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CITY OF WALNUT

April 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).

Subsequent to the review/discussion of the re-submittal, Staff would request the following item(s) be addressed, prior to the Environmental Review of the project:

1. **Lemon Creek and Landscape Protections.** 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.”

To maintain consistency with the General Plan, Staff recommends that a “Natural Open Space” Easement be placed on the Lots where Lemon Creek runs through. The Easement should span the areas that are currently proposed as “Privately Owned and HOA Maintained” on the Lots where the Creek is present.

2. **Over-Height Walls.** A ten (10') foot high sound wall is currently 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

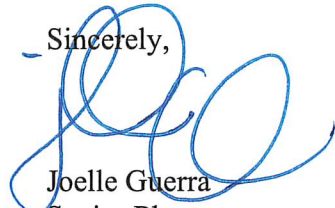
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6.08.110(E). Therefore, please submit a development application for a Planning Commission SPC/AR review of the over-height walls.

Additionally, the proposed sound barrier is setback approximately twenty-six (26') feet from the rear property line(s) of Lots #10 - #14. Please clarify 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.

If you have any questions, please call the Community Development Department at (909) 595-7543 ext. 405 (Monday through Thursday) or email me at jguerra@cityofwalnut.org.

Sincerely,



Joelle Guerra
Senior Planner

cc: Director of Community Development
Planning & Code Enforcement Manager
City Engineer