

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #

2018011046

Project Title: The Terraces at Walnut Specific Plan

Lead Agency: City of Walnut

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Phone Number: (909) 595-7543 x 312

Project Location: Walnut

Los Angeles

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would involve development of a mixed-use infill project that includes a mix of housing types, a commercial district, recreation areas, and open space on 49 acres of vacant land. Residential development would include up to 290 dwelling units with 278 units located in a small-lot district and 12 units in a large-lot district. Parks and open spaces would be located along the Plan Area perimeter, as well as between the residential development areas and would be used to separate the terraced residential uses. These spaces would be designed to increase public access and connectivity within the Plan Area and would provide shade structures, water features, outdoor furniture, and other furnishings. The primary gateway and community entry would be provided from a new constructed street on Valley Boulevard

The proposed project would require the following approvals: a General Plan Amendment to change the Plan Area designation to "The Terraces at Walnut Specific Plan" on the General Plan Land Use Map, Specific Plan adoption by the Walnut City Council, a Zone Change to change the Plan Area zoning from MU-HOO-3 to The Terraces at Walnut Specific Plan, Tentative Tract Maps/Tentative Parcel Maps, a Development Agreement, a Site Plan/Architectural Review.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: Implementation of the Specific Plan could result in direct or indirect impacts to California Gnatcatcher, nesting birds and raptors, and jurisdictional waters located in the Plan Area. Impacts would be less than significant with incorporation of mitigation measures BIO-1(a-c), BIO-2 and BIO-4(a-c). Cultural and Tribal Resources: Construction of the Specific Plan would involve ground disturbing activities, including grading and excavation, which have the potential to impact unknown subsurface archaeological, paleontological and tribal cultural resources. Impacts would be less than significant with incorporation of mitigation measures CR-1(a-c), CR-2(a-d), and CR-4(a-b). Geology and Soils: Development facilitated by the Specific Plan may result in exposure of people or structures to geologic hazards, including seismic ground shaking and landslides. Impacts would be less than significant with incorporation of mitigation measure GEO-1. Greenhouse Gas Emissions: The Specific Plan would be inconsistent with the SCAG RTP/SCS and State Scoping Plan. Impacts would be less than significant with incorporation of mitigation measures GHG-1 through GHG-5. Noise: Construction activities would generate short-term noise on and adjacent to the site that would affect existing noise-sensitive receptors near the Plan Area. Impacts would be less than significant with incorporation of N-1 through N-9. Traffic: Construction activities for the Specific Plan would result in traffic impacts due to haul truck traffic, equipment and material deliveries, worker traffic, and worker parking. Implementation of mitigation measures T-4 (a-b) would reduce impacts to less than significant. Implementation of the Specific Plan would generate traffic at study area intersections, resulting in significant impacts intersections. However, with implementation of T-1 and T-6(a-b), impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the public comment period for the Notice of Preparation (NOP), commenters communicated concerns regarding the density of the Specific Plan as it related to impacts on population, noise, traffic and public services. With the exception of traffic impacts, which were found to be significant and unavoidable, impacts to the aforementioned areas of concern were determined to be less than significant, or less than significant with incorporation of mitigation.

The primary issues to be resolved are whether or not the City should approve the requested amendments to the General Plan and Walnut Municipal Code (WMC). Among other discretionary actions, the Specific Plan requests a change to the General Plan designation for the Plan Area from the current designation of "Future Specific Plan No. 3" to "Specific Plan" on the City's General Plan Land Use Map. Additionally, the Specific Plan is requesting to change the Zoning of the entire property from the current Residential Planned Development (RPD) Zone with a Mixed-Use/Housing Opportunity Overlay (MU-HOO-3) to The Terraces at Walnut Specific Plan on the City's Zoning Map.

Provide a list of the responsible or trustee agencies for the project.

Los Angeles County Public Works
City of Industry
Los Angeles County Flood Control
Walnut Valley Water District
Los Angeles County Fire Department
Los Angeles Regional Water Quality Control Board
Los Angeles County Sanitation Districts