**Will the public (non-residents of the development) have access to the private street within the proposed development?**

- Yes. Easements granting and preserving public access through the private street will be recorded to provide the public access through the project site and the proposed trail system.

**Is the development a gated community?**

- No. There will not be any gate(s) restricting access across any portion of the development.

**The Brookside property is historically significant, so why is it not being preserved?**

- Brookside has not attained a City, County, State, or Federal designation as a formal Historical Landmark.

**Is the Developer going to preserve the structures on the property, such as the Carriage House and Barn?**

- Applicant has been advised by City Staff since 2015 that preservation of key features and structures on the property is of great importance to the Community;
- Applicant revised the project, offering dedication of a public park (Lot K) to the City, with a rebuilt replica of the Carriage House;
- The Developer has indicated that costs to restore the original barn and retrofit the structure to current day Building Code standards would require major modifications and would be cost prohibitive.

**I heard that the project will damage or alter the creek and require all the trees from the property to be removed, is this correct?**

- No. Natural features within the project area such as the creek and trees will be enhanced;
- As currently proposed, development will remain clear of the creek;
- Project will increase the tree count by 72 trees to a total of 1,948 on-site;
  - Over 75% of the existing trees throughout the Brookside property will be preserved and not be touched.
- The proposed project is subject to the provisions of the California Environmental Quality Act (CEQA).
- CEQA is State Legislation designed to protect and preserve environmental resources (e.g. natural habitat, waterways, wildlife, etc.) that exist within the project area.
- An Environmental Impact Report (EIR), prepared by a third-party environmental consultant managed by the City (fully paid for by the Developer), has been prepared in compliance with CEQA
  - Document is available for public review here:  
<https://www.cityofwalnut.org/for-residents/departments/community-development/brookside-project>

**Has a final approval been given to the Brookside project?**

- No. In March 2020 the Planning Commission considered the project and recommended to the City Council that the project be approved, with certification of the EIR;
- The City Council will hold a separate, future Public Hearing to consider the Planning Commission's recommendation regarding the Brookside project;
- Staff will provide the appropriate notices more than fifteen (15) days prior to a meeting date.

- Any interested party may contact Staff (Chris Vasquez, [cvasquez@cityofwalnut.org](mailto:cvasquez@cityofwalnut.org) or 909-348-0734) to be included on a mailing list to receive notices, information, etc.

**Am I able to provide input on the project even though the Planning Commission has already reviewed the project?**

- Yes, public input on the project may still be submitted and is encouraged;
- All public comment(s) will be shared with the City Council when the Brookside project is scheduled for a Public Hearing;
- Input can still be provided at a future City Council meeting.

**Is there a date scheduled for the City Council to hold a Public Hearing on the Brookside project?**

- Although a date has not been scheduled, it is anticipated that the Brookside project will be presented to the City Council in March or April 2021;
- Updates on the Brookside project, along with a scheduled City Council meeting date, will be posted to the Brookside project webpage here: <https://www.cityofwalnut.org/for-residents/departments/community-development/brookside-project>

**Where can I view project information and/or history?**

- Please visit the Brookside project page to view a timeline of the project and review all materials related to the project, including development plans, environmental reports, technical studies, and staff reports;
- Brookside project page: <https://www.cityofwalnut.org/for-residents/departments/community-development/brookside-project>

You may also contact the Planning Division at 909-595-7543 or the project planner, Chris Vasquez ([cvasquez@cityofwalnut.org](mailto:cvasquez@cityofwalnut.org) or 909-348-0734) should you have additional questions on the project.