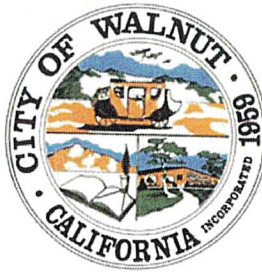


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## CITY OF WALNUT

January 20, 2022

Spring Meadow Homes, LLC & Meadow Pass Estates, LLC  
c/o Jack Su  
18217 Gale Avenue Suite A  
City of Industry, CA 91748

**SUBJECT: Tentative Tract Map (TTM) No. 72798 (Brookside)**

Twenty-eight (28) residential Lots, seven (7) Open Space Lots, and Public Streets located at 800 Meadow Pass Road within the RPD 28,500 – 1.3 DU; Residential Planned Development Zoning District (A.P.N.s 8709-093-001, 002, & 003).

**STATUS: INCOMPLETE**

Pursuant to Government Code Section 65943, this letter serves as a notice that your resubmittal (dated December 22, 2021) for the project application has been deemed **incomplete**. In order to continue processing this application, the following item(s) must be addressed:

1. **Environmental Questionnaire.** Please submit a fully executed, completed environmental questionnaire.
2. **Lemon Creek and Landscape Protections.** The submitted Tract Map proposes a residential subdivision in which the existing Lemon Creek and natural landscape area(s) are to be part of private property within 19 Lots. However, the Tract Map does not specify the following:
  - Protections that will be put into place to ensure the Creek and natural landscape area(s) are preserved and/or maintained.
  - The way(s) in which development will be restricted from these areas.

The City's General Plan (Policy LCD-2.2 – Open Space Easements) requires the following:

*“Ensure that private open space areas created during the land division process as undevelopable areas due to environmental constraints (for example, steep or unstable slopes, high-fire hazards, prime biological habitat) have enforceable, deed-recorded easements that define the use limitations.”*

Please update the Tract Map to illustrate the protections that will be put into place for the Creek and natural landscape features of the site that are included as private property.

3. **Residential Lot(s) #10 - #14.** A ten (10') foot high sound wall is proposed along the rear area(s) of Lots #10 - #14. Pursuant to Walnut Municipal Code (WMC) 6.08.110, a wall not more than six (6') feet in height may be located anywhere on the Lot to the rear of the required front yard setback. The Planning Commission (PC) may approve height(s) in excess of six (6') feet; however, the PC approval must be given through Site Plan and Architectural Review (SPC/AR) and is subject to the seven (7) factors of WMC 6.08.110(E).

In addition, the proposed sound barrier is setback approximately twenty-six (26') feet from the rear property line(s) of Lots #10 - #14. However, the Tract Map does not illustrate how the area between the sound barrier and public right-of-way along Lemon Avenue (and a portion of Meadow Pass Road) will be preserved and/or maintained. Please update the Tract Map accordingly.

4. **Circulation.** Because there is not a combination street (public/private), the project does not require an interim cul-de-sac at the transition from public to private. Therefore, the main entrance to the development can be moved to the middle of the property, providing better sight distance in both directions of Meadow Pass Road for Public Safety.

Another option to consider is to realign the proposed Street B to the east, connecting to the entrance street and creating an east-west Street A with a cul-de-sac at either end.

It should be noted that any public the cul-de-sac(s) will need to follow L.A. County Road Department standards for configuration; please update the plans to ensure compliance with County standards.

5. **Public Amenity Area.** According to the submitted Tract Map all existing structures of community significance are being demolished, and the plan does not provide for any new, public serving amenities. The plan must be revised to illustrate what new public amenity/outdoor space(s) will be provided as required by Policy LCD-8.5 (Outdoor Spaces) of the Walnut General Plan (WGP). For reference, the WGP states:

*“Require new development to provide engaging, well-landscaped outdoor spaces that invite and support outdoor activities for residents, especially areas viewed or accessible by the public.”*

Please update the Tract Map and Conceptual Site Plan(s) to illustrate the public amenity area(s) that are to be included within the Development.

6. **Lot Width(s), Depth(s), and Frontage(s).** Please provide a second sheet for the Tract Map that illustrates the Lot width(s), depth(s) and frontage(s) for the residential Lots within the Development as required by WMC 6.12.050B. This will allow Staff to review each residential Lot for compliance with the City's width, depth, and frontage requirements. Note that WMC Section 6.08.020 defines Lot width, depth, and frontage as the following:

*"Lot Depth – The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines. The depth of a cul-de-sac lot shall be measured at its narrowest point.*

*Lot Width – The horizontal distance between the side lines, measured at the required building setback line.*

*Frontage – The line where a lot abuts on a dedicated street or highway right-of-way line. Frontage is expressed in lineal feet and is measured along the right-of-way line. Where a future street or highway right-of-way line has been established on the general plan or other official plan, frontage shall be measured along that line."*

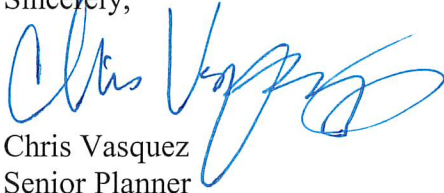
7. **Proposed Trail.** Please provide a cross-section detail that illustrates the trail width(s) and provides details related to the proposed improvements, such as the finish base material and post-and-rail fencing. The Tract Map shall also identify the mechanism that will be in place to ensure public access on the public trail, which traverses private property within the development.
8. **Development Agreement.** A Development Agreement (DA) was not included as part of the Development Application submittal. Please clarify whether a DA will be requested as part of the Entitlements.
9. **CEQA.** The proposed project is subject to environmental review under CEQA. Once the project is ready to begin the environmental assessment, Staff will begin preparing the appropriate third-party environmental contracts/agreements with a qualified environmental firm.
10. **Application Deposit.** To ensure sufficient monies are available to cover the cost of the project's review, an additional \$15,000 Deposit should be made. Any unused funds will be reimbursed upon completion of the project.

Once the above referenced items have been revised/provided, please submit four (4) sets of drawings folded to a size no larger than an 8-1/2" by 14" to the Community Development

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Status Letter – Incomplete  
January 20, 2022  
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Department. If you have any questions, please call the Community Development Department at (909) 595-7543 ext. 312 (Monday through Thursday) or email me at [cvasquez@cityofwalnut.org](mailto:cvasquez@cityofwalnut.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Vasquez", with a stylized flourish at the end.

Chris Vasquez  
Senior Planner

cc: Assistant City Manager – Development Services  
City Planner  
City Engineer