

Notice of Determination

Appendix D

To:

[X] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[] County Clerk
County of:
Address:

From:

Public Agency: City of Walnut
Address: 21201 La Puente Road, PO Box 682, Walnut, CA 91789
Contact: Chris Vasquez
Phone: (909) 595-7543 ext 312

Lead Agency (if different from above):
Same as above
Address:
Contact:
Phone:

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): 2018011046

Project Title: The Terraces at Walnut EIR

Project Applicant: Sunjoint Development, LLC

Project Location (include county): 1,300 feet east of the Valley Blvd/Grand Ave intersection (no street number)

Project Description:

The proposed project is the adoption of The Terraces at Walnut Specific Plan and Development Agreement 2019-01 for a mixed-use infill project that includes a mix of housing types, a commercial district, parks and recreation areas, and open space on 49 acres of vacant land. Development will also include parking, streets, landscaping, and public infrastructure improvements. The recreation areas will consist of parks, trails, and walkways. The commercial district will be 3 acres, with up to 30,000 sf, on the western portion of the Plan Area and will consist of 1- to 2-story buildings and associated surface parking. The residential component will include up to 290 dwelling units on 23 acres.

This is to advise that the City of Walnut has approved the above (X Lead Agency or [] Responsible Agency)

described project on September 11, 2019 and has made the following determinations regarding the above (date) described project.

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] 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 [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. Findings [X] 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 Hall (21201 La Puente Rd), Walnut Library (21155 La Puente Rd), Senior Center (21215 La Puente Rd)

Signature (Public Agency): [Signature] Title: SENIOR PLANNER

Date: September 11, 2019 Date Received for filing at OPR:

Governor's Office of Planning & Research

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

SEP 13 2019

Revised 2011

STATE CLEARINGHOUSE