

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710



January 30, 2018

Joelle Guerra
City of Walnut
P. O. Box 682
Walnut, CA 91789

Sent via e-mail: jguerra@cityofwalnut.org

RE: SCH# 2018010146; The Terraces at Walnut Specific Plan Project, City of Walnut; Los Angeles County, California

Dear Ms. Guerra:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

This process should be documented in the Cultural Resources section of your environmental document.

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
- 3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst
(916) 373-3714

cc: State Clearinghouse

From: Joelle Guerra
To: [Susanne Huerta](#)
Subject: FW: Survey letter
Date: Monday, February 05, 2018 8:25:57 AM

Hi Susanne,

For this e-mail, Staff has responded to the questions asked.

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: Nicole Liu
Sent: Thursday, February 01, 2018 7:27 PM
To: Joelle Guerra
Cc: duke chang; Justin Carlson;
Subject: Re: Survey letter

Hi Joelle, I received a letter from you and I do have big concerns about this letter.

1. I want to know if you sent this letter to all Walnut residents or just the residents in Snow Creek or just on Pacer Ct. ?
2. You use 3 pages English letter as a notice to tell our residents about this project but you did not provide a Chinese version or other language versions so the majority of the residents may not be able to fully understand the meaning of this notice.
3. the notice was received today and we only have less than a week to arrange our time to attend this meeting. Some of us will be (or already) out of town to celebrate Chinese new year in foreign country.

I think the most important issue is providing both English and Chinese version of the letter to the residents for any issues related to the Walnut residents.

Best Regards,

Nicole

On Thu, Feb 1, 2018 at 7:20 AM, Joelle Guerra <jguerra@ci.walnut.ca.us> wrote:

Good Morning Everyone,

A specific survey letter will not be mailed out; however, if you haven't already received it, you will be receiving the Notice of Preparation and Notice of Scoping Meeting (upcoming) for the project. The notice is attached; it was sent to all of Snow Creek (east). The notice, as well as the Initial Study, are available on the City's website at the following link:

<http://www.cityofwalnut.org/Home/Components/News/News/1225/16>

During the Scoping Meeting, there will be an opportunity for comment, as well as some discussion. This is only one of the upcoming opportunities to comment on the project during the process. At each stage, residents will be noticed.

Staff encourages everyone to attend and submit/discuss comment. Both Duke's email, as well as David and Nicole's, have already been added to the file. However, any comments received during the Scoping meeting and subsequent public meetings will also be added into the record.

Should you have any questions, please do not hesitate to let us know.

Sincerely,
Joelle Guerra
Associate Planner
Community Development
City of Walnut
 [\(909\) 595-7543 x 405](tel:(909)595-7543)
jguerra@cityofwalnut.org

-----Original Message-----

From: duke chang
Sent: Wednesday, January 31, 2018 11:02 PM
To: Justin Carlson; Joelle Guerra

Subject: Survey letter

Hi Justin, Joelle,

Will Planning Dept. send out survey letter to Snow Creek residents be Impacted by Shea's project as last time mentioned?
Please advise, thanks.

Duke Chang
Sent from my iPad

From: Joelle Guerra
To: [Susanne Huerta](#)
Subject: FW: Concerns
Date: Monday, February 05, 2018 8:25:07 AM

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: duke chang
Sent: Sunday, February 04, 2018 7:32 AM
To: Justin Carlson; Joelle Guerra
Cc: David Chiang; shauna hong;
Subject: Re: Concerns

Dear Justin, Joelle,

Please read following forwarded message.

One more supplement, base on provided information actually the proposed 49 acres land minus 21 acres green and slope, 6 acres road and 1 acres business building the remaining 21 acres land which 2 acres will be used building 12 single family homes the rest 19 acres to be used building 278 condos which has roughly only 3000 square feet land for each condo to use.

Can you image how crowded the proposed community will be. Will it really benefit Walnut city and all residents as a whole.

We sincerely wish Shea, the builder, can reconsider their plan to build a new community that will fit in Walnut residential beautiful theme .

Thanks.

Duke Chang

Sent from my iPad

On Feb 3, 2018, at 2:49 PM, Nicole Liu wrote:

Someone posted in CAAW line group after I posted the meeting date . So what I try to do is bring up awareness to all Walnut residents , not just Pacer Ct.
Badically, we worry about having 290 houses in 213440 SF , without even including the road, green lands , park... each house only can have 7360 sf land , compare to the current existing houses value , the new houses will be cheaper due to small land sizes and will bring down our house value ...

So hopefully we will have more voice about too many houses in that location and lack of parks and recreation areas and they should not make change the grading level .

新的项目要在49acres土地上盖290栋房屋,即使不考虑公共绿化,公共设施,马路,将 $49\text{acres} \times 43560 = 2134440\text{sf}$.除以290栋,每一栋平摊到7360sf, 这是理论上

的平摊,需要大量公摊面积用来造马路.....。

核桃市目前在售的61个house, 覆盖城市各个角落, 具有权威性。

平均房价: 1240296

平均尺寸: 2724sf

平均睡房: 4.23

平均卫生间: 3.47

平均占地面积:22416sf

如果新的项目即使不造马路及公共设施,全部分摊给290户做花园及盖房,也是核桃市平均容积率的1/3。也就是说,我们看到的房屋镶嵌在绿树丛中的美丽家园,硬要在每一栋房屋中间塞进去另外两栋,情景可想而知。

这样的房子价格低廉,统计到我们核桃市总房屋栋数,总市值,必将拉低我们房屋价值。我们不应该支持这个项目。

我一向反对转发无聊信息,但是这次例外,如果大家相信我的分析,请转告核桃市民,保护自己利益。

On Fri, Feb 2, 2018 at 9:13 PM Nicole Liu

they close until Monday. I can stop by to ask.

Best Regards,

Nicole

On Fri, Feb 2, 2018 at 3:53 AM, duke chang

Ask Justin/Joelle if we can take a picture of the map hung on the wall of city Conference room of Shea's project. That will be the most self explanatory Map.

Duke

Sent from my iPad

On Feb 2, 2018, at 12:50 PM, Nicole Liu wrote:

I finally asked my son to drive back to Walnut on that day (but he will be from down town LA so hope he can make it) to attend the meeting. But I do need you guys find more reliable people to speak in front of the meeting. I also post the meeting date and concerns on the CAAW FB, but it is a Chinese version. Wish to have a English version to add at my post since some residents will not read Chinese. Need a FB version to notify our residents to attend the meeting and address their concerns about the impact from the Shea Project. Can David or Duke do one. I also attached the 3 page letter in the FB.

核桃市的居民請注意 ☐☐☐☐

請關心核桃市的原始風貌, 環境, 車流, 噪音, 空氣品質, 警力部署, 公共安全, 公園, 球場, trails ... 的安靜及使用維護等未來將有的衝擊的居民一定要參加這個會議:

主辦單位: 市政府的社區居民維護及市區發展委員會

主題: 有關建商所申請的大規模房屋建設計劃的環境評估 (EIR) 報告

日期及時間: 2/12/18 下週一晚上6 點至8 點

地點: Senior Center (老人中心)

希望參加會議的原因: 建商即將在Valley 往東, 警察局及市府的Park and Recreation 東邊的空地及山坡蓋共290 棟非常擁擠的獨立屋(約在一個Acre上蓋14 棟獨立屋)。針對此建案帶來的直接影響-Walnut 居民原有舒適, 安靜及空氣品質; 已呈現塞車擁擠狀況的valley And Grand 交口的交通狀況; 愈來愈多的偷, 搶產生的安全問題及警力的不足; 學區突然擁入的大批學生; 噪音, 車流... 等會帶來的衝擊, 都需要核桃居民給予意見!

請大家告訴大家! ☐☐☐☐

Best Regards,

Nicole

On Thu, Feb 1, 2018 at 7:39 AM, David Chiang
wrote:
Duke, Nicole,

I will be out of town in Dallas during this meeting. I hope one of you are in town.

On Thu, Feb 1, 2018 at 7:20 AM, Joelle Guerra
wrote:
Good Morning Everyone,

A specific survey letter will not be mailed out; however, if you haven't already received it, you will be receiving the Notice of Preparation and Notice of Scoping Meeting (upcoming) for the project. The notice is attached; it was sent to all of Snow Creek (east). The notice, as well as the Initial Study, are available on the City's website at the following link:

<http://www.cityofwalnut.org/Home/Components/News/News/1225/16>

During the Scoping Meeting, there will be an opportunity for comment, as well as some discussion. This is only one of the upcoming opportunities to comment on the project during the process. At each stage, residents will be noticed.

Staff encourages everyone to attend and submit/discuss comment. Both Duke's email, as well as David and Nicole's, have already been added to the file. However, any comments received during the Scoping meeting and subsequent public meetings will also be added into the record.

Should you have any questions, please do not hesitate to let us know.

Sincerely,
Joelle Guerra
Associate Planner
Community Development
City of Walnut
 [\(909\) 595-7543 x 405](tel:(909)595-7543)
jguerra@cityofwalnut.org

-----Original Message-----

From: duke chang
Sent: Wednesday, January 31, 2018 11:02 PM
To: Justin Carlson; Joelle Guerra
Cc: [REDACTED]
Subject: Survey letter

Hi Justin, Joelle,

Will Planning Dept. send out survey letter to Snow Creek residents be Impacted by Shea's project as last time mentioned?
Please advise, thanks.

Duke Chang
Sent from my iPad

--

David Chiang

DEPARTMENT OF TRANSPORTATION

DISTRICT 7- OFFICE OF REGIONAL PLANNING

100 S. MAIN STREET, SUITE 100

LOS ANGELES, CA 90012

PHONE (213) 897-6536

FAX (213) 897-1337

TTY 711

www.dot.ca.gov



*Serious Drought.
Making Conservation
a California Way of Life.*

February 7, 2018

Joelle Guerra
City of Walnut
P.O Box 682
Walnut, Ca 91789

RE: The Terraces at Walnut Specific Plan
Vic. LA-10, 57
SCH#2018011046
GTS#07-LA-2018-01330ME-NOP

Dear Ms. Guerra:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Terraces at Walnut Specific Plan involves a mixed-use infill project that proposes a mix of housing types, a commercial district, recreation areas, and open space on 49 acres of vacant land. Development would also include parking, streets, landscaping, and public infrastructure improvements.

We encourage the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, and achieve a high level of non-motorized travel and transit use. We also encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements.

The EIR should specify the duration of construction period and how the City of Walnut plans to minimize congestion on the streets and freeways. The construction time schedule of working hours should be considered off peak hours to the maximum extent possible in order to minimize congestion and provide maximum safety to pedestrians and vehicular traffic on the streets and freeways. A detailed TIS and multi-modal mitigations measures need to be addressed.

Caltrans looks forward to reviewing the Draft Environmental Impact Report and Caltrans staff is available to work with your planners and traffic engineers for this project. If you have any

regarding these comments, please contact project coordinator Ms. Miya Edmonson, at (213) 897-6536 and refer to GTS# LA-2018-01330ME.

Sincerely,



FRANCES LEE
IGR/CEQA Acting Branch Chief

cc: Scott Morgan, State Clearinghouse

From: Joelle Guerra
To: [Susanne Huerta](#)
Cc: [Justin Carlson](#)
Subject: FW: "The Terraces" At Walnut (49 Acres)
Date: Monday, February 12, 2018 7:29:00 AM

Good Morning Susanne!

Please see e-mail/comment below from resident regarding The Terraces. Let me know if you had any questions!

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: vijay vakil
Sent: Friday, February 09, 2018 11:48 AM
To: Joelle Guerra
Cc: Justin Carlson
Subject: Re: "The Terraces" At Walnut (49 Acres)

Joelle and Justin,

Thanks for giving me a preview of the Terrace project, however I have several concerns on the project:

1. Density issue. Small lots and houses almost touching each other.
2. Only on entry is a fire hazard.
3. Lack of pedestrian trails.
4. Very little open space.
5. No room for park/ pocket park.
6. No buffer zone between the existing beautiful homes and new congested homes.

I will be attending the Monday meeting and express my concerns to the council.

Thanks,

Vijay Vakil

On Feb 8, 2018, at 4:37 PM, Joelle Guerra <jguerra@ci.walnut.ca.us> wrote:

Hi Vijay,

Per your request, attached are the Draft Specific Plan and Staff's status letter to the applicant. Please note that the Specific Plan is still a draft, and that the overall proposal (TTM and SP) may be revised as a result of the 10-17-17 Status Letter. Should you have any questions, please do not hesitate to let me know!

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

<Status Letter 10-17-17 SP and TTM.pdf>

<140871_TerracesofWalnutSP_ThirdDraft_2017-09-18.compressed.pdf>

From: [Joelle Guerra](#)
To: [Susanne Huerta](#)
Subject: FW: Response for Feb.12, 2018 Public Scoping meeting
Date: Monday, February 26, 2018 8:27:19 AM

Please see below

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: BERNIE WEN
Sent: Saturday, February 24, 2018 6:31 PM
To: Joelle Guerra
Subject: Response for Feb.12, 2018 Public Scoping meeting

Hello Joelle,

This is Bernie Wen, I live at 656 N. Pacer Ct.

Approximately 49 acres project is just outside my back yard.
Total 282 homes, most of them are condo as high as 35 feet.
that means it

will have at least 700 people move in this area. I do think is
too much whenever for the traffic or public service.

I hope they can build more single family house instead of condo
to reduce the population move into this area. From the floor
plan of 49

acres, I can see all of single family house located at north
part close to Roundup Dr. only about 12 of them. Rest all of
are condo.

My house been marked as #79 on Pacer Ct. on they project map,
behind of my house will be a end of street with 35 feet high 3
floors condo. I

do hope they can build under 25 feet high single family house
instead of 35 feet high condominium at area that close to Snow
Greek

community.

This is what I thought so far, hope I have more opportunity to
discuss this issue later if have any update information.

Thanks,

Bernie Wen

From: Joelle Guerra
To: [Susanne Huerta](#)
Subject: FW: Terraces at Walnut Specific Plan
Date: Monday, February 12, 2018 4:28:31 PM

Hi Susanne,

Please see below.

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: Olivia Lee
Sent: Monday, February 12, 2018 3:55 PM
To: Joelle Guerra
Subject: Terraces at Walnut Specific Plan

Hi Joelle,

My name is Olivia Lee and I've been a Walnut resident for the last 25 years. Unfortunately, I'm unable to attend the EIR scoping meeting tonight.

I'm writing in Support of the Terraces at Walnut Specific Plan and am excited that a draft EIR is underway for this project. This is the type of innovative development that we need in the City of Walnut, as it helps address the housing crisis the region and the state is currently facing. The lack of housing supply has made affordability, especially in our community, extremely difficult. This is a step in the right direction for Walnut to do our part in making housing accessible and more affordable to residents, like myself, who grew up in the community.

Thank you for your time and consideration.

Best,
Olivia Lee
--
Olivia Lee



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

February 14, 2018

Ref. Doc. No.: 4440525

Ms. Joelle Guerra
City of Walnut
P.O. Box 682
Walnut, CA 91789

Dear Ms. Guerra:

NOP Response Letter for The Terrace at Walnut Specific Plan

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on January 30, 2018. The proposed project is located within the jurisdictional boundaries of District No. 21. We offer the following comments:

1. **Infrastructure, page 9, Sewer paragraph** – The information states, “if the local sewer line does not have sufficient capacity for full build-out of the proposed project, a parallel sewer line would be constructed in Valley Boulevard”, which would ultimately discharge into the Districts’ Mount San Antonio Trunk Sewer, located in Valley Boulevard south of Grand Avenue. A direct connection to a Districts’ trunk sewer may require a Trunk Sewer Connection Permit, issued by the Districts. Please contact the Districts’ Engineering Counter at (562) 908-4288, extension 1205 for additional information.
2. **18 Utilities and Service Systems, page 64, first paragraph under item e.** – The San Jose Creek Water Reclamation Plant currently processes an average flow of 65.1 million gallons per day.
3. **5. Conclusions and Recommendations, page 24, 5.7 Plan Review and Construction Observations** – The Districts should review the project plans in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts’ facilities will be affected by the project.
4. All other information concerning Districts’ facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: A. Schmidt
M. Tatalovich



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

February 15, 2018

jguerra@cityofwalnut.org

Joelle Guerra, Associate Planner

City of Walnut

P.O. Box 682

Walnut, California 91789

Notice of Preparation of an Environmental Impact Report for the Terraces at Walnut Specific Plan

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send SCAQMD a copy of the EIR upon its completion. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from SCAQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to SCAQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts.

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

SCAQMD's CEQA regional pollutant emissions significance thresholds can be found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by SCAQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy duty diesel fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- Chapter 11 of SCAQMD's CEQA Air Quality Handbook
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf>
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Based on a review of the project location, SCAQMD staff found that the Proposed Project is located in proximity to industrial and/or warehouse uses. Many strategies are available to reduce exposure, including, but are not limited to, building filtration systems, sound walls, vegetation barriers, etc. Because of the potential adverse health risks involved with siting housing near sources of air pollution such as industrial and/or warehouse uses involving daily operation and uses of heavy-duty diesel trucks, it is essential that any proposed risk reduction strategy must be carefully evaluated before implementation. In the event that enhanced filtration units on the residential units are proposed, the Lead Agency should consider the limitations of the enhanced filtration. For example, in a study that SCAQMD conducted to investigate filters³, a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter. In addition, because the filters would not have any effectiveness unless the HVAC system is running, there may be increased energy costs to the resident. It is typically assumed that the filters operate 100 percent of the time while residents are indoors, and it does not account for the times when the residents have their windows or doors open or are in common space areas of the project. Moreover, these filters have no ability to filter out any toxic gases from vehicle exhaust. The presumed effectiveness and feasibility of any filtration units should therefore be evaluated in more detail prior to assuming that they will sufficiently alleviate near roadway exposures to DPM emissions.

Additionally, if enhanced filtration units are used at the proposed residential units, and to ensure that they are enforceable throughout the lifetime of the Proposed Project as well as effective in reducing exposures to DPM emissions, SCAQMD staff recommends that the Lead Agency provide additional details on future operational and maintenance implementation and monitoring of filters in the EIR. At a minimum, the EIR should provide detailed information about the responsible implementing and enforcement agency (or entity); recommended schedules for replacing the high efficiency or enhanced filtration units; ongoing monitoring schedules; ongoing cost sharing strategies, if any, for replacing the high efficiency or enhanced filtration units; disclosure on increased energy costs for running the HVAC system to prospective residents; criteria for assessing progress in installing and replacing the enhanced filtration units; and process for evaluating the effectiveness of the enhanced filtration units.

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d),

³ This study evaluated filters rated MERV 13+ while the proposed mitigation calls for less effective MERV 12 or better filters. Accessed at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see also 2012 Peer Review Journal article by SCAQMD: <http://d7.iqair.com/sites/default/files/pdf/Polidori-et-al-2012.pdf>.

the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available at SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and any significant impacts are mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov or call me at (909) 396-3308.

Sincerely,



Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC180130-01

Control Number

From: Joelle Guerra
To: [Susanne Huerta](#)
Subject: FW: Concerns for the enviromental impact report
Date: Tuesday, February 20, 2018 8:22:45 AM

Hi Susanne!

Please see below.

Sincerely,

Joelle Guerra

Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: George Song
Sent: Monday, February 19, 2018 8:50 AM
To: Joelle Guerra
Subject: Concerns for the enviromental impact report

To Whom it may concern,

I went to your EIR Scoping Meeting, these are my concerns:

- 1). Traffic, on the Grand and Valley there are a lot traffic already. On the hill city of industry will build more, that will add much more traffic on grand and valley. You add 290 units that will add thousands cars in this area. How to solve this problem?
- 2). Population, our snow creek is quite community, I like that. After you add 290 units, there will be too many people in here, we will get too crowd.
- 3). Water, we have water crisis, add so many population how you solve water crisis?

George (Xiaoqi) Song



COUNTY OF LOS ANGELES

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FIFTH DISTRICT

February 21, 2018

Joelle Guerra, Associate Planner
City of Walnut
Planning Division
P.O. Box 682
Walnut, CA 91789

Dear Mr. Guerra:

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT, "THE TERRACES AT WALNUT SPECIFIC PLAN," INVOLVES A MIXED-USE INFILL PROJECT THAT PROPOSES A MIX OF HOUSING TYPES, A COMMERCIAL DISTRICT, RECREATION AREAS, AND OPEN SPACE, THE PROJECT WOULD ALSO INCLUDE PARKING, STREETS, LANDSCAPING, AND PUBLIC INFRASTRUCTURE IMPROVEMENTS, WALNUT, FFER 201800018

The Notice of Preparation of an Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

Under **14 Public Services**, a.1. Fire Protection, the first paragraph should be revised as follows:

"The Los Angeles County Fire Department (LACFD) provides fire protection services in the City of Walnut. Fire Station 146 is the jurisdictional station (1st-due) for the project site; it is located approximately 2 miles northwest of the Plan Area at 20604 Loyaltan Drive in the City of Walnut. Fire Station 146 is staffed with one 3-man engine. It is known as a Critical Station, meaning that if the engine company is on an incident lasting longer than 30 minutes, the station must be covered by a move-up company. LACFD Fire Station 187, located at

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

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COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
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HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
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POMONA
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SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

3325 W. Temple Avenue in the City of Pomona is slightly closer to the Project Area and would respond when necessary. The LACFD operates under a regional concept in its approach to providing fire protection and emergency medical services, wherein emergency response units are dispatched as needed to an incident anywhere in the LACFD's service territory based on distance and availability, without regard to municipal boundaries.

The LACFD East Region Plan Check Office, located at 590 Park Avenue in the City of Pomona provides reviews of the Plan Area plans, construction plans, and architectural plans prior to occupancy to ensure the required fire protection safety features, including building sprinklers and emergency access, are implemented. Development with modern materials and in accordance with current standards, inclusive of fire resistant materials, fire alarms and detection systems, automatic fire sprinklers, would enhance fire safety and would support fire protection services (Title 24, Cal. Code Regs. Part 9)."

If you have any questions please call the Planning Division at (323) 881-2404.

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "THE TERRACES AT WALNUT SPECIFIC PLAN" for access and water system requirements. The Land Development Unit comments are only general requirements. Specific fire and life safety requirements will be addressed during the review of the plans. There may be additional requirements during this time.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

Access Requirements – Public Streets

The public streets for this development shall be in compliance with County of Los Angeles Title 21 – Subdivision Code and the County of Public Works Standards.

1. Single Family Residential

- a. Provide a minimum width of 34 feet for parallel parking on one side of the Fire Apparatus Access Road with through access and with one side of the roadway being designated "No Parking – Fire Lane."
- b. Provide a minimum width of 34 feet for parallel parking on both sides of the Fire Apparatus Access Road when the street is designed to be a cul-de-sac less than 700 feet in-length.
- c. Provide a minimum width of 36 feet for parallel parking on both sides of the Fire Apparatus Access Road and/or on cul-de-sac design with a length of 701 feet to 1,000 feet.
- d. A Fire Department approved turning area shall be provided at the end of a cul-de-sac.

2. Multi-Family Residential, Commercial, and Industrial
 - a. A cul-de-sac shall not be more than 500 feet in-length
 - b. A Fire Department approved turning area shall be provided at the end of a cul-de-sac.

Access Requirements – Private Streets and Driveways

1. All Fire Apparatus Access Roads (Fire Lanes) must be installed and maintained in a serviceable manner prior to and during the time of construction and shall be clear of all encroachments.
2. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1.
3. All on-site Fire Department Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Fire Apparatus Access Roads – Detached Single Family Residential Units Only
 - a. Provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.
 - b. The required 20-foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.
6. Fire Apparatus Access Roads – Multi-Family Residential, Commercial, and Industrial
 - a. Provide a minimum unobstructed width of 26 feet exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.
 - b. Provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department

vehicular access road is more than 30 feet high or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official.

- 1) The public street may be used for ladder truck access when the building wall is within 20 feet of the public street and there are no obstructions such as street parking, power and telephone lines, trees, etc.
6. If the Fire Apparatus Access Road is separated by an island provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.
7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. The dimensions of the turnaround with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway shall be noted on the plans.
8. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius. Indicate the centerline, inside, and outside turning radii for each change in direction on the site plan.
9. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs., and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.
10. The gradient of Fire Department Access Roads shall not exceed 15 percent unless approved by the fire code official.
11. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads to clearly indicate the entrance to such road or prohibit the obstruction thereof, and at intervals as required by the Fire Inspector.
12. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes.
13. Fire Apparatus Access Roads shall not be obstructed in any manner including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

14. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official.
15. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.
16. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
17. Gate Requirements
 - a. The gated entrance design with a single access point (ingress and egress) maintain the minimum required width of the Fire Apparatus Access Road clear-to-sky with all gate hardware is clear of the access way.
 - b. Gated entrance design with separate access gates for ingress and egress shall provide minimum width of 20 feet clear-to-sky for each side.
 - c. The keypad location shall be located a minimum of 50 feet from the public right-of-way.
 - d. Provide a minimum 32-foot turning radius beyond the keypad prior to the gate entrance at a minimum width of 20' for turnaround purposes.
 - e. The security gate shall be provided with an approved means of emergency operation and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person.
 - f. The method of gate control shall be subject to review by the Fire Department prior to clearance to proceed to public hearing.
 - g. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

18. Additional Fire Apparatus Access Roads

- a. The fire code official is authorized to require more than one Fire Apparatus Access Road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. Such additional access must comply with Title 21 of the Los Angeles County Code.

Water System Requirements

1. All required public fire hydrants shall be installed, tested, and accepted prior to the beginning of construction.
2. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.
3. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
4. Fire Hydrant Spacing
 - a. Detached Single-Family Residential
 - 1) Fire hydrant spacing shall be 600 feet with no portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
 - 2) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
 - 3) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.
 - 4) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - b. Multi-Family Residential, Commercial, and Industrial
 - 1) Fire hydrant spacing shall be every 300 feet with no portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - 2) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - 3) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.

- c. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures on-site hydrants may be installed a minimum of 10 feet from the structure.

5. Fire Flow Requirements

- a. The required fire for the public fire hydrants for single-family residential homes less than a total square footage of 3,600 feet is 1250 gpm at 20 pounds psi residual pressure for 2 hours with one public fire hydrant flowing. Any single-family residential home 3,601 square feet or greater shall comply to Table B105.1 of the Fire Code in Appendix B.
- b. The required fire flow for the public and private on-site fire hydrants for buildings other than single-family residential homes in this project will be determined with further plan review. The maximum fire flow for this development is 8,000 gpm at 20 pounds psi residual pressure for 5 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. The total square footage of each proposed building along with the type of construction and written verification of an automatic fire sprinkler system is required to determine the exact fire flow.
 - 1) An approved automatic fire sprinkler system is required for the proposed buildings within this development.

Fuel Modification

1. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to public hearing. For details please contact the Fire Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA, 91702-2904. They may be reached at (626) 969-5205.

High Voltage Transmission Lines

1. Structures and outdoor storage underneath High Voltage Transmission Lines (66 kilovolts or greater) shall comply with Fire Code 316.6 and County of Los Angeles Fire Department Regulation 27. Any proposed construction or land use within 100 feet of the drip line of High Voltage Transmission lines shall be subject to review by the Fire Marshal.

For any questions regarding the report, please contact FPEA Inspector, Claudia Soiza at (323) 890-4243 or Claudia.soiza@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

Comment Sheet

Please let us know your concerns so we can address them in the Environmental Impact Report.

Name: Judy L. Serrano

Affiliation: resident
(resident, businessperson, agency representative)

Comments:

I proudly say that I have been a first time original owner since March, 1988. I staked out this home on the top of the hill so we could have views, privacy, and enjoy the nature all around us! I look out my bedroom window & can see the sun rise to the left in AM, and see it set to the right in the PM. I DO NOT LIKE what I hear. I may look out & instead of nature & beauty, I will see a 25 foot wall instead! We deserve our privacy. I do not give permission to have all views blocked off left, middle, & right to a brick wall! I have attended meetings & kept in touch, this is a surprise. I do not like how sneaky it is with no regard to taxpayers for 30 plus years! We have asked & been put off. I have seen so many people brought up here to pick out lots so unfair to treat residents of Walnut like this! These are our homes! I need of Council caring more about people from other countries who want to live here. What about us? Judy Serrano over

Please submit to:

Joelle Guerra, Associate Planner
City of Walnut

21201 La Puente Road, P.O. Box 682
Walnut, California 91789

email: jguerra@ci.walnut.ca.us

I have many concerns.

- Crime -

- Dust = Construction mess

- Stirring up gophers & critters

- Access Road

- Traffic

- Noise

- Invasion of privacy

- When will we know more?

- Bought this house for many reasons - don't take away this!

- Control the looky loos.

- What about Dotty's animals?

- Tentative Tract Maps/Tentative Parcel Maps (TTMs/TPMs TTM) 78210
- Development Agreement. A Development Agreement may be negotiated between the City of Walnut and applicant(s) that will establish vesting of development rights and entitlements, identify project improvements, timing of improvements, as well as the responsibilities and rights of both the City and the applicant(s)
- Site Plan/Architectural Review by the City of Walnut

11 Surrounding Land Uses and Setting

The Plan Area is located in a primarily residential neighborhood adjacent to commercial and industrial uses. The Plan Area is located along the northern edge of Valley Boulevard at the intersection of Valley Boulevard and Faure Avenue. The Plan Area is generally bordered by one-story single family residences along Roundup Drive, Timberland Land and Pacer Court to the north and west. The southern and eastern boundaries of the site are located along Valley Boulevard and also border the northeast boundary of the City of Industry. Across Valley Boulevard are one- to two-story industrial uses. One- to two-story commercial uses and public services buildings are located outside the southwestern corner of the public Plan Area and include several restaurants, a local sheriff's station, and a community services building (known as the City Maintenance Yard). Union Pacific and Metrolink rail lines are located approximately 450 feet east of the Plan Area at the closest point.

12 Other Public Agencies Whose Approval is Required

The City is the lead agency with responsibility for approving the proposed Specific Plan and approving construction-related ministerial permits. The following discretionary approvals from other agencies may be required for project implementation:

- Los Angeles County Public Works – Approve Valley Boulevard and signal
- City of Industry – Approve traffic signal
- Los Angeles County Flood Control – Approve infrastructure connections
- West Valley Water District – Water service connections
- Los Angeles County Fire Department – Approve fire master plan
- Los Angeles Regional Water Quality Control Board – NPDES permit



10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts?				
a. Physically divide an established community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with an applicable habitat conservation plan or natural community conservation plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project physically divide an established community?

The proposed Specific Plan involves development of residential and commercial uses in an urbanized area. The Plan Area consists of 49 acres of open space that is surrounded by residential, commercial and industrial development. The project includes a public right-of-way that would be accessed from Valley Boulevard along the southern boundary, and a pedestrian walkway would allow for access to the Plan Area from Roundup Drive at the northern boundary. Therefore, the development of the proposed Specific Plan would be compatible with the surrounding land uses and would not divide an established community. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The Plan Area is currently designated as Future Specific Plan No. 3 in the City's General Plan and is zoned as Residential Planned Development and C3 – Heavy Commercial. As stated in Section 10, *Required Approvals*, of the Initial Study, development of the proposed Specific Plan requires the following discretionary actions that include amendments and changes to applicable land use documents:

- Specific Plan (SP) 2016-01- Adoption of the Terraces at Walnut Specific Plan is required by Resolution by the City of Walnut City Council, with the Development Standards chapter adopted by Ordinance

From: [Susanne Huerta](#)
To: [Jennifer Pezda](#)
Subject: FW: Concerns/Suggestions About The Terraces Project
Date: Monday, March 05, 2018 10:03:05 AM
Attachments: [image001.png](#)

More comments, see below. Thanks!

Susanne Huerta, AICP
Senior Environmental Planner

Rincon Consultants, Inc.
213 788 4842 Ext 104
www.rinconconsultants.com
Environmental Scientists Planners Engineers
Ranked "#1 Best Firm to Work For" – CE News

From: Joelle Guerra [mailto:jguerra@ci.walnut.ca.us]
Sent: Monday, March 05, 2018 10:02 AM
To: Susanne Huerta
Subject: FW: Concerns/Suggestions About The Terraces Project

Hi Susanne!

Please see comment below, received after the 30 day period.

Sincerely,

Joelle Guerra
Associate Planner
Community Development
City of Walnut
(909) 595-7543 x 405
jguerra@cityofwalnut.org

From: Larry L
Sent: Friday, March 02, 2018 1:17 PM
To: Joelle Guerra
Subject: Concerns/Suggestions About The Terraces Project

Dear Joelle:

Per our phone conversation on 2/28, I am addressing to you our concerns and suggestions with respect to the Terraces Plan.

As residents on Roundup Drive in Snow Creek Community being so close to this captioned project, many neighbors and I are worried about the huge negative impacts brought by this high-density residential project. In the light of that 300 dwelling units, 1,000 plus people, and several hundred vehicles will invade into our

neighborhood, we do believe our safe, beautiful, tranquil, and rustic life will soon be totally ruined by the following threats:

1. Annoying noises --- from people, vehicles, and barking dogs
2. Excessive glare and lights --- from households, street lighting, and vehicles
3. More robberies and burglaries --- empowered by close-by vehicle roads and easy in/out path
4. Throngs of joggers and walkers --- coming in and out day and night
5. Disturbing frolics of kids and pets --- playing or lingering around in Snow Creek
6. Increased roadside trash and waste --- littered by human beings and pet animals
7. Disappearance of our beautiful view ---- to be replaced by studded asphalt roads and multiple-floor buildings

To tackle the above issues, our suggestions are:

1. Lower the density by 50%
2. Limit the floors to no more than two
3. Add 24-H stationed guards at Roundup Drive walkway
4. Add security patrolling 24-H in areas within Snow Creek bordering the Terraces
5. Install household surveillance system for residents on Roundup Dr. and street system along Roundup Dr.
6. Plant tall and beautiful privacy trees between the Terraces and Snow Creek

Thanks.

Sincerely yours,

Larry Lin

From: [David Chiang](#)
To: [Joelle Guerra](#)
Cc: [Justin Carlson](#)
Subject: Re: CV Case 17-569
Date: Wednesday, February 28, 2018 5:40:57 PM

Joelle,

I understand the official 30 day closed a couple days ago.

<http://www.cityofwalnut.org/home/showdocument?id=11442>

I want to make sure my previous concerns was added to the official record as you had suggested on Jan 22nd.

Sorry but ive been out of town each time you had the meeting as well as just this past week in Tx.

Thanks so much for your ongoing support and dedication to the city of walnut.

Regards,

On Mon, Jan 22, 2018 at 6:34 PM Joelle Guerra <jguerra@ci.walnut.ca.us> wrote:

Hello Mr. Chiang,

Thank you for taking the time to submit in writing your concerns regarding the project. My name is Joelle Guerra; I'm the project planner for the proposal known as "The Terraces at Walnut" (49 Acres project).

Currently, the design/proposal is still in the Staff Review stages, with the Initial Study and Environmental Review process anticipated to begin within the next few weeks. As an abutting resident, you will receive notice once this process begins. While your e-mail below has been officially added to the file, I encourage you to also submit your comments and any additional concerns to Staff during the environmental review process, as it will be also be added to the official record.

If you wish, Staff can also forward your concerns/suggestions directly to the applicant.

Myself and the City Planner, Justin Carlson, did meet with Duke recently. Should you wish to meet with us as well to discuss the project and/or concerns further, we would be more than happy to accommodate you.

Please do not hesitate to let Staff know of any additional questions or if you'd like to set up a meeting for discussion.

Sincerely,

Joelle Guerra

Associate Planner

Community Development

City of Walnut

[\(909\) 595-7543 x 405](tel:(909)595-7543x405)

jguerra@cityofwalnut.org

From: David Chiang

Sent: Monday, January 22, 2018 3:19 PM

To: Jason Kim

Cc: Joelle Guerra

Subject: Re: CV Case 17-569

Jason,

We meet again. How are you doing? Glad I was able to comply with clearing the brush that future developers are offering to add value to. I am part of the small group of residents from 616 to 648 Pacer Court that will be impacted by the newly proposed development project on Valley Blvd. I think you got a visit from my good neighbor Duke recently.

He stated you will be sending out letters in the near future to allow us to respond to grievances or suggestions.

I want to formally email you and provide written concerns prior to the letters that will be sent out:

- **Problem 1:** Current grading plan has developer raising the level of elevation to 672, to well exceed my home's ground level of 656. Regardless of what they build, it will already be higher than my current house level eliminating any line of sight or view from my property.
- **Solution 1:** Requesting developer to retain current street level grading with existing Valley Blvd thus reducing impact to my line of sight and retaining the value of my home ; by allowing their development to be higher than current Snow Creek homes, it improves their net value to sell for while sacrificing existing residential homes in Snow Creek
- **Problem 2:** Current development has Shae homes building 3 level homes, that alone will definitely reduce any line of sight and value of existing Snow Creek homes adjacent to these properties regardless of approved grading plans
- **Solution 2:** Request developer to build single or only two-story homes; review existing planning codes in Walnut and see how many 3 story homes there are in current existence directly adjacent to one and two story homes and do we want to set the precedence for future developers as a standard
- **Question:** Is there any code that looks at adjacent homes line of sight from 3 story rooms (windows) looking down into our showers or bedroom windows?

Thank you for your time, at the end of the day, I fully understand Shae Homes is a business and they want or need to maximize in their investments, unfortunately, at the expense of existing Snow Creek and possibly future Walnut residents.

However, I hope City Planning and the Leadership here at Walnut would take this David and Goliath opportunity and hopefully take into consideration some of our concerns.

Please keep me informed, if you can, of any existing, new or future developments here if possible.

Thanks again !!!!

Regards,

David Chiang

On Mon, Aug 21, 2017 at 1:42 PM, Jason Kim <jkim@ci.walnut.ca.us> wrote:

At this point, there is only a small amount of green brush which is still in danger of drying out and becoming a fire hazard. Please remove all brush on the hillside. Trees that are green and alive may be left as is.

I have approved your request for extension. Thank you so much for your assistance in this matter.

Thank you,

Jason Kim, Code Enforcement Specialist | City of Walnut

Community Development Department | Planning Division

[21201 La Puente Road | Walnut, CA 91789 |](#)

[! \(909\) 595-7543 ext. 410 | 7 \(909\) 595-8443](#)

✉ JKim@ci.walnut.ca.us

From: David Chiang

Sent: Monday, August 21, 2017 1:30 PM

To: Jason Kim

Cc: Joelle Guerra

Subject: Re: CV Case 17-569

Can i please get a week. My gardener is here Wed. and I can also hire a tree guy to come Sat.

Is it only to clear out all the dry vegetation?

On Mon, Aug 21, 2017 at 1:36 PM, Jason Kim <jkim@ci.walnut.ca.us> wrote:

Hi David,

Yes, it is the vegetation behind your block wall. How much time are you requesting?

Thank you,

Jason Kim | Code Enforcement Specialist | City of Walnut

Community Development Department | Planning Division

[21201 La Puente Road | Walnut, CA 91789 |](#)

[' \(909\) 595-7543 ext. 410 | 7 \(909\) 595-8443](#)

✉ JKim@ci.walnut.ca.us

From: David Chiang

Sent: Monday, August 21, 2017 1:19 PM

To: Jason Kim

Subject: CV Case 17-569

Dear Jason,

Got notice of violation today in the mail. We checked mail Friday and this must have come Sat. Date on letter was for Aug 9th. Postdate is Aug 14th. We just got it in mail on 19th, (it went to Santa Ana first).

However, it stated your staff will perform re-inspection on or after Monday, Aug 21st. so we will need more time.

In addition, it states we need to trim all overgrown/dry vegetation south of the property. Can i please confirm that is behind my back wall?

I will take care of it and hire someone to remediate. Please give me more time so i can do this.

Regards,

--

David Chiang

Comment Sheet

Please let us know your concerns so we can address them in the Environmental Impact Report.

Name: Susan

Affiliation: resident
(resident, businessperson, agency representative,
community group member)

Comments:

I am concerned about the public services such as the library, police, fire station etc. The library is already very packed after students are dismissed on Mon ~ Fri. Will it hold more residents in the future? I really doubt it.

Walnut is one of the 20 most suitable small cities for living and that is why we bought the house and moved in. I'd like to keep it nice & quiet. Therefore, I strongly disagree with approving this project!

Comment Sheet

Please let us know your concerns so we can address them in the Environmental Impact Report.

Name: HASSAN SAKI

Affiliation: _____
(resident, businessperson, agency representative)

Comments:

- 1) Cultural Resources: How are you addressing it and are you in contact with Tribe Rep.?
- 2) Alternatives should be added to the list to be analysed including the No Project alternative
- 3) Impact on Schools
- 4) Peer Reviewer should be retained by the City for a second set of Eyes.

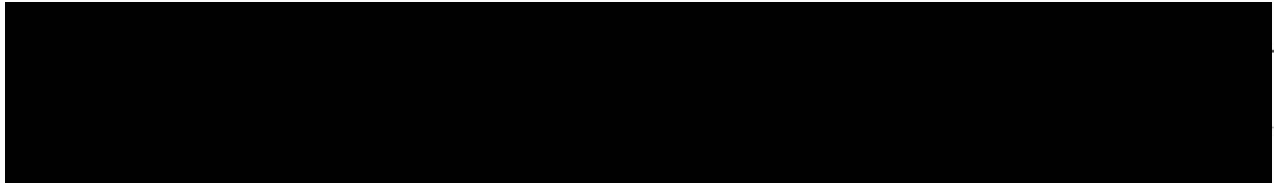
Please submit to:
Joelle Guerra, Associate Planner
City of Walnut
21201 La Puente Road, P.O. Box 682
Walnut, California 91789
email: jguerra@ci.walnut.ca.us

Comment Sheet

Please let us know your concerns so we can address them in the Environmental Impact Report.

Name: Kyle Wilson

Affiliation: resident
(resident, businessperson, agency representative,
community group member)



Comments:

The project looks great. I like the higher density homes as well as their location next to retail.

Please submit to:
Joelle Guerra, Associate Planner
City of Walnut
21201 La Puente Road, P.O. Box 682
Walnut, California 91789
email: jguerra@ci.walnut.ca.us