



**LOS ANGELES COUNTY CLERK  
CEQA FILING COVER SHEET**

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

Alamo Villages Project

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
P.O. Box 1208
Norwalk, CA 90651-1208

From: (Public Agency): City of Walnut
21201 La Puente Road P.O. Box 682
Walnut, CA 91789
(Address)

Project Title: Alamo Villages Project

Project Applicant: Dan Gerstner or Silvia Gerstner as Trustee of the Dan and Silvia Gerstner Family Trust, dated March 1, 1998

Project Location - Specific:

750 Nogales Street, Cross Streets: Nogales Street and Francesca Drive

Project Location - City: Walnut Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project includes the Alamo Villages Specific Plan to implement the General Plan, a Zone Change, Development Agreement, Tentative Tract Map 83913 and Site Plan Case/Architectural Review 2024-063. The project would include a residential development, 163 parking spaces, a community recreation area, an internal roadway, several infrastructure connections, and a robust landscaping design. The project would include the demolition of the existing automotive oriented shopping center, a car wash, and a gas station with a convenience store. The project proposes to redevelop the site to include 70 three-story townhome residences, which would result in a proposed density of 18.08 dwelling units per acre.

Name of Public Agency Approving Project: City of Walnut

Name of Person or Agency Carrying Out Project: Dan Gerstner or Silvia Gerstner as Trustee of the Dan and Silvia Gerstner Family Trust, dated March 1, 1998

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number: 15183, 21083.3

Reasons why project is exempt:

The project is consistent with the development density established by the Walnut Hills Mixed Use General Plan designation, authorizing residential uses allowed by the General Plan Update adopted in 2018 upon certification of the related Final EIR (SCH No. 2017101010), dated May 17, 2018 (EIR). The project would meet the requirements for CEQA Guidelines §15183 and 21083.3 findings which include consistency with the development density, no project specific significant effects peculiar to the project or its site, no potentially significant off-site or cumulative impacts that were not previously analyzed, no more severe impacts than what was discussed in the prior EIR, application of development policies and standards mitigate effects of the project, and no environmental effects are peculiar to the project or parcel.

Lead Agency Contact Person: Chris Vasquez Area Code/Telephone/Extension: (909)348-0742

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Handwritten Signature] Date: 09/03/2024 Title: Community Development Director
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.