



NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE BROOKSIDE PROJECT*

****Project will require review by the Planning Commission through Public Hearing(s). Separate noticing will be sent at least ten (10) days prior to any tentative Hearing date(s). No decision(s) on this Project have been made at this time.***

DATE: July 8, 2025

TO: Agencies, Organizations, and Interested Parties

FROM: City of Walnut, Community Development Department
21201 La Puente Road, Walnut, CA 91789-2018

SUBJECT: Notice of Availability of Draft EIR for The Brookside Project

Pursuant to Public Resources Code Sections 21092 and 21161 and the California Environmental Quality Act (CEQA) Guidelines Sections 15085 and 15087, notice is hereby given that the City of Walnut (Lead Agency) has completed a Draft Environmental Impact Report (State Clearinghouse No. 2018010146) for The Brookside Project. The City of Walnut has prepared an EIR to analyze environmental impacts associated with implementation of The Brookside Project.

PUBLIC REVIEW PERIOD AND COMMENTS ON THE DRAFT EIR

The City of Walnut is the Lead Agency and has prepared a Draft EIR for the project described below, and is making the Draft EIR available for public review and comment. The 45-day public review and comment period for the Draft EIR will **begin on Tuesday July 8, 2025** and will **end on Monday August 25, 2025, 5:00 PM**. Due to the time limit mandated by State law, all comments must be received by the City no later than 5:00 PM on August 25, 2025. If no response or request for additional time is received by the end of the review period, the City may presume that you have no response.

Provide written comments no later than 5:00 PM on August 25, 2025 to:

Joelle Guerra, Deputy Director of Community Development
City of Walnut
PO Box 682, Walnut, CA 91789-0682 (mailing address)
21201 La Puente Road, Walnut, CA 91789-2018 (street address)
Email: jguerra@ci.walnut.ca.us

The Draft EIR is available for review on the City's website at: <https://www.cityofwalnut.org/for-residents/departments/community-development/developments/brookside-project>

Copies of the Draft Environmental Impact Report and documents referenced therein are available for review at the following locations during regular business hours:

City of Walnut
Community Development Department
21201 La Puente Road
Walnut, CA 91789

Walnut Library
21155 La Puente Road
Walnut, CA 91789

Walnut Senior Center
21215 La Puente Road
Walnut, CA 91789

PUBLIC HEARING

The City of Walnut Planning Commission will hold a public hearing at a regularly scheduled, future meeting date, at the location indicated below, to solicit verbal or written comments on The Brookside Project and Environmental Impact Report:

Council Chambers, Walnut City Hall
21201 La Puente Road, Walnut, California 91789

A subsequent notice will be sent out informing the public of a hearing date.

PROJECT LOCATION AND CURRENT USES

The Project Site is approximately 2.0 miles north of the Pomona Freeway ("State Route 60" or "SR-60"). It is north of La Puente Road, south of Meadow Pass Road, east of North Lemon Avenue, and west of Broken Lance Road in the City of Walnut, Los Angeles County, California. The Project Site has one associated address, 800 Meadow Pass Road, and consists of Lots 1 and 2 of Tract 45378 and Assessor's Parcels 8709-093-001, 8709-093-002, and 8709-093-003.

The Project Site consists of approximately 25.84 acres of previously developed/disturbed land and is located on private property. The Project Site grade varies approximately from an elevation of 640 feet on the north boundary adjacent to Meadow Pass Road down to an elevation of 572 feet on the southern boundary adjacent to La Puente Road. Lemon Creek traverses the Project Site, generally flowing from northeast to southwest/south. The ground surface unpaved with exposed dirt and gravel, grass, native and non-native trees, and shrubs. The northern portion of the Project Site has improvements related to the development of Meadow Pass Road, existing entry driveway, and the discontinued equestrian uses. The southern portion of the Project Site is free of any structures and is mostly developed by prior agricultural and equestrian uses. In addition, there are unused facilities remaining from discontinued equestrian activities, consisting of two stables, one of which has a second story residential addition (currently 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. All structures have been vacated and closed. Unimproved gravel and dirt roads traverse the Project Site and allow for vehicle access. Irrigation systems were also observed. Some existing improvements such as trails and fences are also present. Existing storm drains, culverts, water lines and sewer lines also occur onsite. No wells, septic systems, underground vaults, or underground storage tanks were reported or observed on the Project Site. The Project Site is regularly maintained.

PROJECT DESCRIPTION

The proposed Project has elected for the R-1 alternative allowed under the RPD Zone. Therefore, the Project is not being developed as a planned residential development, even though it is within an RPD Zone. The Project requests approval of a Tentative Tract Map (TTM) to create 27 residential lots (Lots 1-27) for the development of 27 single-family detached homes. Those

individual lots would include associated infrastructure, open space areas, and a multiuse public trail. In addition, the TTM includes six lots (Lots A-F) which would include associated infrastructure, open space areas, and drainage areas. The TTM also includes Streets “A” and “B” to handle the internal circulation for Lots 1-25 and a short extension of San Vicente Dr. to serve Lots 26 and 27. These would all be public streets. The overall density of the Project would be 1.04 units per acre, which is consistent with the existing General Plan Very Low Density Residential Designation maximum density of 2.0 dwelling units per acre. The TTM proposes a minimum lot size of 28,500 square feet consistent with the RPD (28,500) – 1.3 DU zoning designation. Additionally, the Project would meet R-1 side yard setback, front yard setback, rear yard setback, and maximum height requirements.

TOPICS REVIEWED IN EIR:

- Aesthetics
- Agriculture and Forestry Resources
- 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
- Mandatory Findings of Significance

IDENTIFICATION OF SIGNIFICANT UNAVOIDABLE IMPACTS: None

STATEMENT OF WHETHER THE PROJECT AREA INCLUDES LISTED TOXIC SITES (PRESENCE OF ANY HAZARDOUS WASTE SITES): No

QUESTIONS

Contact Joelle Guerra at (909) 348-0738 or jguerra@ci.walnut.ca.us for information about the proposed project or if you have any questions regarding this notice.