

City of Walnut

Notice of Preparation of an Environmental Impact Report (EIR) and Notice of a Public Scoping Meeting



DATE: Monday, February 12, 2018 **TIME:** 6:00 p.m. to 8:00 p.m.

LOCATION: City of Walnut Senior Center
21215 La Puente Road, Walnut, California 91789

PROJECT: The Terraces at Walnut Specific Plan

The City of Walnut is preparing a Draft EIR for the proposed Terraces at Walnut Specific Plan (hereafter referred to as "Specific Plan" or "project"). The public is invited to attend a scoping meeting on Monday, February 12, 2018 at 6:00 p.m. to comment on environmental issues that should be addressed in the Draft EIR. A draft of the Specific Plan is available for review at the Community Development Department.

Purpose of the Scoping Meeting: The purpose of the scoping meeting is to present the project in a public setting and provide an opportunity to receive comments on the environmental issues that are important to the community. The meeting will include a presentation of the proposed project and the environmental issues to be analyzed in the Draft EIR will be described. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to present views concerning what environmental issues should be included in the Draft EIR. The oral and written comments made during the scoping meeting will provide an inventory of potential environmental effects of the project to be addressed by the Draft EIR.



Project Location: The area under the proposed Specific Plan (hereafter referred to as "Plan Area") encompasses approximately 49 acres and includes three parcels (APNs 8709-023-273, 8709-023-274, 8719-023-275) in the City of Walnut (City), Los Angeles County. The Plan Area does not have an assigned street number and is located approximately 1,300 feet east of the intersection of Valley Boulevard and Grand Avenue. The site is currently vacant and unimproved except for small flood-control drain ditches or swales and several plastic utility boxes about 2x1x1 feet in size scattered in the south portion of the Plan Area. The parcels are partially fenced along Valley Boulevard on the southern portion of the site and are covered primarily by a mix of non-native and native vegetation, much of which has been disturbed.

Project Description: The Terraces at Walnut Specific Plan ("Specific Plan" or "project") 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. The proposed recreation areas would consist of a neighborhood park, pocket parks, and passive parks. The commercial district would be three to five acres (up to 50,000 square feet), and would be located on the

western portion of the Plan Area and would consist of one- to two-story buildings and surface parking. The residential district would include up to 290 dwelling units within two residential districts, a nineteen-acre small-lot district with 278 residential units, and a two-acre large-lot district with twelve residential units. The architectural design for the Plan Area would incorporate a Mediterranean “hilltop village” inspired theme. 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 in the Plan Area and would provide shade structures, water features, outdoor furniture, and other furnishings. Lighting in the open space areas would include energy-efficient technologies and would be designed to avoid light spillage onto neighboring communities. The primary gateway and community entry would be provided from a new constructed street on Valley Boulevard on the southern side of the Plan Area. An emergency vehicle access driveway would be constructed to connect Roundup Drive to the Plan Area.

Table 1 Specific Plan Summary

Proposed Land Uses (by acre)			
Commercial District	3 to 5 (up to 50,000 sf)		
Residential Districts	21		
Single-Family	2 (of 21)		
Small-Lot	19 (of 21)		
Parks and Slopes	17		
Streets	6		
Total	49		
Land Use Plan			
Land Use	Acreage	Dwelling Units (DU)/ Square Footage (sf)	Intensity
Residential			
Single-Family District	2	12 DU	6.0 DU/Acre
Small-Lot District	19	278 DU	14.6DU/Acre
Residential Total	21	290 DU	13.8 DU/Acre
Non-Residential			
Open Space/Slopes	14.85	–	–
Parks	2.15		
Commercial District	3 to 5	50,000 sf	0.23 FAR
Public Streets	6		
Total	49	Up to 290 DU and 50,000 sf	

Initial Study: Based on the conclusions of the Initial Study prepared for the project, the following areas of potentially significant environmental impact are anticipated to require analysis in the Draft EIR:

- | | |
|-------------------------------|-----------------------------|
| ▪ Aesthetics | ▪ Noise |
| ▪ Air Quality | ▪ Population and Housing |
| ▪ Biological Resources | ▪ Public Services |
| ▪ Cultural Resources | ▪ Recreation |
| ▪ Geology and Soils | ▪ Transportation/Traffic |
| ▪ Greenhouse Gas Emissions | ▪ Tribal Cultural Resources |
| ▪ Hydrology and Water Quality | ▪ Utilities |
| ▪ Land Use Planning | |

Potential cumulative impacts and potential for growth inducement will also be addressed, as well as alternatives to the proposed project, including a No Project Alternative.

30-Day Comment Period: The City invites all interested members of the public to attend the public scoping meeting. The City also invites written comments on issues related to potential environmental impacts during a 30-day comment period, which starts on January 26, 2018 and will conclude on February 26, 2018. Written comments should be addressed to:

Joelle Guerra, Associate Planner
City of Walnut
P.O. Box 682
Walnut, California 91789
Phone: (909) 595-7543
Email: jguerra@cityofwalnut.org

After the Draft EIR has been prepared, it will be released for public review and comment. The Planning Commission will then hold a public hearing on the Draft EIR and on the project. Separate notices of the availability of the Draft EIR and of the hearings on the project will be released at later dates.

The case file on this project, which includes the plans and applications, is available for public review at City Hall, 21201 La Puente Road, Walnut, CA 91789. Copies of the Initial Study are also available at City Hall and online at:

<http://www.cityofwalnut.org/for-residents/departments/community-development/planning-division/subdivision-projects>.

If there are any questions regarding this notice, or if you would like to review the file or receive copies of available documents, please contact Joelle Guerra at (909) 595-7543 or via email at jguerra@cityofwalnut.org.

Signature

Joelle Guerra

Printed Name

Date

Associate Planner

Title

1/24/18



The Terraces at Walnut Specific Plan

Initial Study

prepared by

City of Walnut

21201 La Puente Road

P.O. Box 682

Walnut, California 91789

prepared with the assistance of

Rincon Consultants, Inc.

250 East 1st Street, Suite 301

Los Angeles, California 90012

January 2018

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January 2018



Rincon Consultants, Inc.

Environmental Scientists Planners Engineers

www.rinconconsultants.com

This report prepared on 50% recycled paper with 50% post-consumer content.

Table of Contents

Initial Study	1
1 Project Title	1
2 Lead Agency Name and Address	1
3 Contact Person and Phone Number	1
4 Project Location	1
5 Project Sponsor's Name and Address	1
6 Existing Setting	1
7 General Plan Designation	1
8 Zoning	6
9 Description of Project	6
10 Required Approvals	12
11 Surrounding Land Uses and Setting	13
12 Other Public Agencies Whose Approval is Required	13
Environmental Factors Potentially Affected	14
Determination	14
Environmental Checklist	17
1 Aesthetics	17
2 Agriculture and Forest Resources	21
3 Air Quality	23
4 Biological Resources	25
5 Cultural Resources	29
6 Geology and Soils	31
7 Greenhouse Gas Emissions	35
8 Hazards and Hazardous Materials	37
9 Hydrology and Water Quality	41
10 Land Use and Planning	45
11 Mineral Resources	47
12 Noise	49
13 Population and Housing	51
14 Public Services	53
15 Recreation	57
16 Transportation	59

17	Tribal Cultural Resources	61
18	Utilities and Service Systems	63
19	Mandatory Findings of Significance	67
References		69
Bibliography.....		69
List of Preparers		71

Tables

Table 1	Specific Plan Summary	7
Table 2	Projected Water Demand	65

Figures

Figure 1	Regional Location.....	2
Figure 2	Plan Area Location	3
Figure 3a	Site Photo.....	4
Figure 3b	Site Photo.....	4
Figure 3c	Site Photo.....	5
Figure 3d	Site Photo.....	5
Figure 4	Zoning.....	8

Appendices

Appendix G of the EIR	Geotechnical Report
Appendix H of the EIR	Flood and Water Quality Memorandum
Appendix H of the EIR	Preliminary Hydrology Analysis
Appendix K of the EIR	Water and Sewer Demand Rates

Initial Study

1 Project Title

The Terraces at Walnut Specific Plan (“Specific Plan” or “project”)

2 Lead Agency Name and Address

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

3 Contact Person and Phone Number

Joelle Guerra, Associate Planner
(909) 595-7543 ext. 405

4 Project Location

The project area (“Plan Area”) encompasses approximately 49 acres and includes three parcels (APNs 8709-023-273, 8709-023-274, 8719-023-275) in the City of Walnut (City), Los Angeles County. The Plan Area, which has no assigned street number, is approximately 1,300 feet east of the intersection of Valley Boulevard and Grand Avenue. The west boundary of the Plan Area is adjacent to 21701 Valley Boulevard. Figure 1 shows the location of the Plan Area in the region and Figure 2 shows the Plan Area in its neighborhood context.

5 Project Sponsor’s Name and Address

Sunjoint Development LLC
280 Machlin Court
Industry, California 91789

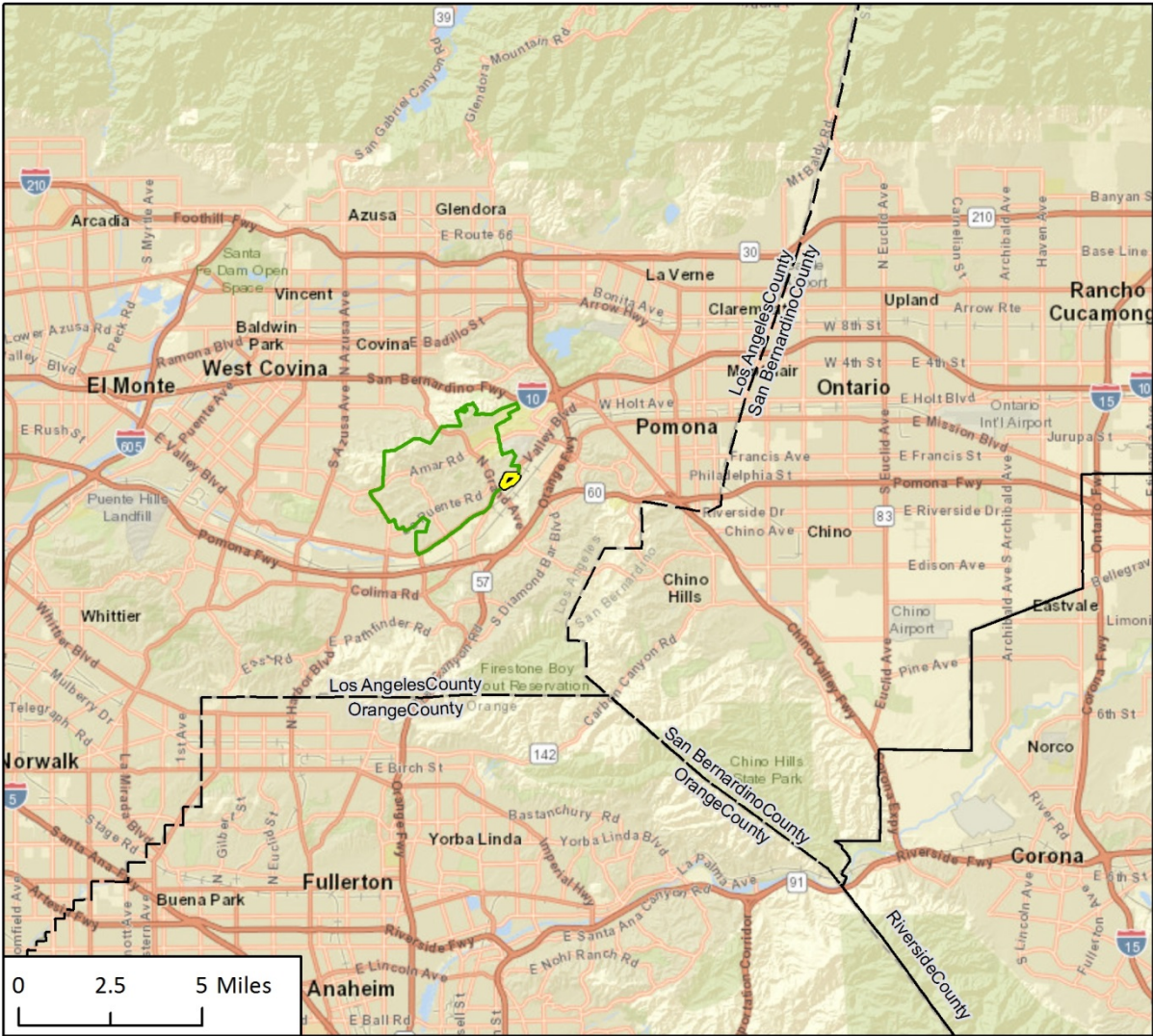
6 Existing Setting

The Plan Area consists of three vacant parcels that are unimproved except for small flood-control drain ditches or swales and several plastic utility boxes about 2x1x1 feet in size scattered in the south portion of the Plan Area. The lots are partially fenced along Valley Boulevard (the southern boundary of the site). The Plan Area is covered primarily by a mix of non-native and native vegetation, much of which has been disturbed. Figures 3a-3d includes photos of the existing conditions of the Plan Area. Figure 4 shows the existing zoning.

7 General Plan Designation

Future Specific Plan No. 3

Figure 1 Regional Location



Imagery provided by ESRI and its licensors © 2017. City limit from US Census, 2016.

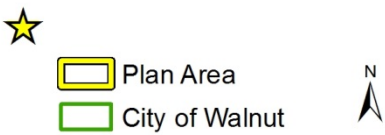


Fig 1 Regional Location

Figure 2 Plan Area Location

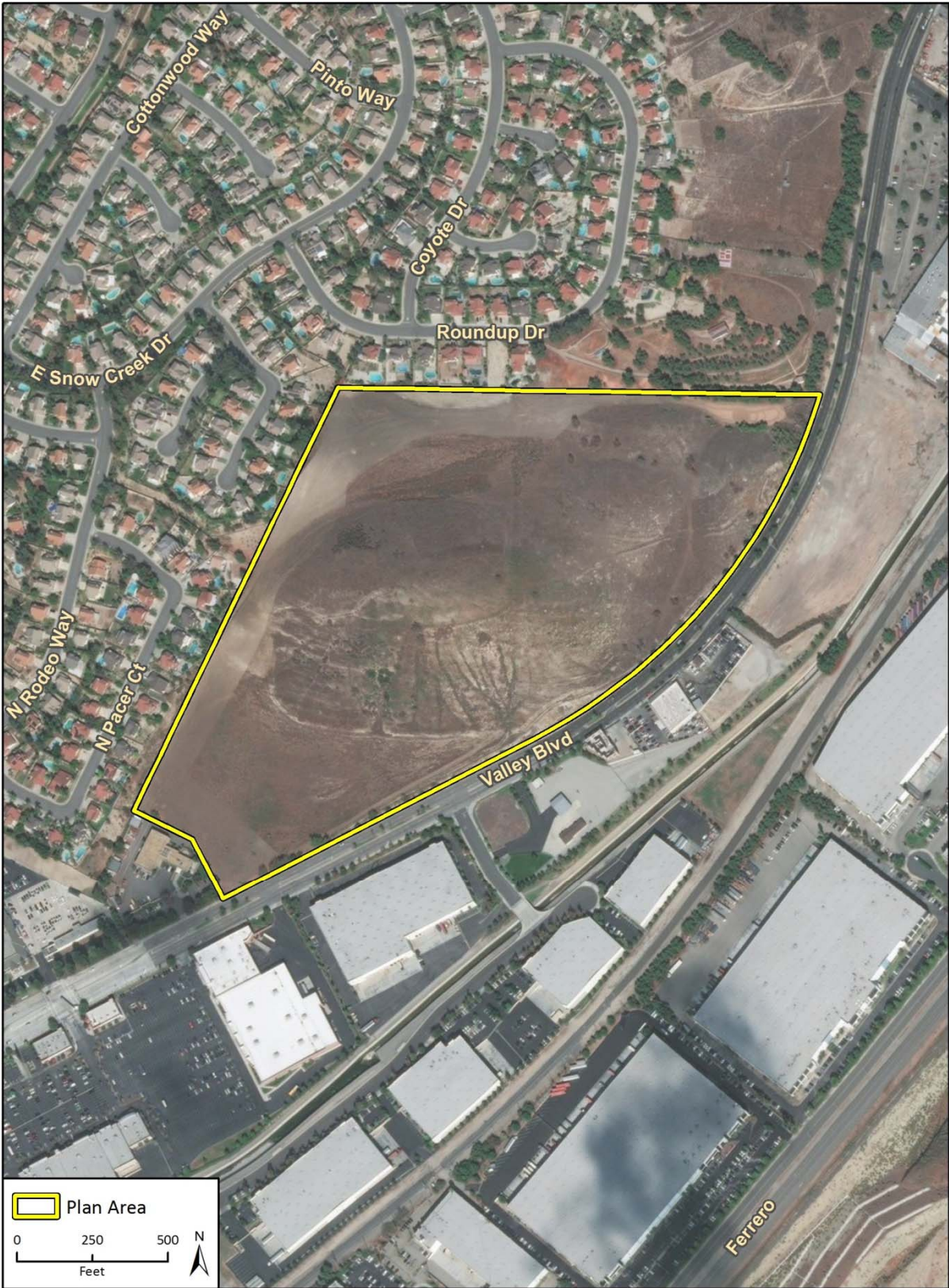


Figure 3a Site Photo



View of the Plan Area looking west from eastern corner of the Plan Area

Figure 3b Site Photo



View of the Plan Area looking east from eastern corner of the Plan Area

Figure 3c Site Photo



View of the Plan Area looking south from western boundary of the Plan Area

Figure 3d Site Photo



View of the Plan Area looking north from the southwest corner of the Plan Area

8 Zoning

R.P.D. – 16,800 – 2.2DU (Residential Planned Development with a minimum lot area of 16,800 and net acre density of 2.2 dwelling units per acre) and Heavy Commercial (C-3) with a Mixed-Use/Housing Opportunity Overlay Zone 3 (MU/HOO-3), see Figure 4

9 Description of Project

The Terraces at Walnut Specific Plan (“Specific Plan” or “project”) 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. The proposed recreation areas would consist of a neighborhood park, pocket parks, trails, and walkways. Table 1 summarizes the Specific Plan components. The Specific Plan would require approval of entitlements for construction and operation of the proposed development; refer to Section 10, *Required Approvals*, below.

The commercial district would be approximately three to five acres, up to 50,000 square feet (sf), located on the western portion of the Plan Area and would consist of one- to two-story buildings and surface parking. The residential district could include up to 290 dwelling units on 21 acres. Two residential districts are proposed within the Plan Area, which would consist of a nineteen-acre small-lot district and a two-acre large-lot district. The residences in the small-lot district would be allowed a maximum height of 35 feet or no more than three stories and could include various housing types, either attached or detached, on smaller lots. The two-acre large-lot residential district would be located at the northwest corner of the Plan Area which would provide both a buffer and transition between the proposed small-lot district and the existing single-family residences located north and west of the Plan Area. The two-acre large lot district would include 12 units that would have a maximum two-story height limit.

The architectural design for the Plan Area would incorporate a Mediterranean “hilltop village” inspired theme. 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. Lighting in the open space areas would include energy-efficient technologies and would be designed to avoid light spillage onto neighboring communities.

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Figure 4 Existing Zoning



Infrastructure

Water System

Domestic water service in the Plan Area would be provided by Walnut Valley Water District (WVWD) via three pipeline connections. Two connections would connect to pipelines in the Valley Boulevard right-of-way at the southwestern portion of the Plan Area, and one connection would connect to an existing pipeline in the Roundup Drive right-of-way at Bridal Way. This connection would serve the northern portion of the Plan Area.

WVWD would also provide recycled water service for irrigation in the Plan Area via an existing recycled water pipeline within the Valley Boulevard right-of-way. An on-site irrigation distribution system located within proposed Street A would connect to the existing pipeline and would include four pipelines to irrigate the public landscape areas. An irrigation pump would be installed to maintain pressurized service to the on-site irrigation system and would be located near the intersection of Street A and Valley Boulevard. The irrigation pump would be approximately four feet tall, 12 feet long, and six feet wide. The pump and related appurtenances would be screened from public view through various siting, installation, and landscaping techniques.

Sewer

The Los Angeles County Department of Public Works would provide and operate on-site gravity sewer systems in the Plan Area. The local sewer line in the Valley Boulevard right-of-way would be extended to reach two service connections at the southwest boundary of the Plan Area. One connection would service the proposed commercial district and the other would service the residential districts. 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. The Valley Boulevard sewer line(s) would carry flows from the Plan Area to the sewer line within the Grand Avenue right-of-way.

Drainage

The Plan Area would contain an on-site drainage system to capture stormwater flows from the sub-areas and direct them to a treatment facility. Residential flows would be treated via three biofiltration basins located along the eastern side of the Plan Area and one water quality vault. Runoff from the commercial district would be collected by on-site inlets and treated by two vaults. Flood control detention basins at the southern corner of the Plan Area within the commercial district would be used to mitigate stormwater volumes and would direct flows away from existing single-family residences north of the Plan Area.

Utilities

Frontier Communications or Charter Communications would provide telephone and internet services in the Plan Area, Southern California Gas Company would provide natural gas service via connections to existing gas lines within adjacent public rights-of-way, and Southern California Edison would provide electrical service.

Access and Parking

Pedestrian entry and vehicular access to the project site would be provided by a new street under the proposed project that would be located at the southern boundary of the project site. The project would include installation of a public sidewalk along the frontage of the entire project site on Valley Boulevard. Pedestrian access to the site would also be provided by a walkway from Roundup Drive on the northern boundary of the project site.

Parking for residents would consist of private driveways and garages, and pull in spaces. Parking for commercial uses would be provided via on-surface lots. The total amount of parking spaces within the Plan Area has not been determined. Final parking plans for the proposed development would be required to comply with the Parking Standards that will be provided in the Specific Plan.

Grading and Construction

Construction of the proposed Specific Plan is expected to begin in 2018 with full build-out estimated to occur in June 2022. It is possible that actual build-out may vary depending on economic conditions.

The existing dome-shaped hill that is generally at the center of the Plan Area would be graded and altered to create developable terraces for residences. A series of retaining walls (mechanically-stabilized earth [MSE] walls) would be constructed to create the terraces. The MSE wall would have a maximum height of 25 feet, but may be organized in tiers with a minimum of five feet. The combined wall system would be used to reduce export and prevent erosion by holding soil and allow for root penetration to further stabilize the hillside slopes.

Total grading within the Plan Area would be approximately 1,500,000 cubic yards (cy) of cut soil and approximately 1,000,000 to 1,200,000 cy of fill soil. At this time, detailed grading studies have not been completed, but export from the site is anticipated to range from 500,000 to 1,000,000 cy. Additional minor grading may be needed to provide geotechnical stability to walls, roadways, and utilities. Grading plans for projects within the Plan Area would be required to comply with the current City of Walnut standards and grading techniques would meet applicable City of Walnut codes and be consistent with the City General Plan. Results from a preliminary geotechnical engineering report and soil engineering investigation would be incorporated into the grading plan design.

Landscaping and Open Space

The Plan Area currently contains a dome-shaped hill over 200 feet in height in the central portion of the site with gently sloping topography in the southwestern portion of the property. The Plan Area is currently sparsely vegetated and without trees. Total landscaping within the Plan Area would be approximately 17 acres. According to the Landscape Design Guidelines provided in the Specific Plan, the overall community landscape within the Plan Area would be comprised of eight landscape zones. These zones would collectively create a landscape framework and include a system of paths and trails throughout the Plan Area. Landscape zones would include the following:

- Thematic Landscapes – Specific Plan Entries, Entry Road and Parks and Recreation Areas
- East Valley Boulevard Parkway Landscape
- Large Lot Residential District
- Small-lot Residential District Commercial Center District
- Specific Plan Edge and Landscape Buffer

- Slope Landscaping and Erosion Control
- Storm Water Basins

A retaining wall would be constructed in the Slope Landscaping and Erosion Control area to hold soils in place along the southeastern boundary of the Plan Area and would accommodate planting on the face of the wall to help achieve the desired “hilltop village” aesthetic.

Landscaping would also include approximately 2.15 acres of designated neighborhood parks, pocket parks, and open space areas, including trails adjacent to detention basins. As these open spaces would function as central gathering areas, irrigated turf grass and/or artificial turf would be used in areas anticipated for heavy pedestrian use. The pocket parks would incorporate large shade structures and palm trees and/or small gardens. In addition, landscaping improvements would generally include a plant palette that incorporates native and drought tolerant tree, shrubs, and groundcovers. A detailed species list of trees, shrubs, and groundcover plants intended to be used within the landscaping districts will be provided the Specific Plan.

Exact locations and layouts of proposed landscaping within the Plan Area is not known at this time, and potential layouts are depicted as examples in the Specific Plan.

Sustainable Design

Landscaping and open space within the Plan Area would be designed to promote walkability through a system of paths and trails. In addition, development under the Specific Plan would aim to integrate “green” design strategies to promote sustainability within the future community. Strategies would pertain to Plan Area planning, energy efficiency, materials efficiency, water efficiency, and occupational health and safety. Generally, development under the Specific Plan would be encouraged to incorporate the following:

Plan Area Planning

- Provide physical linkages throughout the Specific Plan that promote walking
- Consider the use of pervious materials for walkways, trails, driveways, and parking lots
- Minimize the amount of paved areas for roads, parking, and patios where feasible
- Concentrate development near local services and amenities
- Encourage shared parking and ride share

Energy Efficiency

- Passive design strategies can dramatically affect building energy performance. These measures may include building shape and orientation, passive solar design, and the use of natural lighting
- Incorporate the use of Low-Emission windows or use Energy Star windows
- Use a properly sized and energy-efficient heating/ cooling system in conjunction with a thermally efficient building shell
- Consider utilizing light colors for wall finish materials
- Install high R-value wall and ceiling insulation
- Incorporate photovoltaic systems into building design
- Install high-efficiency lighting (LED, fluorescent lighting, etc.) where possible

Materials Efficiency

- Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and lower construction costs
- Design adequate space to facilitate recycling collection and to incorporate a solid waste management program that reduces waste generation.
- Establish a construction waste recycling program with a local waste management company, with a goal of recycling no less than 50 percent of the construction waste generated by construction of the Specific Plan. Excavated soil and land-clearing debris does not contribute to this requirement.
- The waste disposal company shall be responsible for providing recycle bin(s) to facilitate recycling.

Water Efficiency

- Use ultra low-flush toilets, low-flow shower heads and other water conserving fixtures and appliances
- Use state-of-the-art irrigation controllers and self-closing nozzles on hoses
- Minimize turf areas within the community
- Use drought-tolerant plants that require minimal or no irrigation
- Use reclaimed water for irrigation of common areas, wherever available

Occupant Health and Safety

- Choose construction materials and interior finish products with zero or low emissions to improve indoor air quality
- Provide effective drainage from the roof and surrounding landscape
- Install adequate ventilation in bathrooms
- Encourage the use of low VOC paints and wallpapers
- Encourage the use of low VOC Green Label carpet

Development under the proposed Specific Plan would also comply with all applicable California Green Building Standards Code.

10 Required Approvals

The following entitlements are required from the City for the proposed development:

- General Plan Amendment (GPA) 2016-02. Amend the General Plan designation for the Plan Area from Future Specific Plan No. 3 to “The Terraces at Walnut Specific Plan” on the City’s General Plan Land Use Map
- Specific Plan (SP) 2016-01. Adopt the Terraces at Walnut Specific Plan. The Specific Plan will be adopted by Resolution by the City of Walnut City Council, with the Development Standards chapter adopted by Ordinance
- Zone Change (ZC) 2016-02. 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

- 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

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination

Based on this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

JOELLE GUERRA

Printed Name

Date

Associate Planner

Title

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Environmental Checklist

1 Aesthetics

	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. Substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantial damage to scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Would the project have a substantial adverse effect on a scenic vista?

The proposed project involves a mixed-use infill project that would include 290 residential units, a commercial district and open space on 49 acres of vacant land. As shown in Figures 3a through 3d, residents surrounding the Plan Area to the north and west currently have views of open hilly terrain. The Plan Area consists of gently sloping topography in the southwestern portion of the property, with a domed-shaped hill in the central portion of the Plan Area that is over 200 feet in height. The elevations of the Plan Area range between approximately 620 and 855 feet above mean sea level (Sunjoint Development 2017). The Plan Area consists of three vacant parcels that are unimproved except for small flood-control drain ditches or swales and several plastic utility boxes scattered in the south portion of the Plan Area. The majority of the Plan Area is covered by a mix of non-native grassland and disturbed habitat. Implementation of the proposed Specific Plan would not block views of any scenic features, but residents' views would change from open space to an urban environment. The City's General Plan does not identify any designated scenic vistas; therefore, the Plan Area is not considered a scenic vista or a scenic resource by the City (Walnut 1978). Impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

LESS THAN SIGNIFICANT IMPACT

- b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings in a state scenic highway?*

The California Scenic Highway System and the County of Los Angeles Scenic Highways Element indicate that no existing or proposed County or State scenic highways are located in the vicinity of the Plan Area. The closest such highways are State Highway 39 (San Gabriel Canyon Road) north of the 210 freeway, State Highway 142 (Carbon Canyon Road) west of the 71 freeway, and State Highway 57 (the Orange freeway) south of the 60 freeway (California Department of Transportation, January 2011). There are no identified scenic resources on the Plan Area, or the immediate vicinity of the Plan Area that would be affected by the development of the project. Therefore, the project would have no impact on scenic resources or scenic highways, and no further analysis of this issue in an EIR is warranted.

NO IMPACT

- c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The Plan Area is located between the commercial corridor on Valley Boulevard and residences to the north and west of the site. The current General Plan designations and zoning for the Plan Area allow for commercial, residential and small-lot development. Because of this, the Plan Area acts as a bridge between the existing community and retail corridor (Sunjoint Development 2017).

The proposed Specific Plan would include 290 dwelling units, up to 50,000 gross sf of commercial development, and open space on 49 acres. The open space would consist of approximately 14.85 acres of slopes and 2.15 acres of recreation facilities, including a neighborhood park, pocket parks, trails and walkways in the Plan Area. Implementation of the proposed Specific Plan would represent a stark change in the visual character of the Plan Area. While the proposed Specific Plan would implement the City's plan for the area, it would involve fundamentally changing the aesthetics of the Plan Area. Therefore, impacts related to existing visual character or quality of the site would be potentially significant and will be studied further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The Plan Area is surrounded by an urban area with existing sources of light and glare. Primary sources of light are associated with the existing commercial and residential buildings, including building mounted lighting and headlights from vehicles in the parking lot. The primary source of glare is the sun's reflection from metallic and glass surfaces on vehicles parked in commercial lots. The adjacent commercial, residential, and roadway uses generate light and glare along all sides of the Plan Area. Implementation of the proposed Specific Plan would involve construction of up to 50,000 sf of commercial development and 21 acres of new residential dwelling units. The proposed Specific Plan would incorporate exterior lighting in the form of pedestrian walkway lighting, building mounted lighting, and other safety related lighting all of which would be designed to avoid light spillage. These light sources could have a significant impact on the nighttime views as the Plan Area currently is undeveloped and contributes no lighting to existing day or nighttime levels. As noted above, the Plan Area is in an urban environment with numerous existing sources of light and glare. The proposed Specific Plan would not substantially alter this condition and would be required to

adhere to WHMC requirements regarding lighting and the use of reflective materials. Nevertheless, impacts related to Specific Plan lighting and glare could be significant and will be studied further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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2 Agriculture and Forest Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land. This includes the Forest and Range Assessment Project and the Forest Legacy Assessment Project, along with the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	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. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

Based on the Department of Conservation's Farmland Mapping and Monitoring Program and Williamson Act maps, neither the Plan Area nor adjacent properties are State-designated Farmland, enrolled in Williamson Act contracts, or support forest land or resources (California DOC, 2014 and 2016). The Plan Area is zoned as Residential Planned Development (RPD) and Heavy Commercial (C-3) with a Mixed-Use/Housing Opportunity Overlay Zone 3 (MU/HOO 3). Upon project approval, the site will be zoned for residential and commercial uses through the adoption of the Specific Plan. Therefore, the site is not located on or adjacent to agricultural land or forest land and the proposed project would not involve any development that could result in the conversion of farmland to non-agricultural uses. The project would have no impact with respect to conversion of Farmland to non-agricultural use; conflict with existing agricultural zoning or Williamson Act contract; result in the loss of forest land or conversion of forest land to non-forest use; or other conversion of farmland to non-agricultural use. No impact would occur and further study of this issue is not warranted.

NO IMPACT

3 Air Quality

	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. Conflict with or obstruct implementation of the applicable air quality plan	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*
- d. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The Plan Area is located in the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The local air quality management agency is required to monitor air pollutant levels to ensure that applicable air quality standards are met, and, if they are not met, to develop strategies to meet the standards. The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards.

Emissions generated by the proposed Specific Plan would include temporary construction emissions and long-term operational emissions.

Construction activities such as the operation of construction vehicles and equipment over unpaved areas, grading, trenching, and disturbance of stockpiled soils have the potential to generate fugitive dust (PM₁₀) through the exposure of soil to wind erosion and dust entrainment. In addition, exhaust emissions associated with heavy construction equipment would potentially degrade air quality. Emissions could exceed SCAQMD significance thresholds.

Long-term emissions associated with operational impacts would include emissions from vehicle trips, natural gas and electricity use, landscape maintenance equipment, and consumer products and architectural coating associated with development of the Plan Area. Emissions could exceed SCAQMD significance thresholds. Long-term vehicular emissions could also result in elevated concentrations of carbon monoxide (CO) at congested intersections in the vicinity of the Plan Area.

Certain population groups, such as children, the elderly, and people with health problems, are considered particularly sensitive to air pollution. Sensitive receptors include land uses that are more likely to be used by these population groups. Sensitive receptors include health care facilities, retirement homes, school and playground facilities, and residential areas.

Impacts related to both temporary construction-related air pollutant emissions and long-term emissions may be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

e. Would the project create objectionable odors affecting a substantial number of people?

The proposed 49-acre Plan Area would include 50,000 sf of commercial building area and 290 residential units. The Specific Plan would allow for retail, office, or restaurant uses in the commercial area. Restaurant uses have the potential to generate odors associated with cooking and preparing food. However, restaurants odors are not typically offensive, ventilation systems are usually required to avoid substantial odor impacts, and solid waste generated from the restaurant would be stored in designated areas and containers. In addition, office, retail, and restaurant uses are not listed or identified as land uses associated with Odor Complaints on Figure 4-3 of the 1993 SCAQMD CEQA Air Quality Handbook that require analysis of odor impacts. Substantial objectionable odors are normally associated with uses such as agriculture, wastewater treatment, industrial facilities, or landfills.

Construction activities associated with the development of commercial and residential buildings could result in odorous emissions from diesel exhaust generated by construction equipment. However, due to the temporary nature of such emissions and the highly diffusive properties of diesel exhaust, nearby receptors would not be adversely affected by diesel exhaust odors associated with construction activities. Therefore, development of the proposed Specific Plan would not generate objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

4 Biological Resources

	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. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

A Biological Resources Due Diligence Assessment was prepared for the Plan Area by HELIX Environmental Planning, Inc. in 2014. This assessment states the site is covered primarily by a mix of non-native and native vegetation, much of which is disturbed. The vegetation communities that occur, in relatively small/isolated amounts, include coastal sage scrub, non-native woodland, ornamental landscaping, and developed land. There are five Federal and/or State listed species (four animal and one plant) known to occur in the general vicinity of the Plan Area. (HELIX 2014) Because this assessment was conducted over three years ago, a supplemental report will be conducted for the EIR analysis. Therefore, potential impacts to biological resources could be potentially significant and will be discussed further the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Based on a review of the USFWS NWI (National Wetland Inventory) and observations conducted during a site visit, the Plan Area does not contain potentially jurisdictional drainages or wetlands (USFWS 2017). South San Jose Creek/Thompson Wash is a diversion channel approximately 355 feet south of the southern boundary of the Plan Area. Valley Boulevard and industrial development along the south side of Valley Boulevard separate the creek from the Plan Area and, therefore, would not be impacted by construction or operation of the proposed Specific Plan. No impacts to federally protected wetlands or habitat under the jurisdiction of Section 404 of the Clean Water Act are anticipated.

NO IMPACT

- d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The California Department of Fish and Wildlife's (CDFW) BIOS habitat mapper does not include any mapped essential habitat connectivity areas within the immediate vicinity of the Plan Area (CDFW 2017). The closest mapped essential habitat connectivity area is the 2,000-acre Frank G. Bonelli Regional County Park located approximately 2.7 miles northeast of the Plan Area. The Plan Area is separated from this habitat connectivity area by urban development and paved roadways. Furthermore, the Plan Area is surrounded by residential, commercial and industrial development and heavily travelled transportation corridors, Grand Avenue, Valley Boulevard, SR-60 and SR-57. Thus, it is not located in an area that serves or would serve as a native resident or migratory wildlife corridor. Impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Plan Area contains a row of walnut trees adjacent to Valley Boulevard that are protected by the City's Tree Preservation Ordinance. The applicant would be required to obtain the necessary permits if the trees would be disturbed as a result of the proposed Specific Plan. A Tree Report is being prepared that will address potential impacts to trees during project construction. This is a potentially significant issue that will be addressed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The Plan Area is not located within an area that is subject to an adopted conservation plan. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

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5 Cultural Resources

	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. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

The Plan Area consists of undeveloped land, and no historical resources are located in the Plan Area. Therefore, construction and operation of the proposed Specific Plan would not adversely affect a historical resource. There would be no potential impact to historical resources and further analysis of this issue is not warranted.

NO IMPACT

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*
- d. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?*

The proposed Specific Plan involves grading to allow for development on the 49-acre Plan Area. The existing hill that comprises much of the Plan Area would be altered to create developable terraces. The grading plan would result in approximately 1,500,000 cubic yards of cut and an approximate range of 1,000,000 to 1,200,000 cubic yards of fill (Sunjoint Development 2017). No archaeological or paleontological resources are known to be present on Plan Area; nevertheless, grading could potentially impact currently unknown subsurface archaeological or paleontological resources or human remains. Impacts would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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6 Geology and Soils

	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. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Result in substantial soil erosion or the loss of topsoil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on expansive soil, as defined in Table 1-B of the <i>Uniform Building Code</i> , creating substantial risks to life or property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Geotek, Inc. prepared a Geotechnical Report for the Plan Area in March 2015 (Geotek 2015). Geotek concluded that Earthwork and grading should be performed in accordance with the applicable grading ordinances of the County of Los Angeles, City of Walnut, and the 2013 California Building

Code (CBC). The following is based on the information and analysis contained in the geotechnical report, which is provided as Appendix G of the EIR.

- a.1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

The Plan Area is not located in an Alquist-Priolo earthquake fault zone as defined by the State Geologist, nor is it located along a known fault (Geotek 2015). The closest active fault with the potential for fault surface rupture is the San Jose Fault, located 1.9 miles north of the site. No known fault lines cut through the site (California Department of Conservation 2010). Therefore, the development in the Plan Area would not be exposed to hazards associated with surface fault rupture. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

- a.2. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

No known faults cross the Plan Area and the Plan Area is not located in an Alquist-Priolo Earthquake Fault Zone. Nonetheless, the Plan Area is located in the highly seismic Southern California region where several fault systems are considered to be active or potentially active. Nearby active faults include the San Jose Fault, (California Department of Conservation 2010). The Plan Area may be subject to ground shaking in the event of an earthquake originating along one of the faults designated as active or potentially active in the vicinity of the Plan Area. This hazard is common throughout California and the proposed building would pose no greater risk to public safety or destruction of property than is already present for the region. Therefore, because the Plan Area would be subject to seismic shaking, the EIR will address any potential impacts and any measures by which the impacts will be addressed.

POTENTIALLY SIGNIFICANT IMPACT

- a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a condition that occurs when unconsolidated, saturated soils change to a near-liquid state during ground shaking. Relatively small portions of the Plan Area are located in areas identified by the State of California as having the potential for liquefaction. These areas are located in the southwest portion of the Plan Area and in the lower lying drainage areas in the northeastern portion of the property (Geotek 2015). Due to the lack of existing groundwater at the Plan Area, and relatively shallow bedrock the potential for liquefaction was determined to be negligible (Geotek 2015). Potential impacts associated with liquefaction would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and

landslide events. In order to fail, unstable slopes need to be disturbed; common triggering mechanisms of slope failure include undercutting slopes by erosion or grading, saturation of marginally stable slopes by rainfall or irrigation; and, shaking of marginally stable slopes during earthquakes.

The Plan Area is located in an urbanized area, although there is hill in the center of the site. According to the geotechnical analysis, one small area of the Plan Area is identified by the State of California as having the potential for earthquake-induced landslides, located in the east-southeast facing natural slope in the eastern portion of the site. This area appears to be relatively steep (2:1 slope gradient or slightly steeper) and contains several drainage gullies directed to one central drainage gully, suggesting past surficial erosion. Evidence of ancient landslides or gross slope instabilities at this site was not observed during the investigation. The regional bedrock structural orientation in the area is also anticipated to be generally favorable with respect to gross (global) slope stability. In addition, the proposed site topography at the completion of grading for the Plan Area is understood to contain several level pads and several 2:1 or flatter graded slopes; thus, the potential for earthquake-induced landslides is considered low. However, the geotechnical report recommends that final site plans should be evaluated and construction of the Specific Plan should adhere to geological measures and procedures to address the placement of fill, slope construction, cut and fill of slopes, and trench excavation and backfill. Further analysis of potential impacts will be addressed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.5. Would the project result in substantial soil erosion or the loss of topsoil?

Long term and temporary erosion could occur during construction of the proposed Specific Plan. However, construction activity would be required to comply with the development standards set forth in Section 6-5.5 of the Walnut Municipal Code (WMC), which includes standards for mass grading and shaping of slopes.

The regulatory requirements and geotechnical procedures to address potential long term and temporary erosion-related impacts will be addressed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. Lateral spreading hazards may also be present in areas with liquefaction risks. Due to the lack of existing groundwater, relatively shallow bedrock, primarily fine-grained nature of the alluvial soils, and recommendations for complete removal of the alluvial materials during rough grading, the potential for liquefaction was determined to be negligible.

Therefore, potential impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?*

Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. The expansion potential of the earth materials in the Plan Area is highly variable. The results of the laboratory testing generally indicated a “low” ($21 \leq EI \leq 50$) to “very high” ($131 \leq EI$) expansion potential when tested in accordance with ASTM Test Method D 4829 (Geotek 2015). Due to the variance in expansion potential of soils on the project site, further analysis of this issue will be addressed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- d. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The proposed Specific Plan would be connected to the local wastewater treatment system. Septic systems would not be used. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

7 Greenhouse Gas Emissions

	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. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted to reduce the emissions of greenhouse gases	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Construction and operation of the development associated with the Specific Plan would generate GHG emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to global climate change. Emissions could potentially conflict with local and regional plans adopted for the purpose of reducing GHG emissions, including the regional Sustainable Communities Strategy (SCS). Impacts related to GHG emissions would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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8 Hazards and Hazardous Materials

	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. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The proposed Specific Plan would involve the development of the 49-acre Plan Area that consists of undeveloped land. The history of the site would indicate that there are no hazardous materials present on the site as a result of prior activities. Any hazardous wastes produced by construction activities would be subject to the City's requirements associated with proper storage locations and containers, and proper labeling. As part of any removal of any construction-generated hazardous waste from the Plan Area, hazardous waste generators are required to use a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal. In the long-term, the proposed residential and commercial uses would not involve the use, transport, or storage of large quantities of hazardous materials. Compliance with applicable regulations would impacts associated with the use, transport, or storage of hazardous materials to a less than significant level. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The educational facility closest to the Plan Area is Tutor Time, which accepts children up to the 5th grade. Tutor Time is approximately 0.20 mile southwest of the Plan Area. As mentioned above, operation of the proposed Specific Plan would not involve the use or transport of large quantities of hazardous materials. Therefore, impacts related to hazardous emissions or materials affecting school Plan Areas would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The following databases and listings compiled pursuant to Government Code Section 65962.5 were checked (October 5, 2017) for known hazardous materials contamination at the Plan Area:

- United States Environmental Protection Agency (U.S. EPA)
 - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) / Superfund Enterprise Management System (SEMS)/Envirofacts database search
- State Water Resources Control Board (SWRCB)
 - GeoTracker search for leaking underground storage tanks (LUST) and other cleanup sites
- Department of Toxic Substances Control (DTSC)
 - Envirostor database for hazardous waste facilities or known contamination sites
 - Cortese List of Hazardous Waste and Substances Sites

The Plan Area is not located on or adjacent to any known hazardous or contaminated sites. The EPA is retiring the CERCLIS database and is replacing it with SEMS. The SEMS database search did not produce any results associated with the Plan Area, indicating that the site is free of known hazards and contaminants (U.S. EPA 2017b).

According to GeoTracker, no Leaking Underground Storage Tank (LUST) cleanup site was located on the Plan Area (State Water Resources Control Board 2017). There are two LUST cleanup sites within 1,000 feet of the Specific Plan; however, both cleanups were completed. Therefore, potential impacts related to hazardous material sites would be less than significant.

A search of the Envirostor database identified three facilities or other cleanup sites within 1,000 feet of the Plan Area. There are two Tiered Permits and one Voluntary Clean Up listed. All three sites have completed the cleanup efforts.

The Plan Area does not appear on any lists of hazardous material sites, and the cleanups for the two LUST site in the vicinity of the Plan Area have been completed. Therefore, impacts related to hazardous material sites would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
- f. For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area?*

The Plan Area is not located in the vicinity of public or private airstrips. The closest airport is the Brackett Field Airport, located approximately seven miles northeast of the Plan Area. No impact would occur and further analysis of these issues is not warranted.

NO IMPACT

- g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project applicant would be required to comply with all applicable City codes and regulations pertaining to emergency response and evacuation plans maintained by the Los Angeles County Sheriff and Los Angeles County Fire Department. In addition, the proposed Specific Plan would not involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Although

construction activities associated with the project would not involve permanent street closures, installation of a public sidewalk, landscaping, and connection of utilities and other infrastructure may require temporary closure of lanes along Valley Boulevard. However, any lane closures would occur temporarily during construction, and construction activities would be coordinated with the Los Angeles County Sheriff and Fire Departments to ensure that sufficient emergency response is maintained and alternate emergency access routes are established, if necessary. Potential impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- h. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The Plan Area includes an undeveloped hillside, but is in an urbanized area that is not located in a wildland fire hazard area as defined by the Department of Forestry and Fire Protection (Department of Forestry and Fire Protection 2011). No impact would occur and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

9 Hydrology and Water Quality

	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. Violate any water quality standards or waste discharge requirements	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
j. Result in inundation by seiche, tsunami, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

Flood and water quality recommendations were provided in a memorandum (memo) that was prepared by Michael Baker International (MBI) and is provided as Appendix H of the EIR (MBI 2015), and a Preliminary Hydrology Analysis was also conducted by MBI and is provided as Appendix H of the EIR (MBI 2017). The following analysis is based on the information and analysis contained in these reports.

- a. *Would the project violate any water quality standards or waste discharge requirements?*
- e. *Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- f. *Would the project otherwise substantially degrade water quality?*

Though the proposed Specific Plan would not involve alteration of a stream or river, development on the project site would require substantial grading and installation of a drainage system, which would affect existing drainage conditions compared to the current undeveloped state of the project site. Grading activities during construction would involve considerable amounts cut and fill soil to level some areas and create stepped terraces in others, which would alter current drainage patterns. Although construction would be required to comply with City municipal code standards for construction site runoff, due to the amount of grading required, alteration of drainage patterns during construction could increase on-site erosion in the Plan Area. In addition, under full buildout of the proposed Specific Plan the amount of paved, impervious surface area would increase which, in turn, would increase in onsite runoff and could affect water quality of the runoff. Though implementation of development under the Specific Plan would involve installation of three biofiltration treatment basins and one water quality vault to process residential flows, and installation of two water quality vaults to process flows from the commercial district, the quantity and quality of runoff from the Plan Area could affect the ability of the existing storm drain system to handle these flows. As potential runoff from construction and operation of the proposed project could increase onsite erosion and degrade water quality of runoff, impacts would be potentially significant and will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

Development of the proposed Specific Plan would involve construction of up to 50,000 sf commercial building area and 290 dwelling units, which would increase onsite water demand compared to current undeveloped conditions. The applicant estimates that the project would result in a net increase in water demand of approximately 163,809 gallons per day (gpd) or 183.5 acre feet per year (AFY). The City of Walnut uses imported water for a majority of their water supply provided primarily by the Walnut Valley Water District (WVWD), which receives water from surface water imports from the Metropolitan Water District (MWD). Although WVWD engages in groundwater pumping, very little pumping occurs annually and groundwater only constitutes approximately five percent of annual water supply. The proposed Specific Plan would utilize water for construction, operations, and landscape maintenance and the project's water demand would be within WVWD's imported water demand forecasts provided in their Urban Water Management Plan (UWMP) (WVWD 2016). Therefore, the proposed project would not result in an exceedance of safe yield or a significant depletion of groundwater supplies. In addition, although the proposed project would increase the amount of paved surfaces within the project site (i.e. buildings, roads, sidewalks), the project would also include infiltration areas, parkland, pervious open space, and storm water basins that would allow the movement of stormwater through the surface and add to groundwater recharge. This would ensure that development of the proposed Specific Plan would not significantly reduce groundwater recharge and impacts related to groundwater would be less than significant.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project substantially alter the existing drainage pattern of the site or area, including by altering the course of a stream or river, in a manner that would result in substantial erosion or siltation on or offsite?*
- d. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or offsite?*

The Plan Area consists of undeveloped open space with a hill in the center of the site. Due to the topography, storm water flow is conveyed via natural and concrete ditches to three corners of the Plan Area, where storm drain systems exist along Valley Boulevard and an adjacent property. From these systems, pipe flow enters San Jose Creek, a reinforced cement concrete channel. San Jose Creek eventually meets with the San Gabriel River west of the Plan Area (Sunjoint Development 2017). Based on the Preliminary Hydrology Analysis, there are also existing sub drain areas, each with their own drainage path. Flows in the northwestern corner of the site flow to the inlet in the residential area along Roundup Drive; flows at and near the top of the current hill flow south to the storm drain at the southwestern corner of the Plan Area; and flows in the central northern area of the Plan Area flow east to the storm drain system at East Valley Boulevard along the eastern boundary of the Plan Area.

The proposed development would generally direct flows in the same direction to the existing East Valley Boulevard storm drain systems. However, due to the substantial amount of grading and development, the Specific Plan would modify the current flow paths and runoff coefficients within the Plan Area. Further, development under the proposed Specific Plan would increase the amount

of paved surface area, which would increase the amount of runoff from the Plan Area. Therefore, as development of the proposed Specific Plan would alter existing drainage patterns and potentially increase the current rate and amount of surface runoff, greater levels of erosion and siltation could occur. Impacts would be potentially significant and this issue will be analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- g. Would the project place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?*
- h. Would the project place in a 100-year flood hazard area structures that would impede or redirect flood flows?*

According to Federal Emergency Management Agency (FEMA) Flood Hazard Boundary of Flood Insurance Rate Map 06037C1725F, the Plan Area is located in Flood Zone D, which is defined as an area where there are possible but undetermined flood hazards because no analysis of flood hazards has been conducted (FEMA 2008 2011). However, the City of Walnut General Plan does not identify the Plan Area as subject to flood risk. Therefore, development of the proposed Specific Plan would not be located in a 100-year flood hazard area, it would not expose people or structures to significant flood hazards, and it would not impede or redirect flood flows. Potential impacts would be less than significant and further analysis of these issues is not warranted.

LESS THAN SIGNIFICANT IMPACT

- i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding including that occurs as a result of the failure of a levee or dam?*

The Plan Area is not adjacent to any bodies of water held by levees or within a dam inundation area (Walnut 1978). No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

- j. Would the project result in inundation by seiche, tsunami, or mudflow?*

Seiches are large waves generated within enclosed bodies of water. The Plan Area is not located in proximity to any lakes or reservoirs. No inundation by seiche would occur. Tsunamis are tidal waves generated by fault displacement or major ground movement. No inundation by tsunami would occur given the City is approximately 25 miles from the Pacific Ocean. The Plan Area is not adjacent to any landslide/mudslide hazard zones (Geotek 2015). No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

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 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 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

- Zone Change (ZC) 2016-02 - Change the Zoning of the entire property from the current Residential Planned Development (RPD) and C3-Heavy Commercial (C3) Zones with a Mixed-Use/Housing Opportunity Overlay (MU-HOO-3) to The Terraces at Walnut Specific Plan on the City's Zoning Map
- General Plan Amendment (GPA) 2016-02 - Change the entire property from the current General Plan land use designation of Future Specific Plan No. 3 to Specific Plan on the City's General Plan Land Use Map
- Tentative Tract Maps/Tentative Parcel Maps 78210

The EIR will consider these discretionary actions, along with the proposed project's compatibility with surrounding land uses for consistency with the City's General Plan and Zoning Ordinance.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?*

The Plan Area, while undeveloped, is in an urbanized area of Walnut. There are no adopted habitat conservation plans or natural community conservation plans within the City. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

11 Mineral Resources

	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. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The Plan Area is located in an area classified by the California Geological Survey (CGS) as Mineral Resource Zone-1 (MRZ-1). This designation indicates that there is little likelihood that significant mineral resources are present in the area (Department of Conservation 2007). Further, the City of Walnut General Plan EIR states that minerals and rock or sand deposits of commercial quality have not been identified in the City (City of Walnut 1978a). The surrounding vicinity of the Plan Area is designated as a Residential Planned Development and C3-Heavy Commercial Zones (City of Walnut 2012). It is predominantly developed and is not planned for use as mineral extraction areas. Therefore, the proposed Specific Plan would not have an adverse effect on mineral resources and further analysis of this issue is not warranted.

NO IMPACT

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12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above those existing prior to implementation of the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The most common sources of noise in the vicinity of the Plan Area are transportation-related, such as automobiles, trucks, and motorcycles. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to areas sensitive to noise exposure. The primary sources of roadway noise near the Plan Area are automobiles traveling on Valley Boulevard along the southern and eastern boundaries of the Plan Area. According to the City's General Plan, new construction activities that

generate noise are only permitted during the weekday hours of 7 a.m. and 8 p.m. and are not permitted during weekends or holidays, except when approved by a city manager, or if the work is under emergency conditions or is in the public interest. Traffic and Plan Area activity noise levels associated with construction and operation of development under the proposed Specific Plan could potentially expose nearby sensitive receptors, the residences that line the northern and western boundaries of the Plan Area, to unacceptable noise levels. Impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Commercial and residential uses are not typically associated with the generation of vibration. Therefore, operation of the project under the Specific Plan would not perceptibly increase groundborne vibration or groundborne noise within the Plan Area above existing conditions. However, construction of the proposed Specific Plan could temporarily increase groundborne vibration, especially during grading. Due to the presence of sensitive noise receptors approximately 25 feet from the Plan Area (the residences north and west of the Plan Area), groundborne vibration could affect these sensitive receptors. Impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. Would the project result in a substantial permanent increase in ambient noise levels above levels existing without the project?*
- d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Implementation of the proposed Specific Plan could generate temporary noise increases during construction and long-term increases associated with project operation. Therefore, noise impacts would be potentially significant and will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?*

The Plan Area is not in the vicinity of any public or private airport. The closest airport is the Brackett Field Airport, located approximately five miles northeast of the Plan Area. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

13 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

- a. *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

According to the California Department of Finance (DOF), the City of Walnut has a current population of 30,134 with an average household size of 3.48 (DOF 2017). The Southern California Association of Governments' (SCAG) 2016 forecasts project that the population of the City will increase to 33,800 by 2040, an increase of 12 percent (SCAG 2016).

Based on the average household size of 3.48, the increase of 290 housing units would generate a population increase of approximately 1,009 residents. This increase represents 28 percent of the anticipated population growth between 2017 and 2040. This issue will be further discussed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The Plan Area is currently vacant and undeveloped. Therefore, no residences would be removed and the project would not displace housing or people. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

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14 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project result in any of the following impacts?

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1. Fire protection	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
3. Schools	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
4. Parks	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

- a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

The Los Angeles County Fire Department (LACFD) provides fire protection services in the City. The nearest WFD fire station to the Plan Area is Fire Station 146, located approximately 1.7 miles northwest of the Plan Area at 20604 Loyalton Dr. (City of Walnut 2017a). Station 146 houses one fire engine and one barn structure for equipment storage. It is known as a Critical Station, meaning it provides mutual aid to other cities in addition to responding to emergencies in the City of Walnut. The City of Pomona Fire Department's Fire Station 187 is slightly closer to the Plan Area, approximately 1.5 miles northeast on 3325 W Temple Avenue. The City of Pomona's Fire Department was contacted to discuss the proposed Specific Plan. According to the representative, Station 187 is staffed by four personnel and houses one ladder truck, they would not need to add services or facilities as a result of the project, and either Station 187 or Station 146 could respond to emergencies at the Plan Area as determined by dispatch based on need and ease of access (City of Pomona 2017). The WFD provides reviews of 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).

As discussed in Section 13, *Population and Housing*, the development of 290 residential units within the Plan Area would increase population growth within the City, and, therefore, would increase demand for city fire protection services. This issue will be discussed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?*

Law enforcement in the City is provided through contract with the Los Angeles County Sheriff's Department (LACSD) which uses a general service ratio of 1 officer per 1,000 residents (LACSD 2017). The Walnut Sheriff's Station serves the cities of Walnut and Diamond Bar, and unincorporated areas of Los Angeles County, such as Rowland Heights and Covina Hills. They provide several programs and services including bike patrol, volunteers on patrol, neighborhood watch, and substance abuse and narcotics education. The Walnut Sheriff's Station is located at 21695 Valley Boulevard, approximately 720 feet east of the Plan Area. As discussed in Section 13, *Population and Housing*, the Specific Plan would not increase population beyond what was anticipated in SCAG's 2016 growth projections. Because the proposed specific plan would add approximately 1,000 residents within the Plan Area, one-to-two LACSD officers from the current employed LACSD personnel would be sufficient to serve this population. Based on personal communication with a facilities planner for LACSD, they have sufficient resources to accommodate the proposed Specific Plan, and the Specific Plan would not result in the need to construct new or physically alter existing police protection facilities (LACSD 2017). Therefore, impacts related to police services would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?*

The proposed Specific Plan is within the boundaries for Suzanne Middle School, Walnut High School, Mount San Antonio College, and Cal Poly Pomona. As discussed in Section 13, *Population and Housing*, the net increase of 290 dwelling units would generate a resident population of approximately 1,009 persons, which would include school-aged children. However, the Specific Plan would not increase the population beyond SCAG's 2016 growth projections, as discussed in Section 13, *Population and Housing*. In addition, the project developer would be required to pay a one-time community development impact fee for regional and/or local school facilities (City of Walnut 2017d). The tax is \$2.97 per/sf for projects larger than 5,000 sf and is collected prior to building permit issuance. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50,

chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Thus, payment of the development fees is considered full mitigation for the proposed Specific Plan's impacts under CEQA. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

As identified in the City's Environmental Resources Management Element (1978), the parks system consists of approximately 229 acres of land designated as existing and proposed parks. In addition, the City is served by the 2,000-acre Frank G. Bonelli Regional County Park and Peter F. Scharbarum Regional Park. The City has further designated 220 acres of natural open space, 112 acres of wildlife sanctuaries, and 447 acres of park linkage corridors (City of Walnut 1978b). Collectively, the City owns over 30 miles of trails and 11 city parks (City of Walnut 2017b). The park nearest to the Plan Area is Snow Creek Park located approximately 2,000 feet northwest. Snow Creek Park is a seven acre-park that provides a baseball field. The second closest is Suzanne Park, located approximately one mile from the Plan Area. Suzanne Park is approximately 14 acres and includes four baseball fields, age-specific playgrounds, sand areas, and shaded picnic areas.

The City's General Plan provides policies to maintain existing recreation levels in the City and requires future project and developments to be consistent with these levels. The proposed Specific Plan would involve development of 17 acres of open space areas and recreation facilities, including 1.5 acres of parkland for consideration of fees required by the Quimby Act. The Quimby Act uses the standard ratio of three acres of parkland for every 1,000 residents. As discussed in Section 13, *Population and Housing*, the addition of 290 residential units would generate population growth within the City which, in turn, could increase demand of City parkland resources. This issue will be further analyzed in the EIR. T

POTENTIALLY SIGNIFICANT IMPACT

- a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?*

The proposed project would incrementally increase the use of the City's public services and facilities. Impacts to the storm drain system (discussed in Section 8, *Hydrology and Water Quality*), public parks (discussed above in this section), solid waste disposal, water usage and wastewater disposal (discussed in more detail in Section 18, *Utilities and Service Systems*) would be less than significant.

A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the

capacity available to serve the Plan Area, necessitating a new or physically altered library, the construction of which would have significant physical impacts on the environment. Implementation of the proposed Specific Plan would increase the local population by approximately 1,009 residents. However, increased demand would be nominal because there are five libraries within a two-mile radius of the project site; the City would continue to accommodate the needs of the residents. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	■	□	□	□
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment	□	□	■	□

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

As discussed in Section 14, *Public Services*, the City's current population is estimated at 30,134 people (DOF 2017). Based on this population and the 220 acres of parkland within the City limits, there are 7.3 acres of parkland for every 1,000 residents. The proposed Specific Plan would result in a population increase of approximately 1,009 persons, which would result in a slight decrease of the parkland ratio to approximately 7.0 acres of parkland for every 1,000 residents. As the population growth generated under the proposed Specific Plan would increase demand for recreational facilities within the city, this issue will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed Specific Plan would include 2.15 acres of parks and 14.85 acres of open space in the form of slopes along the boundaries of the Plan Area. The Plan Area is currently vacant and unimproved except for small flood-control drain ditches or swales and several plastic utility boxes scattered in the south portion of the Plan Area. Therefore, the open space associated with the proposed Specific Plan would improve recreational facilities in comparison to the existing conditions and impacts would be less than significant and further discussion of this issue in an EIR is not warranted.

LESS THAN SIGNIFICANT IMPACT

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16 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?*
- b. *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*
- d. *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- e. *Would the project result in inadequate emergency access?*
- f. *Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?*

The proposed Specific Plan involves development of 290 units of attached and detached housing, a 50,000 sf commercial center, and open space and recreation areas on 49 acres of vacant land. Traffic during construction would include worker-related commuter trips, trucks used for delivering construction equipment, and trucks used for delivering and hauling construction materials and wastes. Traffic during operation would include resident- and worker-commute trips and patrons of the retail and restaurant uses. Trips generated as a result of the proposed Specific Plan have the potential to impact area intersections and roadway segments and contribute to cumulative traffic increases. As such, a traffic analysis will be prepared to analyze the potential traffic impacts based on the City's impact criteria. The proposed Specific Plan may also result in hazards, inadequate emergency access, or conflict with applicable plans and policies, including the Los Angeles Congestion Management Plan. Impacts would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No airport or airstrip is located within the City of Walnut. The closest airport is the Brackett Field Airport, located approximately five miles northeast of the Plan Area. In addition, the residential development in the Plan Area would be a maximum of 35 feet and commercial development would be a maximum two stories. Therefore, due to the distance from the nearest airport and the maximum height of the structures, the project would not present any impediments to air traffic and would not affect air traffic patterns. No impact to air traffic would occur and further analysis of this issue is not warranted.

NO IMPACT

17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | |
|--|---|---|---|---|
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ■ | □ | □ | □ |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ■ | □ | □ | □ |

- a. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*
- b. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

The proposed Specific Plan would involve development of 50,000 sf of commercial space and 290 residential units with public streets and a total of 17 acres of parks and slopes. Construction activities required for this development would involve substantial ground disturbing activities including grading and excavation. Although no tribal or native cultural resources are known to be present on Plan Area, excavation could potentially impact currently unknown subsurface archaeological or paleontological resources or human remains. Impacts would be potentially significant and will be analyzed further in an EIR.

In addition, due to the required general plan amendment and implementation of a Specific Plan, the City is conducting Native American consultations under Assembly Bill 52 and Senate Bill 18. The outcome of these consultation efforts will be documented in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

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18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts?				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*
- b. *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

- e. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Implementation of the proposed Specific Plan would add 290 new residential units and 50,000 sf of commercial development in the Plan Area. The amount of commercial uses within the Plan Area would increase demand for water and increase generation of wastewater and solid waste during construction and operation in comparison to the existing conditions. Los Angeles County operates the local wastewater collection system that would serve the Plan Area. The County operates 10 water reclamation plants. Sewage generated in the Plan Area would be treated at the San Jose Creek Water Reclamation Plant (WRP), a regional wastewater treatment facility located adjacent to the City of Industry at 1965 Workman Mill Road and operated by the Sanitation Districts of Los Angeles County. The San Jose Creek WRP provides primary, secondary, and tertiary treatment with a maximum treatment capacity of 100 million gallons of wastewater per day (mgd), and currently processes an average flow of 64.6 mgd (Los Angeles County 2017a).

Based on estimated wastewater generation rates provided by the project applicant, land uses under the proposed Specific Plan would generate approximately 0.07 mgd (See *Sewer Demand Rates* in Appendix K of the EIR). This increase would constitute approximately 0.2 percent of the facility's available daily capacity. Therefore, development under the Specific Plan would not significantly affect the City's wastewater conveyance system or create the need for the construction of new or expanded treatment facilities. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- c. *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Storm drain infrastructure in the City is owned and operated by the County of Los Angeles. Currently, the Plan Area consists of three primarily vacant, undeveloped parcels. Three storm drains and two catch basins are currently installed along the southern and eastern boundaries of the Plan Area along Valley Boulevard. Development under the proposed Specific Plan would include construction of 290 new residential units and 50,000 sf of commercial uses. This development would substantially increase the amount of impervious surfaces on the Plan Area compared to existing conditions. However, the proposed Specific Plan includes 17 acres of open space in the form of parks and slopes and complete buildout conditions within the Plan Area would have similar ratios of pervious to impervious surfaces compared to surrounding residential development. Further, as the level of development would be larger than one acre and would add more than 10,000 sf of impervious surface area, the proposed Specific Plan would be required to comply with Section 21-80 of the Walnut City Code which requires projects to adopt storm water pollution control measures and integrate LID design principles into the development plans (also discussed in Section 9, *Hydrology and Water Quality*, above). Compliance with the requirements of a NPDES permit and implement Best Management Practices (BMPs) would reduce runoff and increase retention in the Plan Area. Impacts would be less than significant with adherence to applicable regulations and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

- d. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Water supplies for the City of Walnut are primarily provided by the Walnut Valley Water District (WVWD) would supply water to uses within the Specific Plan Area. The WVWD receives its water from surface water imports to the southern California Metropolitan Water District (MWD). WVWD's 2015 Urban Water Management Plan (UWMP) utilizes the population growth projections provided in SCAG's 2016 RTP/SCS to inform forecasted water demands for the City. Total projected water demand for areas served by WVWD is expected to be approximately 19,360 acre-feet per year (AFY) by 2020. Table 2 shows the actual and projected water demand for WVWD through 2035.

Table 2 Projected Water Demand

	2015	2020 (Projected)	2025 (Projected)	2030 (Projected)	2035 (Projected)
Water Demand (AFY)	16,543	19,357	20,035	20,736	21,462
Water Supply (AFY)	16,603	20,074	20,777	21,505	22,258
Surplus (Supply – Demand) (AFY)	60	717	742	769	796

Source: WVWD 2016

As discussed under Section 13, *Population and Housing*, development of 290 residential units under the proposed Specific Plan would increase population growth within the City and, in turn, increase overall water demand. Potential impacts will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

- f. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g. *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

The City of Walnut has a standing contract with Valley Vista Services, Inc. to manage the collection of waste and provides recycling services in the Plan Area. Solid waste generated within the Plan Area would be sent to the Grand Central Recycling and Transfer Station located at 999 Hatcher Avenue in the City of Industry. This facility currently has an average annual capacity between 500,000 and 999,999 tons per year (CalRecycle 2014). Currently, the facility has a maximum throughput of approximately 1,500 tons per day and averages around 1,000 tons per day (Grand Central Recycling and Transfer Station 2017).

Construction activities for development of the proposed Specific Plan would generate approximately 1,500,000 cubic yards of cut soil and between 1,000,000 – 1,200,000 cubic yards of fill soil during the grading phase. Some graded material may be disposed of as construction waste. Waste from operation of the proposed Specific Plan was estimated with CalEEMod and was determined to be approximately 188 tons per year, or 0.51 tons per day. Based on these estimates, potential impacts to local landfills would be potentially significant and will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

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19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

As noted under Section 4, *Biological Resources*, implementation of the proposed Specific Plan would have potentially significant impacts to biological resources due to the possible presence of federal and/or state-listed species and will be further analyzed in an EIR. As noted under Section 5, *Cultural Resources*, development of the proposed Specific Plan has the potential to adversely affect historic and cultural resources. Impacts to cultural resources would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

In combination with other planned and pending development in the area, development of the proposed Specific Plan could contribute to significant cumulative impacts. In particular, cumulative impacts could occur with respect such issues as transportation, air quality, greenhouse gases, biological resources, hazardous materials, cultural resources and noise. The cumulative effects of development under the Specific Plan, in combination with other planned projects in the vicinity, would be potentially significant and will be evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed in the preceding sections, impacts related to hazards and hazardous materials and land use and planning were found to be less than significant. However, impacts to air quality, transportation, and noise would be potentially significant. These impacts will be analyzed further in an EIR.

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