APPENDIX A1

Notice of Preparation

NOTICE OF PREPARATION

DATE: November 10, 2022

TO: Reviewing Agencies, Organizations, and Interested Parties

FROM: City of Walnut

SUBJECT: Notice of Preparation of an Environmental Impact Report for The Brookside Project

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NOTICE IS HEREBY GIVEN that the City of Walnut is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) to evaluate the potential environmental impacts of the proposed Brookside Project. The purpose of this Notice of Preparation (NOP) is to solicit input from public agencies and interested members of the public regarding the scope and the content of the environmental information to be included in the EIR. (Ref: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375). As specified by the CEQA Guidelines, the NOP will be circulated for a 40-day period.

The City welcomes input from agencies and the public during this period regarding the scope and content of information that will be analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibility in connection with the project.

REVIEW PERIOD: The public comment period is from November 10, 2022 to December 20, 2022. Please send all written comments, referencing the "Brookside Project EIR" no later than, December 20, 2022, to:

Joelle Guerra, Planning and Code Enforcement Manager
Community Development Department
21201 La Puente Road
Walnut, CA 91789
Email: jguerra@cityofwalnut.org

Please include a name and email address along with any submitted comments. The NOP is available for review online at:

Brookside Project | City of Walnut, CA

PUBLIC SCOPING MEETING

A public scoping meeting will be held on December 5, 2022 at 5:00 PM, at the Walnut Senior Center located at 21215 La Puente Road. At this meeting, public agencies, organizations, and members of the public will be able to review the proposed project application materials and provide comments on the scope of the environmental review process.

PROJECT LOCATION

The project site consists of 25.84 acres of developed land and is located within the City of Walnut at 800 Meadow Pass Road. The project is comprised of Assessor's Parcel Numbers (APNs) 8709-093-001, 002, and 003. Onsite topography consists of gradual slopes and flat areas elevated above Lemon Creek which runs northeast to southwest. A vicinity map is provided in Figure 1, *Local Vicinity*.

ONSITE LAND USE CONDITIONS

The project site is on land previously occupied by the Brookside Equestrian Center which closed in 2014 and is no longer operating. Presently onsite, there are unused facilities remaining from discontinued equestrian activities, consisting of, two stables, one of which has a second story residential additional that is unoccupied, covered stalls, two fenced corrals, maintenance storage shed, three feed sheds within fenced areas, one outdoor arena, one covered open-air arena, and one gazebo. Implementation of the project would remove all existing facilities. Existing onsite land uses and surrounding lands uses are shown in Figure 2, *Existing and Surrounding Land Uses*.

PROJECT DESCRIPTION

The proposed project requests approval of a Tentative Tract Map to allow for the development of a 28-unit single-family detached housing project; refer to Figure 3, *Illustrative Site Plan*. Future approvals will include Site Plan and Architectural Review pursuant to the City's Municipal Code. The City's General Plan designates the property as Very Low Density and is Zoned as Residential Planned Development Zone (RPD). The project site is specifically located in zone designation RPD – 28.500 – 1.3 dwelling units per acre. The proposed project provides for a minimum lot size of 28,500 square feet.

Primary access to the project would be from Meadow Pass Road and proposed access to the three most southerly residential homes would be from San Vicente Drive. The project proposes public streets for the project with two proposed cul-de-sacs, which have been included into the circulation design of the project to avoid cut-through traffic from Meadow Pass Road to La Puente Road.

The project proposes a total of 11.4 acres of open space with recorded deed restrictions to preserve and maintain natural open space and Lemon Creek. Of the 11.4 acres, 9.5 acres of the open space will be owned by individual lot owners, but deed restricted to public trail and passive open space purposes. The existing trail that traverses the site would be located primarily within these 9.5 acres of open space which would be improved to City trail standards and offered for dedication to the City of Walnut. The trail will be maintained and operated by the City. The portions of open space within the private lots will be subject to the public trail easement and recorded deed restriction that would prohibit lot owners from planting vegetation, installing fencing, or otherwise developing or using the restricted open spaces areas lying within these privately-owned lots. The additional 1.9 acres of open space consists of internal slope areas and water quality basins that would be owned by the Homeowners Association (HOA). The 11.4 acres of open space is proposed to be maintained by a combination of some or all of a Lighting and Open Space Maintenance District (LOSMD) through a new zone funded entirely by the private property owners within the project, the City (as to the trail only), the flood control district, or another public or quasi-public agency, and/or the project's HOA.

PROJECT APPLICANT: Spring Meadows Homes, LLC
18217 Gale Avenue, Suite A, City of Industry, California 91748

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: The following environmental factors will be evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

PROJECT ALTERNATIVES: Identification of potential alternatives to the Brookside Project will be addressed as part of the EIR in accordance with CEQA Guidelines Section 15126.6.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with development of the Brookside Project, whether the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City and Applicant's goals and objectives.

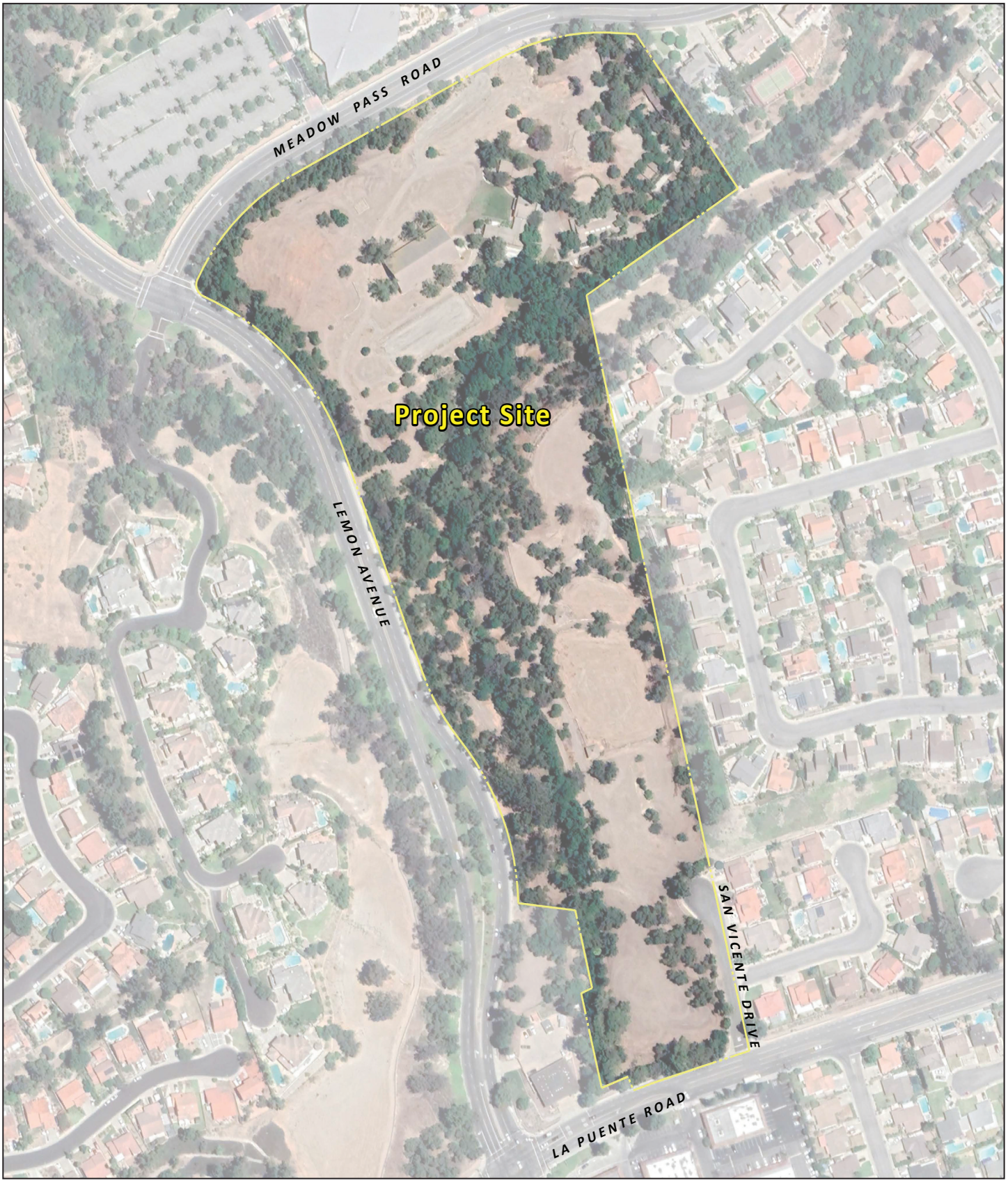
CUMULATIVE IMPACT ANALYSIS: The EIR will include a discussion of the potentially significant cumulative impacts of the Brookside Project when considered with other past, present, and reasonably foreseeable future projects in the area in accordance with CEQA Guidelines Section 15130.

OTHER REQUIRED SECTIONS: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; 5) Growth-Inducing Impacts; 6) Significant Unavoidable Environmental Effects; 7) Significant Irreversible Changes; 8) Consistency with Regional Plans; 9) Discussion and Analysis of Energy Conservation based on Appendix F of CEQA Guidelines; 10) Mitigation Measures; 11) References; and 12) List of Preparers.

Relevant technical reports will be provided as EIR appendices.

Pursuant to Section 15082(a) of the CEQA Guidelines, the City will be the Lead Agency and will prepare an EIR for the project described above. This NOP has been prepared to solicit comments from agencies, organizations, and other interested parties on the proposed project.

SIGNATURE:	
TITLE:	Joelle Guerra, Planning and Code Enforcement Manager – City of Walnut
TELEPHONE:	(909) 595-7543
DATE:	11/07/22



Source: Placeworks; October 3, 2022.

THE BROOKSIDE PROJECT
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Local Vicinity

VCS Environmental

Figure 1

Source: Placeworks; October 3, 2022.

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Existing and Surrounding Land Uses

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Figure 2

Source: Placeworks; October 3, 2022.

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Illustrative Site Plan

VCS Environmental

Figure 3