

**MAY 26, 2021**

**BROOKSIDE PUBLIC HEARING - ITEM 3**

**PUBLIC CORRESPONDENCE**

**Letters of Opposition**

**Teresa de Dios**

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**From:** jellolynne [REDACTED]  
**Sent:** Sunday, May 23, 2021 3:52 PM  
**To:** Teresa de Dios  
**Subject:** Equestrian center

I do not want the Walnut Equestrian Center to be demolished. It is so beautiful there. I do not want houses built on that property.

Thank you.

Jeannie Ingal, Walnut Resident  
[REDACTED]

Ps. Please read this at the Walnut City Council meeting.

Sent from my Verizon, Samsung Galaxy smartphone

## Teresa de Dios

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**From:** [REDACTED]  
**Sent:** Monday, May 24, 2021 8:32 AM  
**To:** Teresa de Dios  
**Subject:** Fwd: Brookside - Please read aloud at 5/26 meeting

-----Original Message-----

From [REDACTED]  
To: bpacheco@ci.walnut.ca.us <bpacheco@ci.walnut.ca.us>; ntragarz@ci.walnut.ca.us <ntragarz@ci.walnut.ca.us>;  
eching@ci.walnut.ca.us <eching@ci.walnut.ca.us>; awu@ci.walnut.ca.us <awu@ci.walnut.ca.us>;  
lfreedman@ci.walnut.ca.us <lfreedman@ci.walnut.ca.us>  
Sent: Mon, May 24, 2021 7:24 am  
Subject: Brookside - Please read aloud at 5/26 meeting

May 24, 2021

Walnut City Council

To Walnut City Council Members:

**Please read aloud during the May 26th Brookside meeting.**

18+ year Walnut resident, Janel Law, residing at [REDACTED] Walnut, CA 91789, our family has been able to enjoy the surrounding areas and take part in the serenity and beauty that is within the Brookside property. This property contains structures that have community heritage and cultural value. These structures are historical landmarks and need to be preserved as such for future generations to enjoy.

Anytime a resident looks to make improvements, they must obey the City codes and zoning guidelines. It should be no different to developers, as they should be respectful of the same zoning guidelines that residents must maintain. This is a one of a kind property and therefore the city should take that into account and what the city stands to gain in respect to granting any permits (i.e. use of the land, historical landmarks, city improvements). Conditional Use Permits should only be allowed to enhance the development and to help carry out the General Plan framework on how the City is to be maintained and should not be compromised. This is what makes our city, Walnut, more desirable.

Furthermore, the environmental concerns on this property encompass so much and will require further oversight. We want to maintain not only a good environment for the future of our city but one that will promote the health and safety of the wildlife and the natural waterways with minimal changes. Climate change is real and we should not compromise in this area. In the past couple of years, there was flooding at Lemon & La Puente Road. This flooding could be exacerbated by the building of many homes and the alterations of natural waterways. This should be seriously considered.

If the council decides to issue a Conditional Use Permit to allow the developer to alter the rules surrounding the General Plan framework, it seems only feasible that the structures be made formal Historical Landmarks and surrounding land be dedicated to the city for use by the public, which includes making those streets public and accessible to the public. The public and future generations would have access to all the trails inside the Brookside property, as they have been able to utilize these for years and have built and maintained memories from youth to adulthood, it should remain as such.

I ask the council to not compromise in an area that is so vital to the heart of Walnut and many citizens have come forth and spoken out on these same concerns.

Thank you,

Janel Law

## **Teresa de Dios**

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**From:** WAYNE BREITKREUTZ [REDACTED]  
**Sent:** Tuesday, May 25, 2021 8:26 PM  
**To:** Teresa de Dios  
**Subject:** Our public meeting comments

Please read our comments below at the May 26, 2021 meeting.

Since we mentioned Tom Weiner and Chris Vasques they along with our Walnut City Council should have an advice copy of our comments prior to the meeting.

Wayne and Karen Breitkreutz

[REDACTED]  
Walnut, CA 91789

Mayor Pacheco and Walnut City Council Members  
21201 La Puente Rd.  
Walnut, CA 91789

Dear Mayor Pacheco and Walnut City Council Members.

This letter is to address the proposal to build 28 single family homes at the current Brookside property. Our planning commission's recommendation to approve 28 homes does not agree with Walnut General Plan and zoning guidelines which need to be adhered to.

Last year we asked our Community Development Director, Tom Weiner, for his interpretation of the number of homes allowed in the Brookside property per the Walnut General Plan. His answer was, "12 to 15 homes." Last week Senior Planner, Chris Vasques, told us that, "a maximum of 15 homes." Are allowed at the Brookside property per the Walnut General Plan.

Our city needs to treat developers the same as a Walnut home owner requesting a building permit. As a home owner, we have been held to exact building standards and inspections as written in the Walnut General Plan. Developers that attend Planning and City Council meetings with their attorneys to request deviations from the general plan should not be given special consideration while Walnut home owners without legal representation are not given special consideration.

The developer's plans show only one open street entrance into the tract. That entrance is off Meadow Pass Rd. There is another entrance off La Puente Rd. Adjacent to the fire station. However, because of fire department ordinances, that entrance will be permanently chained up and locked. Due to there being only one viable entrance, this poses a safety issue for there to be more than 15 homes.

Another concern is the fact that once this street entrance goes into the tract it becomes a private road! The city of Walnut has never allowed a private road through any of its developments. Why are we starting this new precedence now without the approval of the residents of Walnut?

Our city plans were drawn up with a lot of hard work and consideration for the safety and well being of our residents as well as legal ramifications for our city. There should not be arbitrary deviations to meet the desires of a developer at the cost of the safety and well being of Walnut residents.

Sincerely,  
Wayne and Karen Breitkreutz

**Teresa de Dios**

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**From:** Estella Rivera Yamane [REDACTED]  
**Sent:** Wednesday, May 26, 2021 3:24 AM  
**To:** Teresa de Dios  
**Subject:** Brookside Development Public Hearing May 26, 2021

Dear Walnut Mayor and Council.

The attached 2- page letter is to be read at the Brookside Development Public Hearing to be held on Wednesday, May 26, 2021 at 7:00pm.

Thank you in advance.

Estella Rivera Yamane  
[REDACTED]  
Walnut, CA 91789  
[REDACTED]

May 25, 2021

Subject: Brookside Development Public Hearing  
May 26, 2021

Dear Walnut Mayor and Council:

I am requesting that this letter be read on my behalf at the Brookside Development Public Hearing on May 26, 2021.

I have been a resident of the City of Walnut for over 35 years. I take pride in our City and Community because of its residents, public reputation, living status, diversity, top rated school district, historical culture, values and uniqueness.

An excerpt from the City of Walnut Mission Statement, Section: **"We will enhance civic pride by: Honoring the City's History."** Based on the City's Mission statement, at this time, I am against the Brookside Project as proposed for the following reasons:

1. **Developer:** Spring Meadows Homes, LLC and Meadow Pass Estates, LLC, other than an office suite in the City of Industry and a contact of Mr. Jack Su, are they a United States company/corporation or a foreign entity and/or Holding Company operating in the United States? Once the homes are constructed will the developer continue to maintain the structural quality and integrity of the homes and potential construction concerns which may occur after development, etc.?

Respectfully, a developer with the financial backing to purchase property and build homes that will not in **Good Faith** help to preserve/restore/retrofit the cultural history and values of the City of Walnut such as, **The Main Barn, with Carriage House and Minor Barn** because it's cost prohibitive in my opinion is looking out for their personal gain and NOT in the interest and future of the City of Walnut and its residents. The developer's alternate recommendation to demolish and create a reproduction is an unacceptable solution;

2. **Zoning Guidelines** must be strictly adhered to, existing reports re-examined and audited periodically as part of the conditions of final approval. The number of homes built should not exceed the City of Walnut zoning guidelines;
3. **Fish and Wildlife** must be strictly adhered to per the guidelines of the California Department of Fish and Wildlife to manage California's diverse fish, wildlife and plant resources and the habitats upon which they depend for their ecological values and for their use and enjoyment by the



public (all Walnut residents). California Department of Fish and Wildlife approval required as a condition of final approval;

4. **Environment**, creeks, trees and trails must be maintained with access for all Walnut resident, use and public enjoyment. Existing reports re-examined as a condition of final approval.

Sincerely,

  
Estella Rivera Yamane

  
Walnut CA 91789

**Teresa de Dios**

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**From:** H&W Toy <[REDACTED]>  
**Sent:** Wednesday, May 26, 2021 11:53 AM  
**To:** Teresa de Dios  
**Subject:** Fwd: Brookside Development Public Hearing

Hi Teresa,

I received this from my neighbor [REDACTED] I have asked her to send it to you to be read at the meeting tonight. Did you receive it? Can you accept this from me?

Thanks,  
Wendy

----- Forwarded message -----

**From:** Helen Ton [REDACTED]  
**Date:** Wed, May 26, 2021, 7:46 AM  
**Subject:** Brookside Development Public Hearing  
**To:** H&W Toy [REDACTED]

*Dear Walnut Mayor & Council,  
I am firmly against the Brookside project as proposed. Zoning guidelines for this property requiring larger lots of 28,500 sf should be a primary consideration. The Main Barn with Carriage House & Minor Barn should remain due to their very important cultural value to the City. All trails should be made public. Environmental concerns should be scrutinized to protect the biodiversity of the property. All mitigation measures, in every category, in the Environmental Impact Reports should be re-examined. Thank you.*

*Sincerely*

*Helen Ton*

**From:** [Teresa de Dios](#)  
**To:** [REDACTED]  
**Cc:** [Ray Markel](#)  
**Subject:** RE: Brookside Development Public Hearing  
**Date:** Wednesday, May 26, 2021 7:22:21 PM

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Email received.

**Teresa De Dios** | City Clerk | City of Walnut

21201 La Puente Road | Walnut, CA 91789 |

☎ (909) 348-0710 | 📠 (909) 595-6095

✉ [tdedios@cityofwalnut.org](mailto:tdedios@cityofwalnut.org)

🌐 [www.cityofwalnut.org](http://www.cityofwalnut.org)

City Hall Office Hours: Monday – Thursday; 7 a.m. – 6 p.m.

Closed Fridays

As of July 13, 2020, Walnut City Hall, City Clerk's Office, and other City facilities will be closed to the public per the County's Safer at Home Order to stop the spread of COVID-19. All services to the public will be provided by phone, appointment, or email. For specific questions regarding COVID-19, residents can visit the City's website at <https://www.cityofwalnut.org/for-residents/coronavirus-information>

**From:** [REDACTED]  
**Sent:** Wednesday, May 26, 2021 7:06 PM  
**To:** Teresa de Dios <[tdedios@ci.walnut.ca.us](mailto:tdedios@ci.walnut.ca.us)>  
**Subject:** Brookside Development Public Hearing

Dear Walnut City Council:

I have lived in the City of Walnut for over 28 years. I reside at: [REDACTED] Walnut.

The purpose of the e-mail message is to advise you that I'm strongly against the Brookside project as proposed. Zoning guidelines for this property requiring larger lots of 28,500 square feet should be a primary consideration.

The Main Barn with Carriage House & Minor Barn should remain due to their very important cultural value to the city. All trails should be made public. Environmental concerns should be scrutinized to protect the biodiversity of the property. All mitigation measures, in every category, in the Environmental Impact Reports should be re-examined.

Thank you for your consideration in this matter.

Sincerely,

Kevin Bush

MAY 26, 2021 WENDY TOY - COUNCIL PUBLIC HEARING TESTIMONY  
**RE: BROOKSIDE DEVELOPMENT**

GOOD EVENING MAYOR & COUNCIL,

I'M WENDY TOY, A 37-YEAR RESIDENT.

YOUR BROOKSIDE DEVELOPMENT DECISION TONIGHT WILL TEST THE  
GENERAL PLAN'S REPEATED USE OF THESE QUOTED PHRASES:

“RECOGNIZING & SUPPORTING ITS EQUESTRIAN HERITAGE & RURAL  
CHARACTER,”

“PRESERVING RIPARIAN HABITATS,”

“ESTABLISHING STANDARDS FOR MINIMUM LOT SIZES,” AND,  
“PRESERVING UNIQUE PLACES.”

IT WILL ALSO TEST THE GENERAL PLAN'S “CULTURAL LANDMARK”  
DESIGNATION GIVEN TO THE BROOKSIDE PROPERTY – SUCH  
LANDMARKS ARE DEFINED AS ONES THAT (QUOTE) “CELEBRATE  
WALNUT'S HISTORY.”

AS YOU KNOW, PRIOR TO THE MARCH 4, 2020 PLANNING MEETING,  
FOUR OF US DELIVERED OVER 500 WALNUT RESIDENT SIGNATURES.  
THE PETITION REQUESTED THAT THE CITY ADHERE TO ZONING  
GUIDELINES WHERE THIS PROPERTY REQUIRES LOTS OF 28,500SF & TO  
RETAIN THE MAIN BARN WITH CARRIAGE HOUSE & MINOR BARN.  
INTERESTINGLY, WHEN PETITIONING STARTED, THE STRUCTURES  
WERE PART OF THE PLAN FOR ABOUT 4 YEARS. AFTER THE FIRST SET

OF SIGNATURES WERE DELIVERED, THE STRUCTURES WERE REMOVED FROM THE PLAN. NOW A SMALL REPLICA FAÇADE BUILDING IS PROPOSED BUT THAT WILL NEVER COMMEMORATE THE FACT THAT A NATIONALLY KNOWN BUSINESS TYCOON OWNED 2000 ACRES FOR A WEEKEND HOME KNOWN AS RANCHO SAN VICENTE IN THE 1930s UNTIL HIS PASSING IN THE 1960s. THIS PROPERTY IS THE FINAL 25 ACRES OF THOSE, AND THE FOOTPRINTS OF HIS STABLE & MINOR BARN STILL STAND. AS PER OUR DETAILED CORRESPONDENCE ON THIS POINT, THE EIR CRITERIA WAS, IN FACT, MET FOR HISTORIC INCLUSION, BUT, THE EIR DENIED THAT.

IN OUR DECEMBER 4, 2019 CORRESPONDENCE, WE REQUESTED THAT “AN EXPERT, INDEPENDENT PRESERVATIONIST CONSULTANT” BE RETAINED FOR FURTHER ASSESSMENT OF ALL STRUCTURES SINCE REMODELING TOOK PLACE AS RECENTLY AS THE 1980s.

THE PROPERTY WAS ZONED AS IT WAS FOR A REASON – IT IS A UNIQUE PROPERTY WITH TREMENDOUS ENVIRONMENTAL CONCERNS. THE EIR DETAILED THAT CONSTRUCTION SHOULD BE AVOIDED JAN 1 – AUG 31 TO AVOID WILDLIFE DISTURBANCE. CAN THAT, AND THE



LONG LIST OF OTHER ENVIRONMENTAL IMPACTS, TRULY BE MITIGATED? I DON'T THINK SO.

THE PLANNING COMMISSION HAS MOVED FORWARD TO COUNCIL THE GRANTING OF A CONDITIONAL USE PERMIT IN ORDER TO INCREASE THE # OF LOTS. THE COMMISSION REJECTED OUR PETITION, PUBLIC OUTRAGE, AND ALSO STAFF'S RECOMMENDATION TO CONSIDER ALTERNATIVES THAT WERE MORE ENVIRONMENTALLY-SOUND & THAT ADHERED TO ZONING GUIDELINES. WHILE A CUP IS ALLOWED, IT IS NOT A RIGHT. APPROPRIATE CONDITIONS SHOULD BE MET IF MORE THAN 15 LOTS ARE ALLOWED. THE SLOPE, CREEK & TRAIL ARE NOT USABLE LAND FOR HOME BUILDING AND THE CALCULATION OF 1.3DU/ACRE SHOULD NOT INCLUDE THAT LAND BECAUSE 28,500 SF AND 1.3DU/ACRE SHOULD HAVE A SYNCHRONOUS RELATIONSHIP.

THE TRAIL HAS ALWAYS BEEN DESIGNATED FOR PUBLIC USE UNDER THE CONDITIONS OF APPROVAL. THEREFORE, THE ARGUMENT THAT THE DEVELOPER IS GIVING US THE TRAIL, IN MY OPINION, IS A MISREPRESENTATION. ADDITIONALLY, WE FEEL ALL TRAILS WITHIN THE DEVELOPMENT SHOULD BE FOR PUBLIC USE.

ANOTHER CHALLENGE IS THAT BY CREATING MORE IMPERVIOUS SURFACES ON THE PROPERTY, THE WELL-KNOWN FLOODING THAT OCCURS AT LEMON & LA PUENTE RD COULD WELL BECOME MORE PROBLEMATIC IN THE FUTURE, BOTH ON & OFF THIS PROPERTY.

MY COMMENTS TONIGHT ARE ONLY A BRIEF SUMMARY OF THE COMPLEX ISSUES. YOU ARE IN RECEIPT OF FIVE COMPREHENSIVE LETTERS FROM US WITH SUPPORTING DATA ATTACHED. WE ARE REQUESTING EITHER DENIAL OF THIS PROJECT OR VARIOUS COMPROMISE POSSIBILITIES. THE ARGUMENT THAT THE “DEVELOPER IS A LANDOWNER AND CAN DO AS THEY WISH” IS NOT TRUE UNLESS THE COUNCIL ALLOWS IT.

TONIGHT’S DECISION IS POISED TO HAVE A LONG-LASTING EFFECT ON OUR CITY. EITHER WE WILL KNOW THAT THE GENERAL PLAN MEANS SOMETHING OR IT DOESN’T.

OUR GROUP HAD MANY INTERACTIONS WITH COMMUNITY DEVELOPMENT WHO WERE ALWAYS HELPFUL AND CONSIDERATE. WE ASKED SOME OF THE SAME QUESTIONS OVER AND OVER TO MAKE CERTAIN THAT OUR FACTS WERE CORRECT.

REGARDING THE PLAN ITSELF (SPEAKING FOR MYSELF)– I THINK IT COULD BE BETTER. THE 8 LOTS RUNNING PARALLEL TO LEMON FACE

EAST. SO, TRAIL USERS WILL BE LOOKING AT BACKYARD WALLS ON ONE SIDE. THE HOMEOWNERS WILL HAVE NO VIEW OF WHAT THE DEVELOPER IS SAYING WILL BE BEAUTIFUL OPEN SPACE. IF THE ROADWAY WAS MOVED AND THE LOTS FACED WEST THE ROAD WOULD CREATE A NATURAL BARRIER TO KEEP THE PUBLIC AWAY FROM HOMES, HOMEOWNERS WOULD HAVE A VIEW OF THE CREEK & OPEN SPACE, AND WALKING ON THE TRAIL WOULD BE A MUCH MORE ESTHETIC EXPERIENCE.

THANK YOU.





PUBLIC COMMENT FORM

5/25/21

THE BROOKSIDE PROJECT  
ENVIRONMENTAL IMPACT REPORT

2 pgs +  
Attachments

NAME AND ADDRESS OF COMMENTOR: (include group or public agency affiliation, as applicable)

J. Petzold  
Walnut, CA

Telephone Number/Email (Optional):

COMMENTS:

Please provide your comments on potential environmental issues/impacts that you feel should be addressed in further detail in the EIR. Attach additional pieces of paper, as needed.

This form and/or additional comments can be submitted to City Staff at the Scoping Meeting. Comments can also be emailed, mailed, faxed or hand-delivered to:

Mr. Chris Vasquez, Associate Planner  
City of Walnut, 21201 La Puente Road, Walnut, CA 91789  
Fax: 909-595-6095  
Email: cvasquez@ci.walnut.ca.us

I object to this project as there will be adverse environmental impacts to the community and increased taxes. I believe that Meadows Park Estates & Spring Meadows Homes will develop and sell the subdivided properties to their own country folks before selling to minorities, and as such will create an imbalance in the racial demographics in the City of Walnut, as has happened in numerous cities in the LA County. This influx will cause a troubling shift in the structure of local govt. History will repeat itself. (See attached Census.)

**QuickFacts**

Diamond Bar city, California; Hacienda Heights CDP, California; Rowland Heights CDP, California; Walnut city, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a population of 5,000 or more.

Table

All Topics	Diamond Bar city, California	Hacienda Heights CDP, California	Rowland Heights CDP, California	Walnut city, California
Population estimates, July 1, 2019, (V2019)	55,720	X	X	29,685
<b>PEOPLE</b>				
<b>Population</b>				
Population estimates, July 1, 2019, (V2019)	55,720	X	X	29,685
Population estimates base, April 1, 2010, (V2019)	55,568	X	X	29,177
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	0.3%	X	X	1.7%
Population, Census, April 1, 2010	55,544	54,038	48,993	29,172
Population, Census, April 1, 2020	X	X	X	X
<b>Age and Sex</b>				
Persons under 5 years, percent	▲ 5.3%	▲ 5.2%	▲ 7.1%	▲ 4.1%
Persons under 18 years, percent	▲ 20.0%	▲ 19.3%	▲ 18.6%	▲ 18.0%
Persons 65 years and over, percent	▲ 16.7%	▲ 18.9%	▲ 18.3%	▲ 20.4%
Female persons, percent	▲ 52.0%	▲ 49.5%	▲ 50.8%	▲ 51.1%
<b>Race and Hispanic Origin</b>				
White alone, percent	▲ 27.7%	▲ 36.7%	▲ 19.6%	▲ 20.6%
Black or African American alone, percent (a)	▲ 3.6%	▲ 1.1%	▲ 1.4%	▲ 4.3%
American Indian and Alaska Native alone, percent (a)	▲ 0.4%	▲ 0.7%	▲ 0.5%	▲ 0.5%
Asian alone, percent (a)	→ ▲ 58.4%	→ ▲ 40.3%	→ ▲ 62.4%	→ ▲ 63.1%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.1%	▲ 0.1%	▲ 0.3%	▲ 0.4%
Two or More Races, percent	▲ 3.8%	▲ 2.8%	▲ 3.0%	▲ 3.4%
Hispanic or Latino, percent (b)	▲ 18.6%	▲ 45.5%	▲ 26.4%	▲ 20.2%
White alone, not Hispanic or Latino, percent	▲ 17.0%	▲ 11.9%	▲ 8.0%	▲ 10.4%
<b>Population Characteristics</b>				
Veterans, 2015-2019	1,536	1,898	1,212	889
Foreign born persons, percent, 2015-2019	45.5%	40.4%	54.1%	49.9%
<b>Housing</b>				
Housing units, July 1, 2019, (V2019)	X	X	X	X
Owner-occupied housing unit rate, 2015-2019	76.0%	75.3%	63.8%	84.9%
Median value of owner-occupied housing units, 2015-2019	\$664,400	\$595,700	\$637,900	\$774,400
Median selected monthly owner costs -with a mortgage, 2015-2019	\$2,528	\$2,369	\$2,446	\$2,784
Median selected monthly owner costs -without a mortgage, 2015-2019	\$718	\$568	\$671	\$708
Median gross rent, 2015-2019	\$2,071	\$1,882	\$1,613	\$2,359
Building permits, 2020	X	X	X	X
<b>Families &amp; Living Arrangements</b>				
Households, 2015-2019	17,904	16,320	14,724	9,069
Persons per household, 2015-2019	3.13	3.37	3.41	3.29
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	89.8%	93.4%	90.1%	92.8%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	60.6%	64.4%	75.8%	65.2%
<b>Computer and Internet Use</b>				
Households with a computer, percent, 2015-2019	97.1%	95.7%	95.6%	97.6%
Households with a broadband Internet subscription, percent, 2015-2019	93.7%	90.9%	91.3%	95.3%
<b>Education</b>				
High school graduate or higher, percent of persons age 25 years+, 2015-2019	94.2%	86.1%	86.3%	92.2%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	54.9%	34.1%	39.7%	52.7%
<b>Health</b>				
With a disability, under age 65 years, percent, 2015-2019	5.0%	5.4%	3.9%	3.5%

**QuickFacts**

**Monterey Park city, California; San Marino city, California**

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

All Topics	Monterey Park city, California	San Marino city, California
Population estimates, July 1, 2019, (V2019)	59,669	13,048
<b>PEOPLE</b>		
<b>Population</b>		
Population estimates, July 1, 2019, (V2019)	59,669	13,048
Population estimates base, April 1, 2010, (V2019)	60,225	13,101
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	-0.9%	-0.4%
Population, Census, April 1, 2010	60,269	13,147
Population, Census, April 1, 2020	X	X
<b>Age and Sex</b>		
Persons under 5 years, percent	▲ 4.2%	▲ 3.5%
Persons under 18 years, percent	▲ 17.3%	▲ 22.8%
Persons 65 years and over, percent	▲ 21.3%	▲ 20.7%
Female persons, percent	▲ 51.9%	▲ 50.9%
<b>Race and Hispanic Origin</b>		
White alone, percent	▲ 14.0%	▲ 31.5%
Black or African American alone, percent (a)	▲ 0.7%	▲ 1.9%
American Indian and Alaska Native alone, percent (a)	▲ 0.5%	▲ 0.0%
Asian alone, percent (a)	→ ▲ 65.6%	→ ▲ 60.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.5%	▲ 0.2%
Two or More Races, percent	▲ 1.8%	▲ 3.1%
Hispanic or Latino, percent (b)	▲ 28.5%	▲ 6.3%
White alone, not Hispanic or Latino, percent	▲ 3.9%	▲ 28.3%
<b>Population Characteristics</b>		
Veterans, 2015-2019	1,445	251
Foreign born persons, percent, 2015-2019	53.6%	41.9%
<b>Housing</b>		
Housing units, July 1, 2019, (V2019)	X	X
Owner-occupied housing unit rate, 2015-2019	52.1%	86.1%
Median value of owner-occupied housing units, 2015-2019	\$616,000	\$2,000,000+
Median selected monthly owner costs -with a mortgage, 2015-2019	\$2,424	\$4,000+
Median selected monthly owner costs -without a mortgage, 2015-2019	\$543	\$1,445
Median gross rent, 2015-2019	\$1,400	\$3,293
Building permits, 2020	X	X
<b>Families &amp; Living Arrangements</b>		
Households, 2015-2019	19,955	4,487
Persons per household, 2015-2019	3.02	2.92
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	90.8%	92.7%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	75.1%	52.5%
<b>Computer and Internet Use</b>		
Households with a computer, percent, 2015-2019	91.3%	96.2%
Households with a broadband Internet subscription, percent, 2015-2019	84.6%	93.2%
<b>Education</b>		
High school graduate or higher, percent of persons age 25 years+, 2015-2019	79.3%	97.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	31.8%	78.1%
<b>Health</b>		
With a disability, under age 65 years, percent, 2015-2019	4.6%	2.7%
Persons without health insurance, under age 65 years, percent	▲ 7.9%	▲ 2.4%
<b>Economy</b>		
In civilian labor force, total, percent of population age 16 years+, 2015-2019	56.8%	55.5%
In civilian labor force, female, percent of population age 16 years+, 2015-2019	51.6%	48.6%

5/25/21

pg 2

Considering the political situation in our country, this massive project should not go forward without carving out legal assurances that there will be equitable opportunities for USA Americans to purchase these properties, and for a level playing field for USA Americans to afford to pay the price, as offered for the properties, because they will be paying out of their own pockets.

If the shoe was on the other foot they would do the same, so I think everyone should understand this commentary and my objections.

I love everybody but I love America too.

Peace.

**MAY 26, 2021**

**BROOKSIDE PUBLIC HEARING - ITEM 3**

**PUBLIC CORRESPONDENCE**

**Letters of Support**

## Teresa de Dios

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**From:** Carlos Rodriguez <[REDACTED]>  
**Sent:** Friday, May 21, 2021 5:40 PM  
**To:** Bob Pacheco; Eric Ching; Ifreedman@cityorwalnut.org; Nancy Tragarz; Allen Wu  
**Cc:** Tom Weiner; Teresa de Dios  
**Subject:** BIA Baldy View Chapter  
**Attachments:** BIA Letter of Support - Walnut City Council - 5-21-21.pdf

Good afternoon Mayor Pacheco and fellow City Council Members,

Please see the attached letter and thank you for your consideration.

Best regards,

BUILDING FORWARD



ADVOCATING FOR BUILDERS  
SINCE 1923

**Carlos Rodriguez**  
Executive Officer, Baldy View Chapter

Building Industry Association of Southern California, Inc.

[REDACTED] [www.biabuild.com](http://www.biabuild.com)

**New Mailing Address:** [REDACTED]  
Baldy View • Los Angeles/Ventura • Orange County • Riverside County





May 21, 2021

Walnut City Council  
City of Walnut  
21201 La Puente Road  
Walnut, CA 91789

**Subject: Support of Brookside Residential Development**

Dear Mayor Pacheco and fellow City Council Members,

The Building Industry Association of Southern California Baldy View Chapter (BIA) represents thousands of homebuilding industry leaders, building trades, and associates to advocate for housing of all types to be built in the region. Each time a responsible City Council approves a new residential development proposal, another step is taken towards meeting the increasing demand for new homes. As such, we write to urge you to approve the Brookside application to build 28 homes on the site of the abandoned Brookside Equestrian Center.

Just as significantly, however, we are watching the Council's consideration of this project because we see it as an outstanding example of a well-planned development proposal with an unusual level of public benefits. Brookside deserves your consideration and approval for features like:

- Setting aside 42% of the site as open space, including 32% of the site that will be dedicated to the City upon approval, guaranteeing permanent preservation of Lemon Creek and providing public access to a developer-funded new City trail that will replace the current private trails on the site.
- Funding of public trail and open space maintenance by Brookside's future homeowners through a dedicated City Landscape and Open Space Management District.
- A commitment by the developer to rebuild or renovate the main stable exterior and dedicate it to the City within a new 0.9-acre public City park to be built by the developer to a design approved by the City.
- Addressing all potential environmental impacts through site design and mitigations that reduce all of Brookside's impacts to below CEQA significance thresholds.

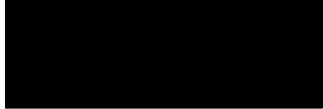
In our extensive experience with proposed new home developments, Brookside's public benefits and the value of the land the developer will dedicate to the City represent an unusually generous benefits package for a development of only 28 homes.

We want to express our gratitude for the considerable time and effort dedicated by you, the Planning Commission and staff to analyzing the Brookside proposal. We understand the complexities involved in making your decision such as considering the quality of the proposal, the developer's rights, as well as the positive support and negative concerns expressed by your residents. We also know the considerable pressure you are under from SCAG and the state to approve more units, and ultimately make a supportable decision that is in the city's best interests.



In closing, Brookside fulfills the objectives of your RPD zoning district by generating a well planned, environmentally sensitive development. It also has no unmitigated environmental impacts and offers a truly exceptional level of public benefits. The BIA supports the fulfilment of the City of Walnut's General Plan and zoning regulations and strongly urges approval of the Brookside development proposal. Thank you for your consideration.

Sincerely,



Carlos Rodriguez,  
Executive Officer

cc: Tom Weiner, Assistant City Manager  
Teresa DeDios, City Clerk





## Teresa de Dios

---

**From:** Steve Greco [REDACTED]  
**Sent:** Tuesday, May 25, 2021 9:46 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Sincerely,

Steve

**Steve Greco** | Director of Sales - West

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**Teresa de Dios**

---

**From:** Glen Brouwer <[REDACTED]>  
**Sent:** Tuesday, May 25, 2021 9:56 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Glen

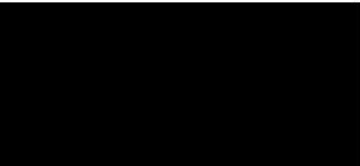
.....

**Glen Brouwer, ASLA**

CFO | Partner  
California Licensed Landscape Architect #3465



LANDSCAPE ARCHITECTS



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## Teresa de Dios

---

**From:** Mark Christmann [REDACTED]  
**Sent:** Tuesday, May 25, 2021 9:59 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Mark Christmann  
Director of Sales and Marketing  
**T.M. COBB**

## Teresa de Dios

---

**From:** Galliford, Juanita (US/SM-SANC) [REDACTED]  
**Sent:** Tuesday, May 25, 2021 10:02 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Kind regards,  
Juanita Galliford ASID, AKBA, CID

BSH Home Appliances Corporation  
Architect & Design Builder Manager

[REDACTED]

<https://www.bosch-home.com/us/>  
<https://www.thermador.com/us/>  
<https://www.gaggenau.com/us/>



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## Teresa de Dios

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**From:** Kris Weber [REDACTED]  
**Sent:** Tuesday, May 25, 2021 10:33 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Kris Weber  
BIAOC Board Member

**Kris Weber**  
Principal  
Hunsaker & Associates Irvine, Inc.



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## **Teresa de Dios**

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**From:** Steve Taylor [REDACTED]  
**Sent:** Tuesday, May 25, 2021 10:40 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Steve Taylor  
[REDACTED]

Sent from my iPhone

## Teresa de Dios

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 25, 2021 11:09 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved. Also, California is in a housing crisis and new developments such as this are most needed.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Thank you  
Gretchen Fuog

**Gretchen Fuog** - Sr Account Coordinator

[REDACTED]  
[www.kovachmarketing.com](http://www.kovachmarketing.com)

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## Teresa de Dios

---

**From:** Manju Pai [REDACTED]  
**Sent:** Tuesday, May 25, 2021 11:19 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Thank you,  
Best Regards,

Manju Pai  
AIA, LEED AP

**studioπ<sup>2</sup>**  
architecture + design

[REDACTED]  
<http://www.studiopi2.com>

SBA 8(a), WOSB, DBE, WMBE



**Teresa de Dios**

---

**From:** Andrea Villanueva [REDACTED]  
**Sent:** Tuesday, May 25, 2021 11:53 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Andrea Villanueva

--



**Andrea Villanueva | Account Director**

Get Community [REDACTED]  
getcommunity.com  
[REDACTED]

## Teresa de Dios

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**From:** Coniglio, Bryan [REDACTED]  
**Sent:** Tuesday, May 25, 2021 1:28 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

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Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Sincerely,

Bryan Coniglio

**Bryan M Coniglio**

SVP, Southern California Area Manager  
FNTG Builder Services

[REDACTED]  
[REDACTED]  
 [www.FNTGBuilderServices.com](http://www.FNTGBuilderServices.com)



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Contact your local Fidelity National Title Group Builder Services branch for information on any modified office hours and procedures for visitors.

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**Teresa de Dios**

---

**From:** Tom Grable [REDACTED]  
**Sent:** Tuesday, May 25, 2021 1:46 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved. Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Tom Grable

 **Tom Grable**  
DIVISION PRESIDENT

E [REDACTED]  
O [REDACTED]  
W [TriPointeHomes.com](mailto:TriPointeHomes.com)  
A [REDACTED]

► 2019 BUILDER OF THE YEAR  
Builder and Developer Magazine

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**Teresa de Dios**

---

**From:** shawn monterastelli [REDACTED]  
**Sent:** Tuesday, May 25, 2021 3:05 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

--Shawn Monterastelli

## Teresa de Dios

---

**From:** Maribel Maciel [REDACTED]  
**Sent:** Tuesday, May 25, 2021 3:35 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

---

Maribel Maciel | Corporate Contract Manager  
**Warmington Residential**

[REDACTED]  
[HomesByWarmington.com](https://www.HomesByWarmington.com)



**Teresa de Dios**

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 25, 2021 4:18 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Best Regards,

**Mohamad T Younes, P.E.** | Senior Vice President



**Riverside Office**

**PLEASE NOTE OUR NEW ADDRESS**

[REDACTED]

[REDACTED]



**Teresa de Dios**

---

**From:** Sean Doyle [REDACTED]  
**Sent:** Tuesday, May 25, 2021 5:24 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside public hearing: Support  
**Importance:** High

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

**Sean Doyle**  
VP, Forward Planning



**TaylorMorrison.**



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**Teresa de Dios**

---

**From:** M Simpson [REDACTED]  
**Sent:** Tuesday, May 25, 2021 6:39 PM  
**To:** Teresa de Dios  
**Subject:** Brookside Residential Homes

Hello Sir,

RE: Agenda Item No. #3, Public Hearing and Staff Reports

Regarding the above agenda item, I would like to give a vote of support to allow this opportunity to have a passing vote. With so many investors and out of state buyers giving competition to first time and maybe move up homeowners, they need this opportunity.

Thank you for taking the time to read this email.

Michael Simpson



## **Teresa de Dios**

---

**From:** Peter Warda [REDACTED]  
**Sent:** Wednesday, May 26, 2021 10:57 AM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside Public Hearing – Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Regards,

**Peter Warda**

## **Teresa de Dios**

---

**From:** Danny Wu [REDACTED]  
**Sent:** Wednesday, May 26, 2021 11:01 AM  
**To:** Teresa de Dios  
**Subject:** 5/26 Walnut City Council Mtg. - Brookside Item

Hi Theresa, Please pass on my email below to the respective City Councilmembers for tonight's action.

Thanks,  
Danny

Dear Mayor Pacheco and Honorable City Councilmembers:

My family and I have been residents of the City of Walnut for 16 years, and for 7 years I had the privilege of serving on the Walnut Planning Commission until the end of 2020. I am writing to you today not only as a resident and former Planning Commissioner, but as a practicing professional with a degree in Urban Planning and certified with the American Institute of Certified Planners, or AICP, the only nationwide independent organization that verifies a planner's qualifications in terms of education, experience, breadth of knowledge, and ethical practice. So I take my professional knowledge very seriously and I come to you both as a professional urban planner and as a resident with children in our local schools with a vested interest in preserving the wonderful quality of life we all enjoy.

The Brookside project was presented to the Planning Commission several times over the past several years. As I recall, the original proposed development was much more dense, compared to the current CUP proposal. Each time the plan came before the Planning Commission, further concessions were made, and the plan improved with more resident, staff, and Commission members input.

The current plan that is before you was supported by the Planning Commission, with no opposition, and I believe it deserves your support for the following reasons: 1) It is proposing 28 homes, which is less than what the applicant is legally permitted to build when compared to the R1 zoning for the property; 2) solves the issue of the Brookside equestrian barn, giving it to the community as a passive park, and 3) It dedicates trails, which are currently in private ownership, into public use for all of residents to enjoy.

It's hard for me to imagine another developer coming in and having a better plan that benefits the city more than the one before you, with the amount of open space being offered, the creation of a new park, only 28 homes on large lots in a residentially-zoned community, minimal traffic impacts, and the overall good design of the project. I strongly believe the applicant has followed all of the City's requirements and CUP requirements and has negotiated in good faith, making many accommodations to address the community's concerns.

As our elected council members, I urge you to advance good planning in Walnut by supporting the Brookside project. It is a project well deserving of your support.

Sincerely,

Danny Wu

**Teresa de Dios**

---

**From:** John Musella (TMG) [REDACTED]  
**Sent:** Wednesday, May 26, 2021 2:13 PM  
**To:** Teresa de Dios  
**Subject:** Comment for Brookside Public Hearing – Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

**JOHN MUSELLA**

## Teresa de Dios

---

**From:** Ryan Combe [REDACTED]  
**Sent:** Wednesday, May 26, 2021 3:10 PM  
**To:** Teresa de Dios  
**Cc:** [REDACTED]  
**Subject:** Comment for Brookside public hearing: Support

Dear members of the City Council:

I am writing to urge you to vote in support of the Brookside development proposal. As a member of the building industry, I am concerned about the difficulty we are experiencing getting good projects approved.

Brookside is a case in point. It is a small, low-density project that will provide millions of dollars in public benefits and has no significant environmental impacts. Still, it faces strident opposition. If a City Council were to turn down a project like this, I wonder how we will ever address the current crisis of low housing supply and high housing costs, so I urge you to approve the Brookside development proposal.

Sincerely,  
Ryan Combe

**From:** [Teresa de Dios](#)  
**To:** [REDACTED]  
**Cc:** [Ray Markel](#)  
**Subject:** RE: Brookside Development comments  
**Date:** Wednesday, May 26, 2021 7:30:40 PM

---

Email received.

Thank you,

**Teresa De Dios** | City Clerk | City of Walnut  
21201 La Puente Road | Walnut, CA 91789 |  
☎ (909) 348-0710 | 📠 (909) 595-6095  
✉ [tdedios@cityofwalnut.org](mailto:tdedios@cityofwalnut.org)  
🌐 [www.cityofwalnut.org](http://www.cityofwalnut.org)

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**From:** Betty Huang [REDACTED]  
**Sent:** Wednesday, May 26, 2021 7:29 PM

**To:** Teresa de Dios

**Subject:** Brookside Development comments

Good evening, Council members. My name is Betty Huang. I live and work in Walnut and would like to thank you for this opportunity to support the Brookside development proposal.

I'd like to start by acknowledging the concerns I've heard about this project. It will bring changes, and many wish all these changes could just stop. I understand that and can sympathize because everyone has fond memories of earlier times. But I believe you as our elected Council members decided to serve Walnut not because you wanted to freeze the city as it is, but because you wanted to manage change in the best interests of the City and its residents. You have before you a case where that's exactly what's happened.

Brookside brings just 28 new homes to Walnut – that's an addition of just one-third of one percent in the number of homes in the city – but it also brings an extraordinary level of benefits with no significant environmental impacts. It protects one of Walnut's most valuable environmental features, Lemon Creek, and unlike some other developments along the creek, Brookside will transfer ownership of the creek and its wooded banks to the City for permanent protection.

The plan also recognizes the sentimental and aesthetic values of the main stable but also recognizes that it was built nearly 90 years ago and doesn't meet today's earthquake, safety, energy efficiency, and accessibility requirements. Understanding this, the developer has made a very generous offer to rebuild or refurbish the stable so it is safe, and dedicate it to the city, along with a new city park around it. Some may want more than, but I'm not sure that's realistic. These buildings sit on valuable land and are not eligible for listing as historic buildings, so this is a very generous gift. It's as good as we can reasonably expect.

In fact, that phrase – as good as we can reasonably expect – is a good way of looking at this entire proposal. This land will be developed; that's guaranteed. You are now required by the state to identify land in Walnut where 1,293 new housing units can be built, so if it were to be rezoned for a park, as some suggested, the city would probably get a threatening letter from California's Attorney General.

The question we all should be asking is, what kind of development will go on this site if it's not Brookside?

Given the benefits and low impact of this plan, it's likely that whatever would go there instead of Brookside would provide Walnut with less than what Brookside provides. This is a generous and sensitive plan. Brookside will probably become Walnut's new best residential enclave, something this Council can be proud of approving, so I ask you to do that tonight. Approve the Brookside proposal.

Thank you.

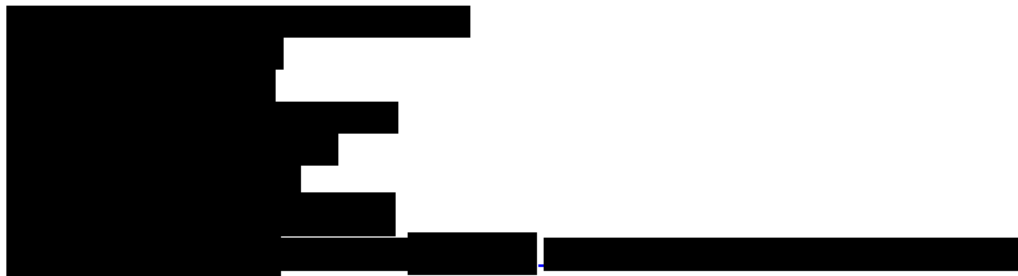
"Price is what you pay. Value is what you get."

- Warren Buffett

Sincerely,

**Betty Huang**

**Realtor**



**From:** [Teresa de Dios](#)  
**To:** [REDACTED]  
**Cc:** [Ray Markel](#)  
**Subject:** RE: Brookside  
**Date:** Wednesday, May 26, 2021 7:23:24 PM

---

Email received

Teresa De Dios | City Clerk | City of Walnut  
21201 La Puente Road | Walnut, CA 91789 |  
(909) 348-0710 | (909) 595-6095  
[tdedios@cityofwalnut.org](mailto:tdedios@cityofwalnut.org)  
[www.cityofwalnut.org](http://www.cityofwalnut.org)  
City Hall Office Hours: Monday – Thursday; 7 a.m. – 6 p.m.  
Closed Fridays

As of July 13, 2020, Walnut City Hall, City Clerk's Office, and other City facilities will be closed to the public per the County's Safer at Home Order to stop the spread of COVID-19. All services to the public will be provided by phone, appointment, or email. For specific questions regarding COVID-19, residents can visit the City's website at <https://www.cityofwalnut.org/for-residents/coronavirus-information>

-----Original Message-----

**From:** jdixonjr (null) [REDACTED]  
**Sent:** Wednesday, May 26, 2021 7:18 PM  
**To:** Teresa de Dios <[tdedios@ci.walnut.ca.us](mailto:tdedios@ci.walnut.ca.us)>  
**Subject:** Brookside

Good Evening,

I am in full support of the Brookside moving forward The property owner had worked very well with staff The residents that are against the project could've bought it if they wanted to control the land These are the same residents that have always been against development in our city They continue to have the not in my backyard mentality Please do not let these residents get us in another costly lawsuit

Jim Dixon Jr.  
[REDACTED]



**From:** Teresa de Dios  
**Cc:** Ray Markel  
**Subject:** RE: The Brookside Homes in Walnut Community  
**Date:** Wednesday, May 26, 2021 7:55:17 PM

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Your email has been received and will be distributed to the City Council.

Thankyou,

**Teresa De Dios** | City Clerk | City of Walnut  
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**From:** Bryan Yeats  
**Sent:** Wednesday, May 26, 2021 7:49 PM  
**To:** Teresa de Dios  
**Subject:** Re: The Brookside Homes in Walnut Community

Dear Walnut City Officials and to my fellow residents:

I'm a Walnut resident and homeowner since 1998. I'm here to show my strong support for the Brookside Homes that are anticipated to be built and, God willing, completed in 2022. Governor Newsome made a pledge in August of 2019 to have 1.3 million home built to meet a GREAT demand and need for housing. Today, we are nowhere near that pace; and since the pandemic, "affordable housing" has become an oxymoron, something that is getting worse with every day. Inventory in a good market should last six (6) months, but we only have inventory to last one (1) month. That's why you're seeing your neighbor's homes sell in as little as 8 days on average (or less) to buyers who are offering from \$30,000 to \$200,000 ABOVE the home's value. That's money they are paying out of pocket from their bank reserves.

Although the news would have you believe that Californians are leaving the state in droves, giving the impression that our state will have an abundance of homes for sale, this isn't necessarily the case. Still, we have residents from various regions of California who are first time homebuyers or will make a move to a more affordable area, and there just aren't enough homes to make a dent in the demand.

When new home are built and purchased, many of their buyers will sell their existing homes; therefore, creating more opportunities for other buyers to purchase that home. This is the remedy, the solution we need to stabilize home prices and availability of homes. If we continue to build at the snails pace we are, more than 60% of the state will be Renters, not homeowners. I implore you all tonight, approve and streamline the permits and processes for the Brookside Homes to be built. They have been more than gracious and thoughtful to include in their plans many of the suggestions that were requested of them. I firmly believe this community of homes will bring good neighbors and tax dollars that benefit the city and its residents for many years to come.

Bryan Yeats, Broker  
Abundant Living Realty &

OnGuard Property Management  
CA DRE License #01224068



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