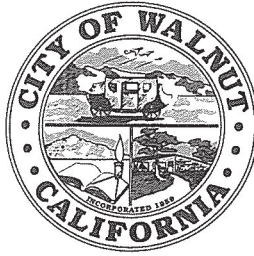


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CITY OF WALNUT

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APPLICANT'S ENVIRONMENTAL INFORMATION QUESTIONNAIRE

General Information

1. Name and Address of Developer or Project Sponsor:
Spring Meadows Homes, LLC and Meadow Pass Estates, LLC
18217 Gale Ave, Suite A, City of Industry, CA 91748
2. Address of Project: 800 Meadow Pass Road, Walnut, CA 91789
Book 1095, Pages 93 through 99, APN 8709-093-001,
Assessor's Book, Page and Parcel Number: 8709-093-002 and 8709-093-003
3. Name, address, and phone number of person(s) to be contacted concerning this project:
Spring Meadows Homes, LLC and Meadow Pass Estates, LLC
18217 Gale Ave, Suite A, City of Industry, CA 91748
Agent for Service of Process: Jack Su
Telephone: (626) 839-3688
4. Indicate number of the project for which this form pertains: 1
5. List and describe any other related permits and other public approvals required for this project, including those required by City, County, Regional, State and Federal Agencies.
United States Corps of Engineers CWA Section 404 Permit, Regional Board CWA Section 401 Water Quality Certification,
California Department of Fish and Wildlife Section 1602 Streambed Alteration Agreement (SAA),
City Building Permit, City Occupancy Permit, City Demolition Permit, Will Serve Letter Walnut Valley Water District
6. Existing zoning: R.P.D. - 28,500 sf - 1.3 DU
7. Proposed use of the site (Project for which this form is filed)
Single Family Residential, 28 residential lots with a minimum lot size of 28,500sf - totaling 20.71
acres Open Space, 6 open space lots totaling 1.91 acres
Public Right of Way, Proposed streets totaling 3.22 acres

10. Number of floors of construction : One and Two story construction
11. Amount of off-street parking: Off-Street enclosed 106 spaces, Off-Street driveway 56 spaces (min)
12. Attached plans.
13. Proposed Scheduling: 3 to 5 years upon project approval
14. Associated Projects: n/a
15. Anticipated Incremental Development: Project can be phased into 2 phases
16. If Residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
- Residential project includes 28 market rate dwelling units, approximately 5,000 to 6,500 square feet in size.
-
17. If Commercial, indicate the type , number of floors, square footage of building area, and loading facilities:
- n/a
-
18. If Industrial, indicate type, estimated employment per shift, and loading facilities:
- n/a
-
19. If Institutional, indicate the major function, estimated employer per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
- n/a
-
-

20. Are there any identifiable landslides or other major geologic hazards on the property (including uncompacted fill)?

None identified.

21. Are there any natural drainage courses, springs, ponds, etc. on property?

Lemon Creek is a stream located on the property.

22. Will any natural watercourses, surface flow paths, etc., be changed through construction?
May be subject to a streambed alteration agreement to the extent the Lemon Creek channel will be impacted by the project.

23. Describe the facilities and/or equipment within your project, which is expected to induce noise.

Only temporary noise generating equipment during grading operations and construction

24. Is the property located in a high fire hazard area? i.e.: (hillside with moderately dense vegetation)

No.

25. Will the project require any grading? Yes

The proposed project will grade approximately 17.2 acres of the property.

If so, how many cubic yards will be moved? Approximately 60,000 CY of Cut, and 60,000 CY of Fill

Will the earth movement be balanced on site? Yes, grading operations will be balanced onsite

If the grading will require additional dirt removal, where will the dirt be obtained or deposited? n/a

26. What types of odors will the project generate? n/a

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT OR ITS EFFECTS?

Discuss below all the items checked yes (attach additional sheets as necessary).

- | YES | NO | |
|-------|--------------|--|
| _____ | <u> x </u> | 27. Change in existing features of any hills, or substantial alteration of ground contours? (see grading plan) |
| _____ | <u> x </u> | 28. Change in scenic views of vistas from existing residential areas or public lands or roads. |
| _____ | <u> x </u> | 29. Change in pattern, scale or character of general area of project? |
| _____ | <u> x </u> | 30. Significant amounts of solid waste or litter to be generated. |
| _____ | <u> x </u> | 31. Change in generation of dust, ash, smoke, or fumes in vicinity: |
| _____ | <u> x </u> | 32. Change in stream or ground water quality or quantity, or alteration of existing drainage patterns? |
| _____ | <u> x </u> | 33. Site on filled land or on slope of 10% or more? |
| _____ | <u> x </u> | 34. Proposed use for the disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives? |
| _____ | <u> x </u> | 35. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)? |
| _____ | <u> x </u> | 36. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)? |
| _____ | <u> x </u> | 37. Relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING:

38. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

The approximately 25.84-acre project site is comprised of three parcels. On-site topography consists of rolling foothills. Lemon Creek flows south through the central portion of the 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.

There are thirty (30) to forty (40) foot-high descending slopes on the north and west property line, adjacent to Meadow Pass Road and North Lemon Avenue. The site includes vacant equestrian-related structures associated with the former Brookside Equestrian Center, which closed in 2014, a private trail network, improved and unimproved (gravel) roads, an irrigated lawn, and horse paddocks. The majority of the structures are located within the northern portion of the subject site with the exception of two (2) single-horse stables located within the central portion of the 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. The unimproved (dirt) riding trails also provide access for maintenance vehicles.

Water and wastewater (sewer) systems on-site provide services for the existing buildings and landscaped areas. Water is provided by the Walnut Valley Water District, and sewer is provided by the Consolidated Sewer Maintenance District. Stormwater systems on-site include underground pipes connecting to the off-site systems (Los Angeles County). In addition, Lemon Creek receives stormwater. Within Lemon Creek are four culverts, and from north to south include an 81-inch culvert, 72-inch culvert, 10-foot x 13.5-foot arched culvert, and a 72-inch culvert. An existing off-site double 5-foot by 10-foot box culvert is located at La Puente Road.

39. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and a scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of vicinity. Snapshots or Polaroid photos will be accepted.

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 Parish Community property) 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.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: _____

Signature

For: _____