

Notice of Determination

Appendix D

To:

☒ Office of Land Use and Climate Innovation
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 100
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: Registrar-Recorder/County Clerk Office
12400 Imperial Highway, Norwalk, CA 90650

From:

Public Agency: City of Walnut
Address: PO Box 682
Walnut, CA 91789-0682

Contact: Joelle Guerra
Phone: (909) 348 - 0738

Lead Agency (if different from above):

Address:
Contact:
Phone:

2025 263412



FILED
Nov 24 2025

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by BYRON PATTON JR

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2022110184

Project Title: The Brookside Project

Project Applicant: Spring Meadows Homes, LLC and Meadow Pass Estates, LLC

Project Location (include county): County of Los Angeles, City of Walnut, cross streets of Meadow Pass Road and Lemon Avenue

Project Description: The proposed project requests approval of a Tentative Tract Map to allow for the development of 27 single-family detached homes. 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.

THIS NOTICE WAS POSTED

ON November 24 2025

UNTIL December 24 2025

REGISTRAR - RECORDER/COUNTY CLERK

This is to advise that the City of Walnut, as Lead Agency, has approved the above-described project on November 20, 2025 and has made the following determinations regarding the above described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Walnut, 21201 La Puente Road, Walnut, CA 91789-2018

Signature:

Title: Community Development Director

Date: 11/24/25

Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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Walnut, CA 91789-0682
Contact: Joelle Guerra
Phone: (909) 348 - 0738

Lead Agency (if different from above):

Address: NOV 24 2025
Contact:
Phone:

ORIGINAL FILED

LOS ANGELES, COUNTY CLERK

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Title:

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Revised 2011

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 11/24/2025 — 202511241230014

STATE CLEARING HOUSE # (if applicable)

2022110184

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF WALNUT	LEAD AGENCY EMAIL	DATE 11/24/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025263412	
PROJECT TITLE THE BROOKSIDE PROJECT		
PROJECT APPLICANT NAME JOELLE GUERRA	PROJECT APPLICANT EMAIL	PHONE NUMBER (909)348-0738
PROJECT APPLICANT ADDRESS PO BOX 682	CITY WALNUT	STATE CA ZIP CODE 91789-0682

PROJECT APPLICANT (Check appropriate box):☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☒ Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ 0.00
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 75.00
☐ Other		\$ 0.00

PAYMENT METHOD:☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 4,198.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

INTERMEDIATE CLERK

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
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TOTAL RECEIVED \$ 4,198.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

INTERMEDIATE CLERK

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: B. PATTON JR



* 2 0 2 5 1 1 2 4 1 2 3 0 0 1 4 *

Monday, November 24, 2025 2:38 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2025263412		
NoD - Environmental Impac	1	\$4,123.50
2025263412		
Total		\$4,198.50

Total Documents: 1

Customer payment(s):

Check \$4,198.50

Check List:

#1687	\$75.00
#1688	\$4,123.50