
Checklist- PRC 21083.3; 15183 Exemption

Alamo Specific Plan Project

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Prepared for:

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
BMP	best management practice
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
CHRIS-SCCIC	California Historical Resources Information System-South Central Coastal Information Center
COA	condition of approval
ECR	existing conditions report
EIR	environmental impact report
ESA	Environmental Site Assessment
GHG	greenhouse gas
LOS	level of service
NPDES	National Pollutant Discharge Elimination System
project	Alamo Village Specific Plan Project
REC	recognized environmental condition
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SWS	Suburban Water Systems
TAC	toxic air contaminant
VMT	vehicle miles traveled
VOC	volatile organic compound

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1 Introduction

1.1 Project Overview

The proposed Alamo Village Specific Plan Project (project) consists of a residential development within the City of Walnut (City) along Nogales Street and Francesca Drive at the City’s northwestern gateway and border with West Covina. The approximately 3.78-acre site includes Assessor’s Parcel Number 8735-026-052. The site is currently zoned Heavy Commercial Zone (C-3) and has a General Plan designation of Walnut Hills Mixed Use. Walnut Hills Mixed Use allows for residential development at a density of approximately 14 to 24 du/ac. The project proposes to redevelop the site to include seventy (70) townhomes, which would result in a proposed density of 20 dwelling units per acre, 163 parking spaces, a community recreation area, an internal roadway, several infrastructure connections, and a robust landscaping design.

1.2 Project Location

The project site is located along the western boundary of the City of Walnut in the southeastern portion of Los Angeles County, CA (Figure 1). The approximately 3.87-acre site includes Assessor’s Parcel Number 8735-026-052. The project site is bound by Nogales street to the south and west, Francesca Drive to the north, and residential uses to the east. The area surrounding the site is mostly developed with residential uses, and commercial uses to the north.

1.3 Project Description

The project would include a residential development, 163 parking spaces, a community recreation area, an internal roadway, several infrastructure connections, and a robust landscaping design (Figure 2). The project would include the demolition of the existing automotive oriented shopping center, a car wash, and a gas station with a convenience store. The project proposes to redevelop the site to include 70 three-story townhome residences, which would result in a proposed density of 20 dwelling units per acre. The design contemplates five floor plans to serve a wider range of the community’s future residents. The plans include a mix of two-, three- and four-bedroom units. The exterior architectural design would be varied across with a mix of colors and styles.

Community gathering areas would be located at several locations throughout the project site. These gathering areas would include both passive and active amenities. A central common area with seating and play areas would be accessed from the internal walkways. Within the courtyards, additional picnic and barbeque spaces are provided. A dog park is also planned which would provide a fenced in area for pets.

Project Construction and Phasing

Project construction would include demolition, site preparation, building construction, paving, and architectural coating. The entirety of the project construction process is expected to last 18 months.

Project Approvals

The project requires the following approvals:

- Specific Plan Approval (to implement the General Plan designation and density for the site)
- Tentative Tract Map
- Development Agreement

2 Findings

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide a statutory exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior EIR, or which substantial new information shows will be more significant than described in the prior EIR, and potentially significant offsite impacts and cumulative impacts of the project not discussed in the prior EIR. An effect of a project on the environment shall not be considered peculiar to the parcel or to the project if uniformly applied development policies or standards previously adopted by the city or county apply to the project and are found to substantially mitigate the effects of the project after a public hearing, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. CEQA Guidelines Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact. CEQA Guidelines Section 15183(i) further specifies that “consistent” means that the density of the project is the same or less than the standard expressed for the parcel in the action for which an EIR was certified, and that the project complies with the density-related standards contained in that plan.

The project is consistent with the development density established by the site’s Walnut Hills Mixed Use General Plan designation, authorizing residential uses allowed by the General Plan Update adopted in 2018 upon certification of the related Final EIR (SCH No. 2017101010), dated May 17, 2018 (EIR). The Final EIR designated the project site Walnut Hills Mixed Use and permitted residential uses as a permitted use within the Walnut Hills Mixed Use land use designation. A maximum density of 24 dwelling units is authorized on the project site and the project is consistent with this density since it proposes a density of 20 dwelling units per acre (City of Walnut 2018).

A comprehensive environmental evaluation has been completed for the project as documented throughout Chapter 3 of this document to determine whether the project may have significant effects which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior EIR, or which substantial new information shows will be more significant than described in the prior EIR, or potentially significant offsite impacts and cumulative impacts of the project not discussed in the prior EIR or, alternatively, that uniformly applied development policies or standards previously adopted by the city or county apply to the project and can be found to substantially mitigate the effects of the project. This evaluation concludes that the project qualifies for a statutory exemption from additional environmental review because it is consistent with the existing General Plan land use designation and the proposed use is consistent with the Final EIR for City of Walnut General Plan Update dated May 2018, and all required findings can be made.

With approval of the project, it is hereby certified that no additional environmental review is required because the checklist analysis in this document constitutes substantial evidence supporting the following CEQA Guidelines §15183 findings:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There are no project specific significant effects which are peculiar to the project or its site, and which the previously prepared EIR failed to analyze as significant effects, or, alternatively, uniformly applied development policies or standards previously adopted by the city or county apply to the project and can be found to substantially mitigate the effects of the project.
3. There are no potentially significant off-site and/or cumulative impacts which the previously prepared EIR failed to evaluate or, alternatively, that uniformly applied development policies or standards apply to the project and can be found to substantially mitigate the effects of the project.
4. There are no previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe impact than discussed in the prior EIR.
5. Any previously adopted uniformly applied development policies or standards applied to the project will substantially mitigate the effects of the project.
6. No environmental effects (on-site, off-site, direct, indirect, or cumulative) are peculiar to the project or parcel even when no uniformly applied development policy is applicable to it. Environmental impact analysis addresses such impacts; the City (or other public agency with authority to mitigate any of the potentially significant effects on the environment) undertakes or requires others to undertake the feasible mitigation measures.

Instructions for Using the 15183 Checklist

1. No Impact Box. Check this box when (a) it is clear that the project will not have an environmental impact; or (b) the checklist environmental impact question is not applicable to the Project.
2. No Significant Project Impact Peculiar to the Project Box. Check this box when (a) the project impact is not significant; or (b) it is an impact that is common enough that it is not peculiar to the Project or the parcel on which it is located (regardless of whether it is significant or insignificant).

If the impact is peculiar to the Project or the parcel on which it is located, but the impact was analyzed as a significant impact in the EIR, then check the Addressed as a Significant Impact in Prior EIR Box instead of the No Significant Project Impact Peculiar to the Project Box.

If the impact is peculiar to the Project or the parcel on which it is located, but uniformly applied development policies or standards previously adopted by the city or county apply to the project and can be found to substantially mitigate the effects of the project, then check the Impact Substantially Mitigated by Uniform Policies or Development Standards Box instead of the No Significant Project Impact Peculiar to the Project Box.

Due to the fact that an environmental effect shall not be considered peculiar to the project or a parcel solely because no uniformly applied development policy or standard is applicable to it, the environmental preparer

can also check No Significant Project Impact Peculiar to the Project Box and explain why it is either not significant or was mitigated to below a level of significance notwithstanding the absence of a uniformly applied development policy or standard.

3. Impact Not Addressed as a Significant Impact in Prior EIR Box. Check the box if the impact was NOT addressed as a significant impact in the prior EIR on the zoning action, general plan or community plan with which the Project is consistent.

If the impact is also not peculiar to the Project or the parcel, then check both the Impact Not Addressed as a Significant Impact in Prior EIR Box and the No Significant Project Impact Peculiar to the Project Box.

If the impact is also substantially mitigated by uniform polices or development standards, then check both the Impact Not Addressed as a Significant Impact in Prior EIR Box and the Impact Substantially Mitigated by Uniform Policies or Development Standards Box

4. Significant Offsite or Cumulative Impact Box. Check the box if the Project will have offsite or cumulative impacts not adequately discussed in a prior EIR on the zoning action, general plan or community plan with which the Project is consistent.

If the impact is also not peculiar to the Project or the parcel, then check both the Significant Offsite or Cumulative Impact Box and the No Significant Project Impact Peculiar to the Project Box.

If the impact is also substantially mitigated by uniform polices or development standards, then check both the Significant Offsite or Cumulative Impact Box and the Impact Substantially Mitigated by Uniform Policies or Development Standards Box

5. More Severe Impact based on Substantial New Information Box. Check the box if the Project will have an impact previously identified as a significant effect that has now been determined to be more severe than discussed in the prior EIR as a result of significant new information not known at the time the prior EIR was certified;

If the impact is also not peculiar to the Project or the parcel, then check both the More Severe Impact based on Substantial New Information Box and the No Significant Project Impact Peculiar to the Project Box.

If the impact is also substantially mitigated by uniform polices or development standards, then check both the More Severe Impact based on Substantial New Information Box and the Impact Substantially Mitigated by Uniform Policies or Development Standards Box

6. Impact Substantially Mitigated by Uniform Policies or Development Standards Box. Check this box if a project impact can be substantially mitigated by the imposition of uniformly applied development policies or standards;

If the impact is also not peculiar to the Project or the parcel, then check both the Impact Substantially Mitigated by Uniform Policies or Development Standards Box and the No Significant Project Impact Peculiar to the Project Box.

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3 Checklist

1. Project title:

Alamo Villages Specific Plan Project

2. Lead agency name and address:

City of Walnut
21201 La Puente Road
Walnut, California 91789

3. Contact person and phone number:

Chris Vasquez
909.348.0742

4. Project location:

The southeast corner of the intersection of Nogales Street and Francesca Drive in Walnut, California.

5. Project sponsor's name and address:

Dan and Silvia Gerstner Family Trust.
750 Nogales St,
Walnut, California 91789

6. General plan designation:

Walnut Hills Mixed Use

7. Zoning:

Heavy Commercial Zone (C-3)

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

The project would consist of 49,619 square feet of residential development distributed across 15 townhome buildings throughout the site. These 15 buildings would contain a total of 70 townhomes configured in three story buildings. The project would include 163 parking spaces, a community recreation area, an internal roadway, several infrastructure connections, and landscaping.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is bound by Nogales Street to the south and west, Francesca Drive to the north, and residential uses to the east. The area surrounding the site is mostly developed with residential uses, and commercial uses to the north.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

N/A.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Tribal notification as part of Senate Bill 18 were sent on December 20th, 2023, because the project involves the approval of a specific plan for informational purposes. On January 8, 2024, the Gabrieleno Band of Mission Indians- Kizh Nation requested consultation, however, such consultation is not required for a CEQA-exempt project under section 15183.

3.1 Aesthetics

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Scenic vistas identified within the city includes views of the San Gabriel Mountains, and the surrounding skylines of adjacent cities from the hilly topography throughout the city (City of Walnut 2018). The project involves the redevelopment of an existing shopping center into seventy three-story townhomes. The project site is located in a relatively flat portion of the City that does not provide a consistent view of the San Gabriel Mountains or surrounding skylines of adjacent cities due to existing development surrounding the site.

City of Walnut General Plan EIR

The General Plan EIR determined that with the primarily developed area in addition to the policies and regulations protecting scenic vistas, implementation of the General Plan would result in less than significant impacts. No mitigation was required. The 2021 Walnut Housing Element Update Addendum (Update Addendum) to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project site would redevelop a site to include residential development and would not result in impacts to scenic vistas within the City. No project-specific significant effects which are peculiar to the project or its site would occur.

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

The closest officially designated State Scenic Highway is the segment of State Route 91, located approximately 13 miles south of the project site (Caltrans 2018). Distance and intervening topography obstruct potential views of the project site from this segment of State Route 91.

City of Walnut General Plan EIR

The General Plan EIR did not identify any impacts to scenic resources within a scenic highway. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project site would redevelop a site to include residential development and is not located in proximity to a state scenic highway. As such, no impact would occur.

- c) ***In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

The California Public Resource Code 21071 defines an urbanized area for an incorporated city that has a population of at least 100,000 persons or has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons. As of July 2022, the California Department of Finance estimates the population of Walnut to be 27,356 (USCB 2022). The population of adjacent cities include West Covina (105,013) and Pomona (146,017), which would total over 100,000 people, therefore the City of Walnut is considered an urbanized area. Since the site is in an urbanized area, the project would not degrade the visual character in a non-urbanized area.

The project site is surrounded by existing development with residential uses to the south, east, and west, and commercial uses to the north. Regulations governing scenic quality in the City include the Land Use and Community Design Element of the General Plan and the City of Walnut Municipal Code, which outlines the development standards for a given zone. The development standards applicable to the project are described in Municipal Code Section 6.44 General Plan policies that are applicable to the project include Policy LCD-7.4 (Night Sky), LCD-8.4 (Landscape Design), LCD-8.5 (Outdoor Spaces), LCD-7.7 (Streetscape Design), C-2.5 (Protect Ambience), and COR-4.2 (Planting Program). As described above, the project would involve a redevelopment the site to residential uses with a community recreation area, and a robust landscaping design. The project would be consistent and would comply with all applicable development code standards and therefore would not conflict with applicable regulations governing scenic quality.

City of Walnut General Plan EIR

The General Plan EIR did not identify impacts related to conflict with policies governing scenic resources. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would be consistent and would comply with all applicable development code standards and therefore would not conflict with applicable regulations governing scenic quality. The project, which would be consistent with the 2018 EIR and Update Addendum, would not result in project-specific significant effects which are peculiar to the project or its site would occur.

- 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 project site currently consists of an existing shopping center, which contains street, landscape, and commercial light sources. The project applicant proposes the demolition of existing structures and would develop the site to include seventy three-story townhomes. The residences would not use reflective material and therefore would not create a new source of glare. Lighting sources would be limited to street, landscape, and residential light sources, which already exist in the surrounding area. Further the project

would be consistent with General Plan Policy LCD-7-4, as the project would not introduce outdoor lighting that is not already present at the project site.

City of Walnut General Plan EIR

The General Plan EIR determined that while the development directed by the General Plan could result in new sources of light that could result in inappropriate glare in the planning area, the collective regulations and policies set forth in the General Plan would reduce potential impacts to less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project site would introduce new residences and associated lighting, the project would be consistent with the surrounding uses. However, these impacts were previously addressed in the City of Walnut General Plan EIR and subsequent 2021 Walnut Housing Element Update Addendum. No project-specific significant effects which are peculiar to the project or its site would occur.

3.2 Agriculture and Forestry Resources

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
<p>II. AGRICULTURE AND FORESTRY 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 Department 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, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>						
a) Convert Prime Farmland, Unique Farmland, or 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project convert Prime Farmland, Unique Farmland, or 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?***

According to the Department of Conservation's Farmland Mapping and Monitoring Program, the project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is designated as "Other Land" and "Urban and Built-Up Land" and is surrounded by parcels designated as "Urban and Built-Up Land" (DOC 2018). The project site currently consists of an automotive oriented shopping center. Therefore, the project would not result in the conversion of an agricultural use to a non-agricultural use.

City of Walnut General Plan EIR

None of the land within the City is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The General Plan EIR identified no impact related to the conversion of agricultural land to non-agricultural uses. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not result in the conversion of an agricultural use to a non-agricultural use. Further, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

As described above, the project site is zoned Heavy Commercial Zone (C-3), which allows the growing of crops, however the project site currently consists of an automotive oriented shopping center. The project site is not under a Williamson Act contract. The project proposes to redevelop the site for residential uses. The project would not result in a conflict with the existing zoning for agricultural uses or a Williamson Act contract.

City of Walnut General Plan EIR

The General Plan EIR identified no impacts resulting from conflicts with existing zoning for agricultural use or Williamson Act contract. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not result in a conflict with the existing zoning for agricultural uses or a Williamson Act contract. Further, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- 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))?***

As described above, the project site is zoned Heavy Commercial Zone (C-3) and currently consists of an automotive oriented shopping center. The project site is not zoned for timber production uses.

City of Walnut General Plan EIR

None of the land within the City is designated as timberland. The General Plan EIR identified no impacts resulting from conflicts with existing zoning of timber uses. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project site is not zoned for timber production uses. Further, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

As described above, the project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The project would not result in the loss or conversion of land to non-forest use.

City of Walnut General Plan EIR

The General Plan EIR identified no impacts resulting from the loss of forestland or conversion of forestland to non-forest use. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not result in the loss or conversion of land to non-forest use. Further, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- 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 or conversion of forest land to non-forest use?***

As described above, the project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The project would not result in the loss or conversion of land to non-agricultural or non-forest use.

City of Walnut General Plan EIR

The General Plan EIR identified no impacts resulting from the loss of agricultural land/ forestland. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not result in the loss or conversion of land to non- agricultural or non-forest use. Further, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

3.3 Air Quality

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The project site is located within the South Coast Air Basin (SCAB) and is subject to South Coast Air Quality Management District (SCAQMD) guidelines and regulations. The SCAB lies in the southwest California and consists of Orange County, and non-desert portions of Los Angeles, San Bernadino, and Riverside counties. The entire basin covers approximately 6,745 square miles. The SCAQMD is the regional agency responsible for the regulation and enforcement of federal and state regulations. California Air Resources Board (CARB) is responsible for the regulation of mobile emissions sources within the state, local air quality management districts and air pollution control districts are responsible for enforcing air quality standards and regulating stationary sources.

An area is designated in attainment when it is in compliance with the National Ambient Air Quality Standards (federal) and/or California Ambient Air Quality Standards (state). These standards are set by the Environmental Protection Agency or the CARB for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or the public welfare. The criteria pollutants of primary concern that are considered in an air quality assessment include ozone (O₃), nitrogen dioxide, carbon monoxide, sulfur dioxide, particulate matter less than or equal to 10 microns in diameter (PM₁₀), particulate matter less than or equal to 2.5 microns in diameter (PM_{2.5}), lead, and toxic air contaminants (TACs). Volatile organic compounds (VOCs) and oxides of nitrogen (NO_x) are precursors to the formation of ground-level O₃.

The SCAB is designated in attainment for all criteria pollutants under the National Ambient Air Quality Standards with the exception of O₃ (1-Hour, 8-Hour), PM_{2.5}, and Lead. The SCAB is currently designated nonattainment for O₃, PM₁₀, and PM_{2.5} under the California Ambient Air Quality Standards. It is designated as attainment under the California Ambient Air Quality Standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, lead, and sulfates (SCAQMD 2016).

The periodic violations of National Ambient Air Quality Standards in the SCAB requires that a plan be developed outlining the pollution controls that will be undertaken to improve air quality. The attainment planning process is embodied in the Air Quality Management Plan developed by the SCAQMD with regional growth projections provided by Southern California Association of Governments (SCAG).

The Air Quality Management Plan outlines SCAQMD's plans and regulatory control measures designed to attain state air quality standards for ozone. The State Implementation Plan and Regional Air Quality Strategy rely on information from CARB and SCAG, including mobile and area source emissions as well as information regarding projected growth in the County as a whole and the cities in the County, to project future emissions and determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SCAG growth projections are based on population, vehicle trends, and land use plans developed by the County and the cities in the County as part of the development of their general plans.

If a project involves development that is greater than that anticipated in the local plan and SCAG's growth projections, the project might be in conflict with the SCAQMD Air Quality Management Plan and may contribute to a potentially significant cumulative impact on air quality.

The project is anticipated in the local plan and SCAG's growth projections and it is consistent with the 2018 General Plan Designation. The project would not conflict with or obstruct implementation of the applicable air quality plan.

City of Walnut General Plan EIR

The General Plan EIR determined that construction buildout of the General Plan Update would not exceed the SCAQMD's regional or localized significance thresholds, however operational emissions of PM₁₀, and PM_{2.5} would exceed the thresholds. Further the General Plan Update is anticipated to result in a population that is eight percent greater than what was projected in the 2016 Regional Transportation Plan/Sustainable Communities Strategy. Therefore, the General Plan was determined not be consistent with the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the Air Quality Management Plan and impacts were determined to be significant and unavoidable. While the 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would result in a reduction in criteria air pollutant emissions during operation compared to the General Plan Update, implementation of the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would comply with the requirements of the applicable air quality plan. The project, which would be consistent with the General Plan as analyzed in the EIR and Update Addendum, would not result in project-specific significant effects which are peculiar to the project or its site.

- b) ***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?***

The project proposes the redevelopment of the project site to include residential uses, consistent with the general plan land use designation of the site. The project is anticipated in the local plan and SCAG's growth projections. Based on these factors, the project would not 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 and would not conflict with or obstruct implementation of the applicable air quality plan.

City of Walnut General Plan EIR

The General Plan EIR determined that construction buildout of the General Plan Update would not significantly contribute to carbon monoxide concentrations that would exceed State or Federal air quality standards. Impacts were determined to be less than significant. While the 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would result in a reduction in vehicle trips compared to the General Plan Update, and implementation of the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project, which would be consistent with the 2018 EIR and Update Addendum, would not result in project-specific significant effects which are peculiar to the project or its site.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. The closest sensitive receptors to the project site are the single-family residences directly to the east, west, and south of the project boundary. Additionally, approximately 0.15 miles west of the project site are two Montessori Preschools (Bright Star Montessori Academy and Creekside Montessori) located on Francesca Drive. The project proposed residential uses and operation of the project would not result in substantial pollutant concentrations likely to affect sensitive receptors. As described under Section 3.17, Transportation the proposed development would result in an overall decrease in average daily traffic compared to existing conditions, therefore the project is not anticipated to result in carbon monoxide “hot spots”.

The greatest potential for TACs emissions during construction would be diesel particulate matter emissions from heavy equipment operations and heavy-duty trucks. The project would comply with state law to reduce diesel particulate matter emissions including the CARB Regulation for In-Use Off-Road Diesel Vehicles (13 CCR 2449), and Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. The project would not require the extensive operation of heavy-duty construction equipment, which is subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate matter emissions, nor would it involve extensive use of diesel trucks, which are also subject to a CARB Airborne Toxics Control. After construction project-related TAC emissions would cease. Thus, the project would not result in a long-term source of TAC emissions. No residual TAC emissions anticipated after construction, and no long-term sources of TAC emissions are anticipated during operation of the project.

City of Walnut General Plan EIR

The General Plan EIR determined that General Plan Update buildout would generate significant emissions of diesel particulate matter (TAC). It is recommended that projects that have the potential to generate or attract vehicle trips perform a mobile source Health Risk Assessment in accordance with their Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis document. No specific mitigation was identified by the General Plan EIR and impacts were determined to be significant and unavoidable. While the 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would result in a reduction in vehicle trips compared to the General Plan Update, and implementation of the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project does not propose uses that would produce substantial pollutant concentrations and would result in an overall reduction of trips in the area, therefore reducing cancer risk from mobile source

emissions The project would have no project-specific significant effects related to air quality not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The project would not involve any of these activities. Typical odors generated from operation of the project would include vehicle exhaust generated by residents traveling to and from the project site and through the periodic use of landscaping and maintenance equipment.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to odors resulting from buildout of the General Plan Update would be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project includes residential uses which do not typically produce significant odors. The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to air quality not analyzed as significant effects in the 2018 EIR or Update Addendum, or effects that are peculiar to the project or its site.

3.4 Biological Resources

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
IV. BIOLOGICAL RESOURCES – Would the project:						
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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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 a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

The project site is completely developed with automotive oriented shopping center, parking and landscaping. Due to the developed nature of the project site, the project does not contain habitat that would support sensitive species. No known candidate, sensitive, or special status wildlife are located on the project site.

The study area contains trees that would potentially be used by migratory birds for breeding. Direct impacts to migratory nesting birds must be avoided to comply with the Migratory Bird Treaty Act (16 USC 703–712) and California Fish and Game Code. Indirect impacts to nesting birds from short-term, construction-related noise could result in decreased reproductive success or abandonment of an area as nesting habitat if construction were conducted during the breeding/nesting season (i.e., January through August). If construction were conducted during the breeding/nesting season, the project would comply with Migratory Bird Treaty Act and California Fish and Game Code requirements, which would include measures such as nesting bird surveys prior to construction.

City of Walnut General Plan EIR

The General Plan EIR determined that future development projects through implementation of the General Plan Update could result in potentially significant impacts to special status and wildlife species. With the incorporation of project level mitigation measures BIO-1A through BIO-1C and compliance with Federal, State and local regulations and proposed General Plan Update Policies, the General Plan EIR concluded this impact was less than significant with mitigation. The project would incorporate mitigation measures BIO-1B and BIO-1C of the General Plan EIR, which requires bird nest and bat roost avoidance. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the following mitigation measures from the General Plan EIR:

Mitigation Measure BIO-1B: Bird Nest Avoidance. Vegetation and buildings within the City of Walnut could provide suitable nesting habitat for six special status bird species, including: Coastal Cactus Wren (*Campylorhynchus brunneicapillus sandeigensis*), Coastal California Gnatcatcher (*Polioptila californica californica*), Least Bell's Vireo (*Vireo bellii pusillus*), Swainson's Hawk (*Buteo swainsoni*), White-tailed Kite (*Elanus leucurus*), Yellow Warbler (*Setophaga petechia*), as well as common bird species with protection under the Migratory Bird Treaty Act and California Fish and Game Code. General ground disturbance, including but not limited to, demolition, construction, or related activities may result in removal or disturbance of nests if present on a project site. These actions would constitute a significant impact under CEQA as they may result in mortality and/or reduction in reproductive success of birds. If work cannot avoid the nesting bird season (generally defined as February 1 through August 15), then preconstruction surveys shall be

conducted in order to reduce these impacts to a less than significant level. A qualified biologist shall complete a nesting bird survey no more than 14 days prior to the start of any work. If active nests are observed during pre-construction surveys, project-related activities will avoid the area via a protective no-work buffer determined by a qualified biologist and determined based on a species' legal protection and biological requirements. Work may resume within this protective no-work buffer after a qualified biologist has determined that young have fledged the nest or the nest otherwise becomes inactive (i.e. predation or natural nest failure).

Mitigation Measure BIO-1C: Bat Roost Avoidance. Tree stands, buildings, and other man-made structures within the Planning Area could provide suitable roost habitat for six special status bat species: Big Free-tailed Bat (*Nyctinomops mactrotis*), Pallid Bat (*Antrozous pallidus*), Pocketed Free-tailed Bat (*Nyctinomops femorosaccus*), Western Mastiff Bat (*Eumops perotis californicus*), Western Yellow Bat (*Lasiurus xanthinus*), and Yuma Myotis (*Myotis yumanensis*). New development and/or demolition associated with implementation of the General Plan Update and/or West Valley Specific Plan could result in removal or disturbance of bat roosts if present on a project site. These actions would constitute a significant impact under CEQA as they may result in mortality and/or reduction in reproductive success of bats. Implementation of Mitigation Measure MM BIO-1C would reduce these impacts to less than significant levels. A qualified biologist shall conduct a roost assessment survey of trees or human-made structures with potential to support bat roosts that are planned to be removed. The survey shall assess the use of the tree or structure for roosting as well as potential presence of bats. If the biologist finds no evidence of, or potential to support bat roosting, no further measures are recommended. However, if evidence of bat roosting is present, additional measures described below shall be implemented:

- Work activities outside the maternity roosting season: If evidence of bat roosting is discovered during the pre-construction roost assessment and general ground disturbance, demolition, construction, or related activities is planned from August 1 through February 28 (outside of the bat maternity roosting season), a qualified biologist shall implement passive exclusion measures to prevent bats from reentering structures. After sufficient time to allow bats to escape and a follow-up survey to determine if bats have vacated the roost, work may continue and impacts to special status bat species shall be avoided. To offset the loss of occupied bat roosts, bat boxes shall be installed at a suitable location in the vicinity of a project site to provide roost locations for displaced bats, contingent on California Department of Fish and Wildlife approval of project details.
- Work activities during the maternity roosting season: If a pre-construction roost assessment discovers evidence of bat roosting in the trees or human-made structures during the maternity roosting season (March 1 through July 31), and determines maternity roosting bats are present, work shall be avoided during the maternity roosting season or until a qualified biologist determines the roost has been vacated.

Conclusion

The project would comply with the requirements of the applicable Federal, State and local regulations. Additionally, with the incorporation of mitigation measures BIO-1B and BIO-1C, the project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to adverse effects on species not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- 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, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

As stated above, the project site is completely developed and does not contain any natural vegetation communities or riparian habitat. Additionally, the project site is surrounded by existing development and is not in proximity to any sensitive natural communities.

City of Walnut General Plan EIR

The General Plan EIR determined that future development projects through implementation of the General Plan Update could impact riparian habitat and sensitive vegetation communities. Impacts were determined to be less than significant with mitigation. Given that the project site is completely developed and does not contain any natural vegetation communities or riparian habitat, the project would not be required to implement mitigation measure BIO-2. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects related to adverse effects on species not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- c) ***Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

As stated above, the project site is completely developed and does not contain any natural vegetation communities or riparian habitat. Additionally, the project site is surrounded by existing development and is not in proximity to any protected wetlands.

City of Walnut General Plan EIR

The General Plan EIR determined that future development projects through implementation of the General Plan Update could impact jurisdictional wetlands and waters, however impacts were determined to be less than significant with compliance with requirements of the Clean Water Act and mitigation. Given that the project site is completely developed and does not contain any wetland, the project would not be required to implement mitigation measure BIO-2. The 2021 Walnut Housing Element Update Addendum to the 2018

EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects related to adverse effects on species not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- 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?***

As stated above, the project site is completely developed and does not contain any natural vegetation communities. Additionally, the project site is surrounded by existing development and does not contain wildlife corridors.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts from future development projects through implementation of the General Plan Update would to be less than significant with compliance with requirements of the federal and State regulations related to the protection of migratory fish and wildlife species, as well as General Plan Policies that protect wildlife habitat linkages and corridors (Goals COR-1 through COR). The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project site does not contain or would result in impacts to wildlife corridors. The project would have no project-specific significant effects related to adverse effects on species not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

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

As stated above, the project site is completely developed with some landscaping including several trees. The project does not propose the removal of any heritage trees project would be required to comply with the City's Oak/Walnut Tree Ordinance.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts resulting from conflicts with future development projects through implementation of the General Plan Update would to be less than significant with compliance with requirements of the federal and State regulations, as well as City's Oak/Walnut Tree Ordinance. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would comply with the City's Oak/Walnut Tree Ordinance. The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to adverse effects on species not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

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 project is situated outside the boundaries of the East San Gabriel Valley Significant Ecological Area, as identified in the Los Angeles County General Plan Update EIR and would therefore not conflict with the provisions of the East San Gabriel Valley Significant Ecological Area. There are no other Plans that would apply to the City

City of Walnut General Plan EIR

The General Plan EIR determined that impacts resulting from conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan the from future development projects through implementation of the General Plan Update would be less than significant with compliance with the East San Gabriel Valley Significant Ecological Area. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would not conflict with the provision of the East San Gabriel Valley Significant Ecological Area. The project would have no project-specific significant effects related to adverse effects on species not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

3.5 Cultural Resources

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
V. CULTURAL RESOURCES – Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 pursuant to §15064.5?*

The project proposes the demolition of this existing shopping center to and redevelopment of the site to include residential uses. The project does not propose the demolition of any of the historically significant resources within the City. Further, the closest historical resource identified in the General Plan to the project is the W.R. Rowland Adobe Ranch House, within the City is approximately 1.8 miles away.

City of Walnut General Plan EIR

The General Plan EIR determined that future development projects through implementation of the General Plan Update could impact historical resources as new development replaces older development. However, impacts were determined to be less than significant with implementation of Mitigation Measure CR-1 and compliance with the City’s historic preservation ordinance. Given that the project site is completely developed and does not contain historical resources, the project would not be required to implement mitigation measure CR-1-2. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects related to historic resources not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

The project proposes the demolition of this existing shopping center and redevelopment of the site to include residential uses. During construction activities the potential to encounter unknown intact archaeological resources between current grade and to depths of identified fill soils is relatively unlikely. However, in the event that unknown archaeological resources are encountered during project implementation, impacts to these resources are potentially significant.

City of Walnut General Plan EIR

The General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update has the potential to result in impacts to archeological resources during development related earthwork activities and mitigation is required. The project would implement Mitigation Measures CR-1 and CR-3 which would ensure that archeological resources would receive a Cultural Resources Assessment and Treatment Plan, and construction monitoring in the case they are discovered during earthwork activities. With mitigation, impacts were determined to be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the following mitigation measures from the General Plan EIR:

Mitigation Measure CR-1. Requires that a Cultural Resources Assessment and Treatment Plan for prehistoric, historic, built environment, and paleontological resources be conducted for all projects potentially affecting these resources prior to the issuance of a land use permit. The cultural resources assessment must include an Archaeological Record Search through the California Historical Resources Information System-South Central Coastal Information Center (CHRIS-SCCIC), a “Scared Lands File Search” through the Native American Heritage Commission, and a Paleontological Record Search through the Natural History Museum of Los Angeles County’s Vertebrate Paleontology Section

Mitigation Measure CR-3. Include the following statement as a Condition of Approval on all development projects: “If cultural (prehistoric, historic, or paleontological) resources are discovered during project construction, all work within 100-feet of the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project applicant to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease, and the Los Angeles County Coroner’s Office shall be contacted pursuant to Health and Safety Code provisions.”

Conclusion

The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to archeological resources not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The project proposes the demolition of this existing shopping center and redevelopment of the site to include residential uses. However, although unlikely, there is the possibility of human remains being discovered during ground disturbing activities on the project site. If remains are discovered during project construction activities, the project would comply with procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5).

City of Walnut General Plan EIR

The General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update has the potential to result in unanticipated discovery of human remains during development related earthwork activities and mitigation is required. The project would implement Mitigation Measures CR-3 which would ensure that construction would cease in the case that human remains are found onsite and the Los Angeles County Coroner’s Office shall be contacted pursuant to Health and Safety Code provisions. With mitigation, impacts were determined to be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the following mitigation measures from the General Plan EIR:

Mitigation Measure CR-3. Include the following statement as a Condition of Approval on all development projects: “If cultural (prehistoric, historic, or paleontological) resources are discovered during project construction, all work within 100-feet of the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project applicant to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease, and the Los Angeles County Coroner’s Office shall be contacted pursuant to Health and Safety Code provisions.”

Conclusion

In conclusion, if remains are discovered during project construction activities, the project would comply with Mitigation Measure CR-3 and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5). The project would have no project-specific significant effects related to disturbance of human remains not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

3.6 Energy

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
VI. Energy - Would the project:						
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?***

As described above, the project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The energy used for construction and operation of the project would be typical of a residential development. Energy used for construction would be temporary and would be substantially less than that required for project operation and would have a negligible contribution to the project's overall energy consumption. New facilities associated with the project would be subject to the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of residential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting.

City of Walnut General Plan EIR

At the time of the preparation of the General Plan EIR, energy was not an issue area included in the CEQA Guidelines Appendix G Checklist. Energy consumption was analyzed under Global Climate Change and Greenhouse Gases. The General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update would not result in a significant increase in energy consumption. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The impact was not identified in the General Plan EIR, however, the project would be consistent with the land use designation for the site identified in the General Plan EIR and Update Addendum, and would result in similar energy consumption for residential land uses. The project, would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- b) ***Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?***

The project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The project would be subject to the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of residential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting.

City of Walnut General Plan EIR

At the time of the preparation of the General Plan EIR, energy was not an issue area included in the CEQA Guidelines Appendix G Checklist. Energy consumption was analyzed under Global Climate Change and Greenhouse Gases. The General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update would not result in a significant increase in energy consumption. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The impact was not identified in the General Plan EIR; however, the project would be consistent with the land use designation for the site identified in the General Plan EIR and Update Addendum, and would result in similar energy consumption for residential land uses. The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

3.7 Geology and Soils

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
VII. GEOLOGY AND SOILS – Would the project:						
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
i) 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **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? Refer to Division of Mines and Geology Special Publication 42.**

Seismic activity is to be expected in Southern California. Numerous earthquake faults, as well as many designated Alquist-Priolo Fault Zones, are known to occur within the surrounding cities, however none are within the City of Walnut. Some of these faults are expected to be seismically active and have the potential to rupture, which would result in ground shaking, depending on the underlying soil/geologic conditions at the time of rupture. Unlike damage from ground shaking, which can occur at great distances from the fault, impacts from fault rupture are limited to the immediate area of the fault zone where the fault breaks along the surface. Many earthquake faults are known to occur within the City. The San Jose Fault is the closest to the project site, located approximately 1.3 miles away. In order to lessen the potential for property loss, injury or death that could result from rupture of faults during earthquake events, the State of California has provided strict regulations that the City must follow to ensure impacts from fault rupture are reduced to less than significant levels. Development would be required to comply with the building design standards of the California Building Code (CBC) Chapter 33 for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity.

According to the Earthquake Zones of Required Investigation map provided by the California Department of Conservation, the project site is not located in a Alquist-Priolo fault zone (DOC 2022). Consistent with other development in the City, the design of structures on the project site should account for seismic loads in accordance with the CBC.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to risks resulting from ground shaking would be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

With the compliance with CBC standards the project would have no significant environmental effects related to seismic activity not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

ii) **Strong seismic ground shaking?**

Numerous earthquake faults, as well as many designated Alquist-Priolo Fault Zones, are known to occur within the surrounding cities, however none are within the City of Walnut. Some of these faults are expected to be seismically active and have the potential to rupture, which would result in ground shaking, depending on the underlying soil/geologic conditions at the time of rupture. Development would be required to comply with the building design standards of the CBC Chapter 33 for construction of new buildings and/or

structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity. According to the Earthquake Zones of Required Investigation map provided by the California Department of Conservation, the project site is not within an Alquist-Priolo fault zone (DOC 2022). Consistent with other development in the City, the design of structures on the project site should account for seismic loads in accordance with the CBC.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to risks resulting from ground shaking would be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

With the compliance with CBC standards the project would have no significant environmental effects related to seismic activity not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

iii) Seismic-related ground failure, including liquefaction?

Liquefaction occurs when a buildup of pore water pressure in the affected soil layer to a point where a total loss of shear strength may occur during a seismic event, causing the soil to behave as a liquid. The project site is located within a liquefaction zone, as mapped by the California Department of Conservation (DOC 2022). Development would be required to comply with the building design standards of the CBC Chapter 33 for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity.

City of Walnut General Plan EIR

Liquefaction occurs when saturated soil temporarily loses its strength and stiffness during seismic shaking, behaving like a liquid rather than a solid. This phenomenon can cause significant damage to structures and infrastructure built on or within liquefiable soils during an earthquake. The General Plan EIR determined that impacts related to risks resulting from liquefaction would be less than significant because individual project would need to consider liquefaction in their building design. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

With the compliance with CBC standards the project would have no significant environmental effects related to seismic activity not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

iv) Landslides?

Landslides typically occur on moderate to steep slopes that are affected by such physical factors as slope height, slope steepness, shear strength, and orientation of weak layers in the underlying geologic units contribute to landslide susceptibility. The project site is not located within a landslide zone, as mapped by the California Department of Conservation (DOC 2022).

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to risks resulting from landslides would be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

As discussed, the project site is not located within a landslide zone. The project would have no significant environmental effects related to landslides not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

The project site currently contains a shopping center and the project would redevelop the site to include 70 townhomes, open space and an internal roadway. Potential erosion and sedimentation impacts would be temporarily increased during proposed construction, through activities such as grading, and removal of surface stabilizing features (e.g., vegetation and pavement). Developed areas would be most susceptible to erosion between the beginning of grading or construction and the installation of pavement or establishment of permanent cover in landscaped areas. Short-term erosion and sedimentation impacts would be addressed through conformance with the National Pollutant Discharge Elimination System (NPDES) standards. Additionally, the project would be required to draft and implement an approved stormwater pollution prevention plan and best management practices (BMPs), including appropriate measures to address erosion and sedimentation during construction. Surface vegetation consisting of grasses and other similar vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. Stripped topsoil may be stockpiled and reused in landscape or nonstructural areas or exported from the site. Once the project is in operation, the project site will be developed and would not result in the substantial erosion of topsoil.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to the loss would be less than significant because the City is mostly developed. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no significant environmental effects related to the loss of top soil not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

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

As described above, the project site is located within a liquefaction zone, but is not located within a landslide zone as mapped by the California Department of Conservation (DOC 2022). The project would include the redevelopment of an existing commercial shopping center into residential uses. The project would continue through full project design, which would include engineering design standards that incorporated pertinent geotechnical information and project components that provide the stabilization of soils. Development would be required to comply with the building design standards of the CBC Chapter 33 for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from seismic activity.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to risks resulting from liquefaction would be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

With the compliance with CBC standards the project would have no significant environmental effects related to impacts from unstable soils not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- d) ***Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

Expansive soils are clay-based and tend to increase in volume due to water absorption and decrease in water volume due to drying. The project site is currently developed and would propose the redevelopment of the project site for residential uses. If expansive soils are encountered, the project would employ standard engineering protocols to limit the potential effects on project-related infrastructure.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to risks resulting from expansive soils would be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

With the compliance with CBC standards the project would have no significant environmental effects related to impacts from unstable soils not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- e) ***Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

The project would connect to existing wastewater infrastructure provided by the City of Walnut. The project would not include the use of septic tanks or alternative wastewater disposal systems.

City of Walnut General Plan EIR

The planning area for the General Plan Update contains a wastewater collection, treatment, and disposal system and the use of septic tanks or alternative waste water disposal systems were not proposed as part of the General Plan Update. Therefore, it was determined no impact would occur. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The use of septic tanks or alternative wastewater disposal systems are not proposed as part of the project.

- f) ***Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

The project proposes the demolition of this existing shopping center and redevelopment of the site to include residential uses. The redevelopment of the site has the potential to unearth unanticipated discovery of unique paleontological resources.

City of Walnut General Plan EIR

The General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update has the potential to result in impacts to paleontological resource during development related earthwork activities and mitigation is required. The project would implement Mitigation Measures CR-1 and CR-3 which would include a Paleontological Resources Assessment, Paleontological Treatment Plan, and construction monitoring in the case paleontological resources are discovered during earthwork activities. With mitigation, impacts were determined to be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the following mitigation measures from the General Plan EIR:

Mitigation Measure CR-1. Requires that a Cultural Resources Assessment and Treatment Plan for prehistoric, historic, built environment, and paleontological resources be conducted for all projects potentially affecting these resources prior to the issuance of a land use permit. The cultural resources assessment must include an Archaeological Record Search through the South Central Coastal Information Center (CHRIS-SCCIC), a "Scared Lands File Search"

through the Native American Heritage Commission, and a Paleontological Record Search through the Natural History Museum of Los Angeles County's Vertebrate Paleontology Section

Mitigation Measure CR-3. Include the following statement as a Condition of Approval on all development projects: "If cultural (prehistoric, historic, or paleontological) resources are discovered during project construction, all work within 100-feet of the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project applicant to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease, and the Los Angeles County Coroner's Office shall be contacted pursuant to Health and Safety Code provisions."

Conclusion

Project specific impacts to paleontological resources would be mitigated through implementation of Mitigation Measure CR-1 and CR-3. The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to paleontological resources not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

3.8 Greenhouse Gas Emissions

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
VIII. GREENHOUSE GAS EMISSIONS - Would the project:						
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?***

The project proposes the redevelopment of an existing shopping center into residential uses. The project is anticipated to generate greenhouse gas (GHG) emissions during construction activities. Operational emissions from the project would occur from area sources, energy use, mobile sources (vehicles), solid waste, water, and wastewater. The project is consistent with the land use designation of the project site. As described under section 3.17, the project would result in less daily trips compared to existing conditions onsite.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan Update would result in significant and unavoidable impacts related to GHG emissions. While the 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would result in a reduction in vehicle miles traveled (VMT) and GHG emissions compared to the General Plan Update, and implementation of the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to GHG emissions not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- b) ***Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

The project proposes the redevelopment of an existing shopping center into residential uses. The project is consistent with the land use designation of the project site. The project would be subject to the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of residential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting.

City of Walnut General Plan EIR

The General Plan EIR analyzed the consistency of the CARB Scoping Plan and SCAG 2016 RTP/SCS and the buildout of the General Plan Update. The General Plan EIR determined that the update would be consistent with the CARB Scoping Plan. However, the General Plan Update is anticipated to result in a population that is eight percent greater than what was projected in the 2016 Regional Transportation Plan/Sustainable Communities Strategy. Therefore, it was determined that the project would conflict with the SCAG 2016 RTP/SCS and impacts were determined to be significant and unavoidable. While the 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would result in a reduction in VMT and GHG emissions compared to the General Plan Update, implementation of the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Since the adoption of the 2021 Update Addendum, SCAG has published Connect SoCal 2024, which includes the planned land use of the project site in its growth projections for the region. The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects related to GHG emissions not analyzed as significant effects in the General Plan EIR.

3.9 Hazards and Hazardous Materials

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:						
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?*

Project construction would entail transport, use, or disposal of potentially hazardous materials including, but not limited to, diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, chemical toilets, and hazardous materials associated with existing uses. Direct impacts to human health and biological resources from accidental spills of small amounts of hazardous materials from construction equipment could occur with the transport, use, or disposal of these materials. However, existing federal and state standards related to the handling, storage, and transport of these materials would be implemented during construction of the project. These regulations include the Federal Chemical Accident Prevention Provisions (Part 68 of the Code of Federal Regulations); California Highway Patrol and California Department of Transportation container and licensing requirements for transportation of hazardous waste on public roads; the International Fire Code; the Resource Conservation and Recovery Act of 1976 as amended by the Hazardous and Solid Waste Amendments of 1984; California's Hazardous Waste Control Law; California Fire Code; California Health and Safety Code Hazardous Materials Release Response Plans and Inventory; California Integrated Waste Management Act; regulations developed by California Occupations Safety and Health Administration; and the state Hazardous Waste Control Act.

The project is residential in nature. During project operation the only hazardous materials anticipated for transport, use, or disposal associated would be routinely used household products such as cleaners, paint, solvents, motor oil/automotive products, batteries, and garden maintenance products, typical of residential uses.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to the creation of a hazard through the routine transport, use, or disposal of hazardous materials would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as a significant impact within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

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 Project site currently contains a commercial shopping center that is focused on automobile services (gasoline and vehicle service station). The Project site was identified in the General Plan Existing Conditions Report (ECR) as a generator of small quantity hazardous waste (Figure HM-1 of the ECR). Further, the ECR identifies the site as having an open leaking underground storage tank case that is in the process of remediation. As of September 2021, the Los Angeles Regional Water Quality Control Board has issued a closure letter for the leaking underground storage tank case on the Project site, refer to Appendix A.1. The letter identifies potential for residual petroleum hydrocarbons in the soil and groundwater that could pose

a risk for future redevelopment of the site. Due to the site's ongoing use as a gasoline and vehicle service station, soil vapor impacts associated with the underground storage tank were not required to be evaluated and have not been able to be evaluated. Further, soil vapor conditions are likely to be present, which occur due to volatilization of chemicals from petroleum contamination in soil and groundwater into the airspace in subsurface soils. Because the Project site land use would change with the proposed project, a soil vapor study would need to be prepared (SWRCB 2012).

If there were contaminated soils, soil vapor, or groundwater on the Project site, there is potential that ground disturbing activities could result in the release of hazardous materials into the environment.

A Phase I Environmental Site Assessment (ESA) was performed on the Project site and is included as Appendix A.2. The Phase I ESA identified the leaking underground storage tank case as an historical recognized environmental condition on the Project site, and previously conducted remediation was effective. However, with the proposed change in land use at the site, soil vapor sampling would need be conducted to confirm that residual vapor is below residential screening levels.

The Phase I ESA also identified several recognized environmental conditions (RECs) associated with existing uses at the site including activities that could impact subsurface soils and the potential presence of halogenated VOCs. Additionally, the property directly north of the Project site is a dry-cleaning facility, and therefore there is a potential for vapor encroachment conditions. There is no information regarding previous investigations, and as such the potential for VEC is unknown.

The Project would include the following condition of approval (COA) to determine if the RECs and former leaking underground storage tank case at the Project Site would result in contamination which exceeds residential standards. The COA would also identify remediation measures that would be completed prior to project grading activities.

COA- HAZ-1: The Project Applicant shall complete a Phase II ESA upon Project approval and prior to issuance of demolition permits to determine if the RECs identified in the Phase I ESA and/or residual soil vapor impacts related to the leaking underground storage tank have resulted in soil or soil vapor impacts that are above residential environmental screening levels (Environmental Screening Levels or ESLs (SWRCB 2019)). , Investigation would include, but is not limited to soil, groundwater, and soil vapor sampling of the site that specifically evaluates each of the RECs and conditions following closure of the leaking underground storage tank case.

If there are conditions that exceed the ESLs for residential uses related to identified RECs or former site uses, remediation measures shall be identified, such as removal and disposal of contaminated soils or vapor barrier installation in future buildings. Remediation measures shall include regulatory standards which will need to be met. Any remediation activities shall be completed prior to Project grading activities to the satisfaction of the permitting agency.

Vapor Mitigation. As needed based on the findings of the Phase II ESA, vapor mitigation design features shall be implemented in accordance with the Department of Toxic Substances Control (DTSC) Vapor Intrusion Mitigation Advisory for all future residential buildings and enclosed structures. The construction contractor shall incorporate vapor mitigation design features

into building plans that reduce potential vapor intrusion in buildings and enclosed structures on the Project site below ESLs. Vapor mitigation systems may be passive or active in nature, so long as they are designed to prevent vapor contamination on the Project site in accordance with applicable DTSC regulations at the time the systems are designed. Vapor mitigation systems must be reviewed and approved by the permitting agency(ies) (City of Walnut, County of Los Angeles) prior to construction and prior to issuance of certificate of occupancy. Operation of the Project shall maintain functionality of these features as required to continue protection from vapor intrusion. Following completion of construction and occupancy of the buildings, indoor air monitoring will occur semiannually for one year to verify implemented measures are functioning properly and adequately mitigating vapor intrusion to below residential ESLs. Results shall be submitted to the City of Walnut for confirmation of the adequacy of the designed systems. If indoor air samples reveal vapor intrusion occurring at levels above applicable ESLs, modifications shall be made, as necessary, to the designed system to improve the efficacy in reducing vapor intrusion to below applicable screening levels.

Construction Safety: As needed based on the findings of the Phase II ESA, a Hazardous Materials Contingency Plan (HMCP) shall be developed that addresses potential impacts to soil, soil vapor, and groundwater from releases on or near the project site, as well as the potential for existing hazardous materials onsite (e.g., drums and tanks). The HMCP shall incorporate findings from the Phase II ESA and will identify soils that exceed residential ESLs that must be removed before property redevelopment, and it will identify areas with soil vapor and groundwater that exceed safety levels for construction workers (e.g. construction worker ESLs). The HMCP shall include training procedures for identification of contamination, in the event there is previously unidentified contamination. The HMCP shall describe procedures for assessment, characterization, management, and disposal of contaminated soils and groundwater (if applicable) in accordance with all applicable federal, state, and local regulations, so that. Contaminated soils and/or groundwater shall be managed and disposed of in accordance with federal, state, and local regulations. The HMCP shall include health and safety measures, which may include, but are not limited to, periodic work breathing zone monitoring and monitoring for volatile organic compounds using a handheld organic vapor analyzer in the event impacted soils are encountered during excavation activities. The applicant and its contractors shall implement the HMCP during project construction activities.

Project construction would entail transport, use, or disposal of potentially hazardous materials including, but not limited to, diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, chemical toilets, waste from existing uses, and contaminated soils. Direct impacts to human health and biological resources from accidental spills of small amounts of hazardous materials from construction equipment could occur with the transport, use, or disposal of these materials. During project operation the only hazardous materials anticipated for transport, use, or disposal associated would be routinely used household products such as cleaners, paint, solvents, motor oil/automotive products, batteries, and garden maintenance products, typical of residential uses. The project 's compliance with all standards required through federal, state, county, and municipal regulations, in addition to project-specific COA and

plans reviewed by the City, would ensure potential impacts to the public or the environment through routine transport, use, or disposal of hazardous materials would not be substantial.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to the creation of a hazard through a foreseeable accident would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified within the City of Walnut General Plan EIR. With the inclusion of COAs, the project would not resulting project-specific significant effects which are peculiar to the project or its site would occur.

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

Approximately 0.15 miles west of the project site are two Montessori Preschools (Bright Star Montessori Academy and Creekside Montessori) located on Francesca Drive. As described above, the project is residential in nature and hazardous materials onsite would be limited to routinely used household products and hazardous materials used during construction. Further, with the inclusion of the COAs, the Project would avoid emissions if contaminated soils were found onsite. Additionally, project construction and operation would comply with all standards required through federal, state, county, and municipal regulations.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to the emissions of hazardous emissions in proximity to a school would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as a significant impact within the City of Walnut General Plan EIR. With the inclusion of COAs, the project would not result in no project-specific significant effects which are peculiar to the project or its site would occur.

- d) ***Would the project be located on a site that is included on a list of hazardous materials 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 project site has not been identified on as being a Cortese List hazardous material site with the exception of the Envirostar Database (Cal EPA 2024; DTSC 2024; SWRCB 2024a, 2024b). The car wash onsite has been identified on the Envirostar Database as a closed leaking underground storage tank cleanup site.

Given that the site is closed, demolition of the car wash and redevelopment of the site is not expected to create a significant hazard to the public or environment. As identified in the Phase 1 ESA prepared for this project, the project does contain RECs. The Phase 1 ESA determined that that further analysis would be required to determine if the impacts from these RECs are below residential screening levels. As described above, the project would include COAs to identify if these RECs would exceed residential screening levels and would remediate them.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to creating a hazard to the public or the environment would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR. With the inclusion of COAs, the project would not result in project-specific significant effects which are peculiar to the project or its site would occur.

- 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 or excessive noise for people residing or working in the project area?***

There are no public airports located within 2-miles of the project site. The closest airport with an airport land use compatibility plan is Brackett Air Field located approximately 7.5 miles northeast of the project site. The project is not located within the compatibility plan for the airport (ALUC 2015). Therefore, no impacts associated with public airport hazards would occur.

City of Walnut General Plan EIR

The General Plan EIR determined that no impact related to airport hazards would occur because the City is not within the sphere of influence or Airport Planning Area for any airports. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

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

The City of Walnut Emergency Operations Plan establishes organization and functions in the case of an emergency within the City. The Emergency Operations Plan does not contain specific evacuation policies or routes that would be impacted by the project. The project would include the redevelopment of a previously developed site to include residential uses. The project would not result in the closure of roads that could be used

for evacuation. As required under the California Fire Code, the project would be required to present development plans which afford fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, §503.1 through §503.4 of the California Fire Code), and an adequate number of emergency rated entrances to the community (Appendix D, Section D106 of the California Fire Code).

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to conflict with an adopted emergency response plan or emergency evacuation plan would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The project site is currently developed with a shopping center and is surrounded by existing development. The project site not located within a High Fire Hazard Severity Zone. The project site is an infill site that is relatively flat and does not contain any steep slopes. The project would include the redevelopment of a previously developed site to include residential uses. The project would not introduce infrastructure that would exacerbate fire risk to the site. The project would be required to comply with all applicable state and local fire codes, such as the California Fire Code.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to fire risk would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

3.10 Hydrology and Water Quality

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
X. HYDROLOGY AND WATER QUALITY – Would the project:						
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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 or through the addition of impervious surfaces, in a manner which would:						
i) result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project site is currently developed and consists of an existing shopping center. The project would include the demolition of the existing shopping center and construction of a residential development. Sources of polluted runoff could include, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, pesticides, sediments, and nutrients as a result of project uses. The proposed demolition, grading, and construction associated with the project could create additional sources of pollution which could potentially cause short term impacts to water quality. Impacts related to pollution from sedimentation would occur when soil would be exposed during project grading and construction. Once construction is complete, runoff would be conveyed to the City's storm drainage system.

Project construction activities would be subject to Regional Water Quality Control Board requirements related to erosion control, sedimentation, and runoff prevention. Implementation of a stormwater pollution prevention plan along with site-specific BMPs would ensure that the project achieves water quality standards with regard to its stormwater discharges off the site.

City of Walnut General Plan EIR

Construction and operation of projects under the General Plan Update could result in impacts to groundwater quality from runoff. The General Plan EIR determined that with compliance of local, state, and federal regulations, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Implementation of a stormwater pollution prevention plan along with site-specific BMPs would ensure that the project achieves water quality standards with regard to its stormwater discharges off the site. In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project is within the San Gabriel Groundwater Basin which is designated as a very low priority (DWR 2022). The project site is currently developed and is almost entirely impervious with the exception of landscaped areas. The project proposes to redevelop the site for residential uses, which would include landscaped areas. Water service to the project site would come from Suburban Water Systems (SWS), which sources water from the San Gabriel Groundwater Basin. The project site currently is supplied by SWS and uses groundwater supplies. The project would maintain the impervious nature of the site and therefore would not result in less groundwater recharge at the site. Further, the anticipated increase in population using groundwater supplies has been previously accounted for in resource planning.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of conservation practices, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR. The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- c) ***Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:***

- i) ***Result in substantial erosion or siltation on- or off-site?***

The project site is currently developed and contains an existing shopping center. The proposed residential development as part of the project would result in a similar area of impervious surfaces. Additionally, as applicable, and consistent with NPDES regulations, the project would implement BMPs to reduce the rate of runoff. Overall, the project would not substantially alter the existing drainage pattern of the site that would result in substantial erosion or siltation on- or off-site.

City of Walnut General Plan EIR

The General Plan EIR determined that due to the City being heavily urbanized, changes in drainage patterns are unlikely to significantly impact existing drainage. Impacts were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not substantially alter the existing drainage pattern of the site that would result in substantial erosion or siltation on- or off-site. This impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- ii) ***Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?***

The project site is currently developed and contains an existing shopping center. The proposed residential development as part of the project would result in a similar area of impervious surfaces. Additionally, as

applicable and consistent with NPDES regulations, the project would implement BMPs to reduce the rate of runoff. Overall, the project would not substantially alter the existing drainage pattern of the site that would result in flooding. The project would comply with the City's Floodplain ordinance and policies.

City of Walnut General Plan EIR

The General Plan EIR determined that due to the City being heavily urbanized, changes in drainage patterns are unlikely to significantly impact existing drainage. Impacts were determined be less than significant No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not substantially alter the existing drainage pattern of the site in a manner that would result in flooding. This impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The project site is currently developed and contains an existing shopping center. The proposed residential development as part of the project would result in a similar area of impervious surfaces. Additionally, as applicable and consistent with NPDES regulations, the project would implement BMPs to reduce the rate of runoff. Overall, the project would not substantially alter the existing drainage pattern of the site that would exceed the existing capacity of the drainage system.

City of Walnut General Plan EIR

The General Plan EIR determined that due to the City being heavily urbanized, changes in drainage patterns are unlikely to significantly impact existing drainage. Impacts were determined be less than significant No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not substantially alter the existing drainage pattern of the site in a manner that would exceed the existing capacity of the drainage system. This impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

iv) *Impede or redirect flood flows?*

The project site is currently developed and contains an existing shopping center. The proposed residential development as part of the project would result in a similar area of impervious surfaces. Additionally, as applicable and consistent with NPDES regulations, the project would implement BMPs to reduce the rate

of runoff. Overall, the project would not substantially alter the existing drainage pattern of the site in a manner that would result in changes to flood flows.

City of Walnut General Plan EIR

The General Plan EIR determined that due to the City being heavily urbanized, changes in drainage patterns are unlikely to significantly impact existing drainage. Impacts were determined be less than significant No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, the project would not substantially alter the existing drainage pattern of the site in a manner that would result in changes to flood flows. This impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The project site is currently developed and contains an existing shopping center. The project site is approximately 33.5 miles inland from the Pacific Ocean and would not be subject to inundation by tsunami. The Federal Emergency Management Agency National Flood Hazard Layer shows that the project site is not within a flood hazard area (FEMA 2022). The project is not located in a tsunami or seiche zones. Given that the project site is not located near a large standing body of water, inundation by seiche (or standing wave) is considered negligible. The project site is generally flat with no steep slopes and does not contain slopes subject to mudflows. The project would comply with the City's Floodplain ordinance and policies.

City of Walnut General Plan EIR

The General Plan EIR determined impacts resulting from flooding hazard, tsunami, or seiche zones to be less than significant with compliance of the City's Floodplain ordinance and policies. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The project site is located within the San Gabriel Valley groundwater basin. This basin is considered a very low priority basin and therefore not required to prepare a sustainable groundwater management plan. Additionally, the City of Walnut does not have a water quality control plan.

City of Walnut General Plan EIR

The General Plan EIR did not identify any impacts related to conflict with water quality control plan or sustainable groundwater management plan. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

3.11 Land Use and Planning

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XI. LAND USE AND PLANNING - Would the project:						
a) Physically divide an established community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project physically divide an established community?*

The project would be consistent with mixed use land use designation identified in the General Plan EIR and contemplates the redevelopment of a previously developed site to include residential uses. The project would not result in the permanent closure of a road. As such, the project would not physically divide an established community and no impact peculiar to parcel or project would occur.

City of Walnut General Plan EIR

The General Plan EIR determined that there would be no impacts related the physical division of an established community resulting from the adoption of the General Plan. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR. This impact was not identified within the City of Walnut General Plan EIR. No mitigation was required.

Conclusion

In conclusion, the project would not physically divide an established community and no impact peculiar to parcel or project would occur. Further, this impact was not identified within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

b) *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site is currently zoned as Heavy Commercial and has General Plan Land Use designation of Walnut Hills Mixed Use. According to the City's General Plan, the Walnut Hills Mixed Use designation allows high density residential and commercial uses and allows for a density of 14-24 dwelling units per acre. The project would not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to a conflict with land use plans, policy, or regulations would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project, which would be consistent with the 2018 EIR and Update Addendum. The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project and the associated impacts were addressed as part of the exemption analysis provided throughout this 15183 Exemption. No project-specific significant effects which are peculiar to the project or its site would occur.

3.12 Mineral Resources

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XII. MINERAL RESOURCES – Would the project:						
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?***

The project site currently consists of auto- related commercial uses and is currently zoned as Heavy Commercial, with a General Plan Land Use designation of Walnut Hills Mixed Use. Mineral extraction is not a permitted use under the zoning designation of the site. The project does not propose the extraction of mineral resources.

City of Walnut General Plan EIR

The General Plan EIR determined that no impacts related to the loss of known mineral resources would occur resulting from the implementation of the General Plan. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes to the General Plan resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

This impact was not identified as significant within the City of Walnut General Plan EIR. The project would not result in the loss of availability of a known mineral resource. The project would be consistent with the conclusion of the General Plan. No project-specific significant effects which are peculiar to the project or its site would occur.

- 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 project site currently consists of auto- related commercial uses and is currently zoned as Heavy Commercial, with a General Plan Land Use designation of Walnut Hills Mixed Use. Mineral extraction is not a permitted use under the zoning designation of the site. The General plan does not identify locally important mineral resources recover sites within the City.

City of Walnut General Plan EIR

The General Plan EIR determined that no impacts related to the loss of locally important mineral resource recovery site would occur resulting from the implementation of the General Plan. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes to the General Plan resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

This impact was not identified as significant within the City of Walnut General Plan EIR. The project would not result in the loss of availability of a known mineral resource. The project would be consistent with the conclusion of the General Plan. No project-specific significant effects which are peculiar to the project or its site would occur.

3.13 Noise

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XIII. NOISE – Would the project result in:						
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

The project site currently consists of auto- related commercial uses and is currently zoned as Heavy Commercial, with a General Plan Land Use designation of Walnut Hills Mixed Use. The project site is surrounded by several noise generating land uses including adjacent roadways, commercial uses, and residential uses. The project proposes residential uses which is consistent with the uses to the south, east and west. Chapter 3.40 of the City of Walnut Municipal Code establishes noise regulation for noise within the city. The project would generate noise during construction and operation of the proposed residential uses. Noise-sensitive land uses in the vicinity of the project include residences to the west, south, and east of the project site. Additionally, approximately 0.15 miles west of the project site are two Montessori preschools (Bright Star Montessori Academy and Creekside Montessori) located on Francesca Drive.

Operational noise sources from the implementation of the project would include offsite traffic noise resulting from project residents, on-site traffic interior noise exposure, on-site open spaces, and stationary noise sources associated with residential development such as residential unit heating, ventilation, and air conditioning. These sources may affect noise-sensitive vicinity land uses off the project site.

The project site is located within the 65 dB contour of Nogales Street (Identified in Figure N-3 of Appendix D of the General Plan EIR) and would require a project-specific acoustical analysis during the environmental review process to identify if the project would meet the State's Noise Insulation Standards.

City of Walnut General Plan EIR

Existing exterior noise levels within the City were already in excess of 65 dBA at receptor locations along major roadways throughout the City, exceeding the land use compatibility for community noise environments. The General Plan EIR determined that buildout of the General Plan would exacerbate these conditions further and result in potentially significant impacts on residents and other sensitive receptors within the City. It was further determined that projects within exterior community noise equivalent level contours of 60 dB of an existing or adopted freeway, expressway, major street, thoroughfare, railroad or rapid-transit line shall require additional acoustical analysis and if impacts would occur, the development project would apply specific mitigation. It is not guaranteed that feasible mitigation is available for future development projects and impacts were determined to be significant and unavoidable.

Short term noise impacts were identified in the General Plan EIR resulting from construction activities associated with buildout of the General Plan as potentially significant. In addition to compliance with the City's Municipal Code, the City identified Mitigation Measure N-1, which would add policies to minimize construction noise levels. The EIR requires implementation Mitigation Measure N-1 during project construction activities. Impacts would remain significant and unavoidable because it cannot be guaranteed that construction of the development proposed would not result in an increase in ambient noise levels.

The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes to the land use and number of units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the following mitigation measure from the General Plan EIR:

Mitigation Measure N-1. Adopt the following new policies:

Policy NOISE-1a Schedule: Noise-generating construction activity and stationary noise generating equipment (such as compressors and portable generators) shall be sited away from noise-sensitive land uses to the maximum extent feasible.

Policy NOISE-1b Engine Mufflers: Construction equipment containing internal combustion engines shall be equipped with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.

Policy NOISE-1c Signage: Signs shall be posted on construction sites prohibiting unnecessary idling of construction equipment containing internal combustion engines.

Policy NOISE-1d Quiet Equipment: Utilize “quiet” air compressors and other stationary equipment where feasible and available.

Policy NOISE-1e Noise Disturbance Coordinator: For construction projects, designate a noise disturbance coordinator who would respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site.

Policy NOISE-1f Noise Barrier: During construction adjacent to sensitive receptors, install a temporary noise barrier between noise-generating construction activity and the sensitive receptor(s). The barrier should be high enough to block the line of sight between the receptor(s) and the project’s noise-generating construction activities. The noise barrier shall be solid with no gaps or holes and have a minimum density of 2 pounds per square foot (lbs/sq ft).

Conclusion

The project, which would be consistent with the 2018 EIR and Update Addendum, would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The primary source of ground-borne vibration occurring as part of the project is construction activity. The primary concern associated with ground-borne vibration is annoyance; however, in extreme cases, vibration can cause damage to buildings, particularly those that are old or otherwise fragile. Some common sources of ground-borne vibration are trains, and construction activities such as blasting, pile-driving, and heavy earth-moving equipment.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan could result in potentially significant vibration impacts resulting from construction activities and mitigation would be required. Mitigation Measure N-2 would require a vibration impact assessment for projects using heavy duty construction equipment within 200 feet of a residence or sensitive receptor. The project would include the use of heavy duty of construction equipment within 200 feet of a residence or sensitive receptor and would implement Mitigation Measure N-2. Impacts were determined to be less than significant with mitigation. The General Plan EIR also identified significant impacts related to railroad vibration, however due to distance to the project site, these impacts would not occur at the project site. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes to the land use and number of units resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the following mitigation measures from the General Plan EIR:

Mitigation Measure N-2. Adopt the following new implementation program to minimize vibration impacts:

Policy NOISE-2 Vibration Impacts: Prepare a vibration impact assessment for proposed projects in which heavy duty construction equipment would be used (e.g. pile driving, bulldozing) within 200 feet of an existing structure or sensitive receptor. If applicable, the City shall require all feasible Mitigation Measures to be implemented to ensure that no damage or disturbance to structures or sensitive receptors would occur.

Conclusion

The project would result in potential impacts related to vibration from construction and would implement Mitigation Measure N-2. The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- c) ***For a project located within the vicinity of a private airstrip or 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?***

There are no public airports located within 2-miles of the project site. The closest airport with an airport land use compatibility plan is Brackett Air Field located approximately 7.5 miles northeast of the project site. The project is not located within the compatibility plan for the airport (ALUC 2015). Therefore, no impacts associated with public airport hazards would occur.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts from airport noise would be less than significant because the City is outside of the 60 dBA CNEL contour. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

3.14 Population and Housing

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XIV. POPULATION AND HOUSING – Would the project:						
a) Induce substantial unplanned 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project induce substantial unplanned 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)?***

The project would include the redevelopment of an existing shopping center into residential uses. The project site is currently zoned as Heavy Commercial, with a General Plan Land Use designation of Walnut Hills Mixed Use. According to the City's General Plan, the Walnut Hills Mixed Use designation allows high density residential and commercial uses and allows for a density of 14-24 dwelling units per acre. The project proposes the construction of 70 new townhomes which would result in the increase of approximately 239 people based on the City's average household size of 3.41 people per household (City of Walnut 2021). Not all residents of the development would be new to the City of Walnut. Given the project's consistency with the General Plan designation of the site, the population increase from the project was planned growth and does not represent a substantial increase in population growth. The project proposes the redevelopment of a developed site does not propose the extension of infrastructure that would result in an indirect impact related to population growth.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan would result in a direct population increase in density and population within the City that would exceed SCAG projections. However, due to the developed nature of the City, it was determined that the increased development would not result in indirect impact. Impacts resulting from implementation of the General Plan were determined to not induce a substantial population growth and impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the General Plan land use designation and prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

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

The project site currently contains a shopping center which would be redeveloped to include residential uses. No displacement would occur resulting from project implementation.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan would not result in the displacement of existing people or housing. Impacts resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

3.15 Public Services

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

i) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:***

Fire protection?

Los Angeles County Fire Department provides fire protection services within the City. There are currently two stations within the City. Los Angeles County Fire Department Station 61 is approximately 1.6 miles from the project site, with a traveling distance of approximately 2.8 miles. Additionally, West Covina Fire Department Station 5 located approximately 0.3 miles away within West Covina.

The project would include the redevelopment of an existing shopping center into residential uses. The project proposes the construction of 70 new townhomes which will result in the increase of approximately 239 people to the site. Although not all residents of the project are expected to be new or additional to the City, the estimated additional numbers of residents at the project site would increase the need for fire protection services related to routine fire and emergency medical call. Funds resulting from property taxes from the new development would help offset costs for fire services to maintain service levels. This growth aligns with projections outlined in the General Plan EIR.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan would not directly result in the need for new or expanded fire facilities however it would result in the potential increase in demand for fire services resulting from the expected increase in population. New development projects would pay development impact fees that would help offset costs for fire services to maintain service levels. Impacts resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR.

Police protection?

Los Angeles County Sherrif's Department provides police protection services within the City. There are currently two stations within the City. The closest police station is approximately 3.1 miles from the project site, with a traveling distance of approximately 4.6 miles.

The project would include the redevelopment of an existing shopping center into residential uses. The project proposes the construction of 70 new townhomes which will result in the increase of approximately 239 people to the site. Although not all residents of the project are expected to be new or additional to the City, the estimated additional numbers of residents at the project site would increase the need for police protection services. Funds resulting from property taxes and development impact fees from the new

development would help offset costs for police services to maintain service levels. This growth aligns with projections outlined in the General Plan EIR.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan would not directly result in the need for new or expanded police facilities however it would result in the potential increase in demand for police services resulting from the expected increase in population. New development projects would pay development impact fees that would help offset costs for police services to maintain service levels. Impacts resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR.

Schools?

The project site is located within the Rowland Unified School District. The project would include the redevelopment of an existing shopping center into residential uses. The project proposes the construction of 70 new townhomes which will result in the increase of approximately 239 people to the site. Although not all residents of the project are expected to be new or additional to the City, the estimated additional numbers of residents at the project site would increase the number of school age children and increase demand on schools. Collection of fees by school districts from the new development would help offset costs for schools to maintain service levels and is considered full mitigation under CEQA.

City of Walnut General Plan EIR

The General Plan EIR determined that buildout of the General Plan would not directly result in the need for new or expanded school however it would result in the potential increase in demand for schools resulting from the expected increase in population. New development projects would pay development collection fees the that would help offset costs for new school facilities. Impacts resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR.

Parks?

The City contains 11 parks within the city that totals approximately 90 acres of maintained parkland (City of Walnut 2024). The closest park to the project site is Creekside Park approximately 0.9 miles east of the project site. The project would include the redevelopment of an existing shopping center into residential uses. The project proposes the construction of 70 new townhomes which will result in the increase of approximately 239 people, increase demand on parks within the city. However, funds resulting from property taxes and development impact fees from the new development would help offset costs for park maintenance. Additionally, the City implements a park fee to further support the maintenance and development of park facilities.

The project will include a community recreation area which would be located at several locations in the project area, featuring both passive and active amenities. A central common area with seating and play areas will be accessed from the internal walkways, while within the courtyards, additional picnic and barbeque spaces are provided. Furthermore, a dog park is also planned, offering a fenced-in area for pets.

As described above, the City has an estimated current population of 27,356 people and is meeting the 3 acres of parkland per 1,000 resident standard set forth by the Quimby Act. With the addition of the 239 residents from the project, the City would still meet this standard.

City of Walnut General Plan EIR

The General Plan EIR determined impacts on parks resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR.

Other public facilities?

The City contains one public library approximately 2.9 miles east of the project site. The project would include the redevelopment of an existing shopping center into residential uses. The project proposes the construction of 70 new townhomes which will result in the increase of approximately 239 people and increase demand on the public library.

City of Walnut General Plan EIR

The General Plan EIR determined impacts on libraries resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR.

3.16 Recreation

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XVI. RECREATION						
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 described above, the City contains 11 parks within the city that totals approximately 90 acres of maintained parkland. The closest park to the project site is Creekside Park approximately 0.9 miles east of the project site. The project would include the redevelopment of an existing shopping center into residential uses. The project proposes the construction of 70 new townhomes which will result in the increase of approximately 239 people and increase demand on parks within the city. Funds resulting from property taxes and development impact fees from the new development would help offset costs for park maintenance. As described above, the City has an estimated current population of 27,356 people and is meeting the 3 acres of parkland per 1,000 resident standard set forth by the Quimby Act. With the addition of the 239 residents from the project, the City would still meet this standard. Additionally, the project would provide a recreation area for the project residents, reducing usage of public recreational resources within the City.

City of Walnut General Plan EIR

The General Plan EIR determined impacts on recreational facilities resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR.

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 project would include recreational amenities. These recreational amenities are analyzed as part of this Statutory Exemption Memorandum. As concluded in this memorandum, all impacts associated with this project would be less than significant or have been previously addressed in the General Plan EIR.

City of Walnut General Plan EIR

The General Plan EIR determined impacts on recreational facilities resulting from implementation of the General Plan were determined to be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site. No further analysis under CEQA is required.

3.17 Transportation

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XVII. TRANSPORTATION - Would the project:						
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The project site currently contains a shopping center which would be redeveloped to include residential uses. Bus transit service and paratransit service in the City of Walnut is provided by Foothill Transit, which serves the San Gabriel and Pomona Valleys. The closest bus stops to the project site are located on both sides of Amar Road, on the southeast and northwest corners of its intersection with Nogales Street, approximately 0.15 miles from the project site. There are no existing bicycle facilities adjacent to the project site along Francesca Drive, but a Class II Bicycle Lane exists on Nogales Street and Amar Road. Most adjacent streets to the project site provide sidewalks. Additionally, the City provides a large amount of multi-use trails due to the City's history of being an equestrian community, and to continue to promote outdoor activity. Approximately 0.4 miles south of the project site along Nogales Street is a Multi-Use City Trail and an equestrian rest stop. The City's General Plan seeks to maintain the established citywide level of service (LOS) D (General Plan) or better at intersections throughout the City.

Implementation of the project would replace the existing commercial uses with residential uses. The project would maintain operation of existing intersections, street segments, and sidewalks, and provide access to existing multi-modal forms of transportation. The project may result in temporary closure to the equestrian trail for project related stormwater facility improvements. During improvement activities, the property owner shall provide thirty (30) days written notice to City in advance of initiating construction within the Easement area for stormwater improvement purposes, and City shall provide temporary off-site connectivity for trail users during such construction. Upon Property Owner's completion of construction, Property Owner shall repair and restore the portions of the Easement affected by such work to the same or better condition as existed prior to such work to the extent reasonably practicable. As described in Appendix B, since the proposed project would generate less daily and AM and PM peak hour traffic than the existing uses on the site, the project would not have a measurable effect to existing LOS (it would likely improve LOS since less traffic would be generated from the project site), thus no degradation of intersection LOS is anticipated. The project would be consistent with the goals and policies set forth in the Circulation Element of the General Plan.

City of Walnut General Plan EIR

The General Plan EIR determined impacts related to consistency with adopted plans would be potentially significant due to LOS impacts on intersections and road segments. Mitigation Measures T-1 through T-12, to improve LOS at the road segments and intersections, however impacts would remain significant and unavoidable. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Included as Appendix B to this document, a VMT Memorandum has been prepared containing a trip generation and VMT screening analysis for the proposed project. The City's VMT Threshold of Significance provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less than significant VMT impact without conducting a more detailed analysis. A land use project would need to only meet one of the six screening thresholds to result in a less than significant finding. As discussed in Appendix A, based on the trip generation analysis above, the existing site is estimated to generate a net total of 3,182 daily trips, 159 AM peak hour trips, and 192 PM peak hour trips. The proposed project is anticipated to generate a net total of 472 daily trips, 28 AM peak hour trips, and 36 PM peak hour trips. With the demolition of the existing retail/commercial center and development of the proposed project, the net difference between the existing trips from the proposed project's trips is 2,711 less daily trips, 131 less AM peak hour trips, and 156 less PM peak hour trips. The operation of the proposed project would generate less trips than those generated by the existing retail/commercial center the project would replace.

City of Walnut General Plan EIR

At the time of the preparation of the General Plan EIR, VMT analysis was not an issue area included in the CEQA Guidelines Appendix G Checklist. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR did analyze VMT impacts related to the changes in land use designations resulting from the Housing Element Update. It was determined that the Housing Element would result in overall decrease of VMT compared to the General Plan Update and impacts would be less than significant.

Conclusion

In conclusion, this impact was not identified within the City of Walnut General Plan EIR and Update Addendum and no project-specific significant effects which are peculiar to the project or its site would occur.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would include the redevelopment of a previously developed site to include residential uses and an associated circulation system. Internal roadways on the project site allows for two-way flow of vehicle traffic. The internal circulation for the project would not include any hazardous design features or incompatible uses. Ingress and egress from the project site would occur from Francesca Drive.

City of Walnut General Plan EIR

The General Plan EIR determined impacts related to increases in hazards due to design or incompatible uses would be less than significant. No mitigation is required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined that the increased number of housing units and changes in land use designations would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

d) *Would the project result in inadequate emergency access?*

The project would include the redevelopment of a previously developed site to include residential uses. The project proposes one point of ingress and egress and a designated fire access road. As required under the California Fire Code, the project would be required to present development plans which afford fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, §503.1 through §503.4 of the California Fire Code), an adequate number of emergency rated entrances to the community (Appendix D, Section D106 of the California Fire Code).

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to inadequate emergency access would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

3.18 Tribal Cultural Resources

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XVIII. TRIBAL CULTURAL RESOURCES						
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:						
g) 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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)?***

The project proposes the demolition of this existing shopping center and redevelopment of the site to include residential uses. The project does not propose the demolition to any of the historically significant resources within the City.

City of Walnut General Plan EIR

The General Plan EIR determined that future development projects through implementation of the General Plan Update could impact historical resources as new development replaces older development. However, impacts were determined to be less than significant with implementation of Mitigation Measure CR-1 and compliance with the City's historic preservation ordinance. Given that the project site is the project site is completely developed and does not contain historical or known tribal cultural resources, the project would not be required to implement mitigation measure CR-1-2. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The project would have no project-specific significant effects related to historic resources not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

- 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 project proposes the demolition of this existing shopping center to and redevelopment of the site to include residential uses. During construction activities the potential to encounter unknown intact tribal cultural resources between current grade and to depths of identified fill soils is relatively unlikely. However, in the event that unknown tribal cultural resources are encountered during project implementation, impacts to these resources are potentially significant.

City of Walnut General Plan EIR

The General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update has the potential to result in impacts to tribal cultural resources during development related earthwork activities and mitigation is required. The project would implement Mitigation Measures CR-1 and CR-3 which would ensure that tribal cultural resources would receive a Cultural Resources Assessment and Treatment Plan, and construction monitoring in the case they are

discovered during earthwork activities. With mitigation, impacts were determined to be less than significant. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Mitigation

The project would implement the Mitigation Measures CR-1 and CR-3 the General Plan EIR.

Mitigation Measure CR-1. Requires that a Cultural Resources Assessment and Treatment Plan for prehistoric, built environment, and paleontological resources be conducted for all projects potentially affecting these resources prior to the issuance of a land use permit. The cultural resources assessment must include an Archaeological Record Search through the South Central Coast Information Center (CHRIS-SCCIC), a Sacred Lands File Search through the Native American Heritage Commission, and a Paleontological Record Search through the Natural History Museum of Los Angeles County's Vertebrate Paleontology Section.

Mitigation Measure CR-3. Include the following statement as a condition of approval on all development projects: If cultural (prehistoric, historic, or paleontological) resources are discovered during project construction, all work within 100-feet of the area of the find shall cease, and a qualified archaeologist or paleontologist shall be retained by the project applicant to investigate the find, and to make recommendations on its disposition. If human remains are encountered during construction, all work shall cease, and the Los Angeles County Coroner's Office shall be conducted pursuant to Health and Safety Code provisions."

Conclusion

The project would have no project-specific significant effects related to tribal cultural resources not analyzed as significant effects in the General Plan EIR.

3.19 Utilities and Service Systems

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:						
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

Water Facilities

As described above, water service to the project site would come from SWS, which sources water from the San Gabriel Groundwater Basin. The project would replace existing commercial uses with residential uses and would connect to existing water facilities. The project will be consistent with the general plan designation of the site and would therefore be consistent with resource planning.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of conservation practices, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

Wastewater

Wastewater collection and treatment within the city is managed by the Los Angeles County Department of Public Works. The project would replace existing commercial uses with residential uses and would connect to existing wastewater facilities. The project will be consistent with the general plan designation of the site and would therefore be consistent with the planned population for the area.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of conservation practices, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

Stormwater

The project site is currently developed and contains an existing shopping center. Los Angeles County Flood Control District maintains storm drains through the city. The proposed residential development as part of the project would result in a similar area of impervious surfaces. Additionally, as applicable and consistent with NPDES regulations, the project would implement BMPs to reduce the rate of runoff. The project would include the improvement of existing stormwater facilities connecting to the project site. Overall, the project would not substantially alter the existing drainage pattern of the site that would exceed the existing capacity of the drainage system.

City of Walnut General Plan EIR

The General Plan EIR determined that within compliance with the Los Angeles County MS4 permit and the inclusion of stormwater low impact design and BMPs, impacts were determined be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

Electric Power Facilities

As described above, the project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The energy used for construction and operation of the project would be typical of a residential development. New facilities associated with the project would be subject to the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of residential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting.

City of Walnut General Plan EIR

The General Plan EIR did not analyze impacts to electric power facilities, however, the General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update would not result in a significant increase in energy consumption. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The impact was not identified in the General Plan EIR. The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

Natural Gas

The project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The energy used for construction and operation of the project would be typical of a residential development. New facilities associated with the project would be subject to the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of residential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting.

City of Walnut General Plan EIR

The General Plan EIR did not analyze impacts to natural gas facilities, however, the General Plan EIR determined that the implementation of future development projects through implementation of the General Plan Update would not result in a significant increase in energy consumption. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The impact was not identified in the General Plan EIR. The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

Telecommunication Facilities

As described above, the project site currently consists of an automotive oriented shopping center that would be redeveloped for residential uses. The project is located in an urbanized area and would be served by existing telecommunication facilities.

City of Walnut General Plan EIR

The General Plan EIR did not analyze impacts to telecommunication facilities. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations and increased housing units resulting from the Housing Element Update would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

The impact was not identified in the General Plan EIR. The project would have no project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Water service to the project site would come from SWS. The project would replace existing commercial uses with residential uses. The project will be consistent with the general plan designation of the site and would therefore be consistent with resource planning.

The SWS 2020 Urban Water Management Plan analyzes the water demand and water supply for 2020 to 2045. The 2020 Urban Water Management Plan analysis is based off of previous population growth rates in the service area. Total water use in 2020 was estimated to be 45,389 million gallons (MG) and is projected to decrease to 45,215 MG (29,441 MG of single family) by 2045. The projected water supplies for the district are expected to match the projected demand for a normal, dry, and multiple dry year water years (SWS 2020). As described in Section 3.14, Population and Housing, the proposed increase in population at the project site would be consistent with planned projections within the City.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of conservation practices, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

c) *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?*

Wastewater collection and treatment within the city is managed by the Los Angeles County Department of Public Works. The project would replace existing commercial uses with residential uses. The project will be consistent with the general plan designation of the site and would therefore be consistent with the planned population for the area.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of conservation practices, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Construction of the project would result in the generation of solid waste such as scrap lumber, concrete, residual wastes, packing materials, plastics, and demolition material from the demolition of the existing shopping center. Solid waste generated by the project would be serviced by Valley Vista Services, Several landfills receive solid waste from the City however, the majority of waste goes to Olinda Alpha Sanitary Landfill, and El Sobrante Landfill (City of Walnut 2018). According to CalRecycle, the Olinda Alpha Sanitary has a daily permitted capacity of 8,000 tons per day for solid waste. As of 2020, the remaining capacity of the Olinda Alpha Sanitary Landfill is 148,800,000 cubic yards, with an anticipated closure date of 2036. According to CalRecycle, the El Sobrante Landfill has a daily permitted capacity of 16,000 tons per day for solid waste. As of 2018, the remaining capacity of the El Sobrante is 143,977,170 cubic yards, with an anticipated closure date of 2051. The County of Los Angeles integrated Waste Management Plan outlines strategies to maintain landfill capacity (County of Los Angeles 2019). The project would not conflict with these goals or strategies.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of waste management practices, impacts would be less than significant No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project would be required to comply with applicable state and local regulations related to solid waste, waste diversion and recycling at the time of development. Implementation of the project is not expected to generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. The County of Los Angeles integrated Waste Management Plan outlines strategies to maintain landfill capacity. The project would not conflict with these goals or strategies. All solid waste facilities, including landfills, require solid waste facility permits to operate.

City of Walnut General Plan EIR

The General Plan EIR determined that while the population within the City is expected to increase, through the use of waste management practices, impacts would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

Because the project would be consistent with the prior CEQA analyses, it would not result in project-specific significant effects not analyzed as significant effects in the General Plan EIR, or effects that are peculiar to the project or its site.

3.20 Wildfire

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:						
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The City of Walnut Emergency Operations Plan establishes organization and functions in the case of an emergency within the City. The Emergency Operations Plan does not contain specific evacuation policies or routes that would be impacted by the project. The project would include the redevelopment of a previously developed site to include residential uses. The project would not result in the closure of roads that could be used for evacuation. As required under the California Fire Code, the project would be required to present development plans which afford fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, §503.1 through §503.4 of the California Fire Code), and an adequate number of emergency rated entrances to the community (Appendix D, Section D106 of the California Fire Code).

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to conflict with an adopted emergency response plan or emergency evacuation plan would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

b) *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The project site is currently developed with a shopping center and is surrounded by existing development. The project site not located within a High Fire Hazard Severity Zone. The project site is an infill site that is relatively flat and does not contain any steep slopes. The project would include the redevelopment of a previously developed site to include residential uses. The project would not introduce infrastructure that would exacerbate fire risk to the site. The project would be required to comply with all applicable state and local fire codes, such as the California Fire Code.

City of Walnut General Plan EIR

The General Plan EIR determined that impacts related to fire risk would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- c) ***Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

The project site is currently developed with a shopping center and is surrounded by existing development. The project site not located within a High Fire Hazard Severity Zone. The project site is an infill site that is relatively flat and does not contain any steep slopes. The project would redevelop the site to include residential uses and would connect to existing infrastructure.

City of Walnut General Plan EIR

At the time of the preparation of the General Plan EIR, wildfire was not an issue area included in the CEQA Guidelines Appendix G Checklist. Wildfire was analyzed under Hazards and Hazardous Materials. The General Plan EIR determined that impacts related to fire risk would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

- d) ***Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

The project site is currently developed with a shopping center and is surrounded by existing development. The project site not located within a High Fire Hazard Severity Zone. The project site is an infill site that is relatively flat and does not contain any steep slopes. The redevelopment of the project site would not result in risks from landslides or flooding resulting from post- fire slope.

City of Walnut General Plan EIR

At the time of the preparation of the General Plan EIR, wildfire was not an issue area included in the CEQA Guidelines Appendix G Checklist. Wildfire was analyzed under Hazards and Hazardous Materials. The General Plan EIR determined that impacts related to fire risk would be less than significant. No mitigation was required. The 2021 Walnut Housing Element Update Addendum to the 2018 EIR determined the changes in land use designations resulting from the Housing Element Update, would not result in a change in the impact conclusion of the 2018 EIR.

Conclusion

In conclusion, this impact was not identified as significant within the City of Walnut General Plan EIR and no project-specific significant effects which are peculiar to the project or its site would occur.

3.21 Mandatory Findings of Significance

	No Impact	No Impact Peculiar to Parcel or Project	Impact Not Addressed as Significant Impact in Prior EIR	Significant Offsite or Cumulative Impact Not Adequately Discussed in Prior EIR	More Severe Impact based on Substantial New Information	Impact Substantially Mitigated by Uniform Policies or Development Standards
XXI. MANDATORY FINDINGS OF SIGNIFICANCE						
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 described in Section 3.4, Biological Resources, the project site consists of previously developed area, which is not considered a sensitive vegetation community. No federally or state-listed as endangered plant or wildlife species have potential to occur in the study area and all non-listed special-status species were determined to either have low potential or were not expected to occur within the study area.

Additionally, as discussed in Section 3.5, Cultural Resources, and Section 3.18, Tribal Cultural Resources, there is potential for unanticipated discovery of Cultural or Tribal Cultural Resources. Impacts to archaeological and tribal cultural resources were previously addressed in the General Plan EIR. The project will incorporate applicable mitigation measures identified in the EIR.

- 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.)***

As addressed throughout this document, the project would have either no impact, a less-than-significant impact peculiar to parcel or project, or have an impact that was previously addressed in the General Plan EIR with respect to all environmental impact areas. Cumulative impacts of several resource areas have been addressed in individual resource sections, including Section 3.3 Air Quality, and Section 3.8, Greenhouse Gas Emissions, and concluded that cumulative impacts would be less than significant or have been previously addressed in the General Plan EIR.

Given the nature of the project, potential cumulative impacts could occur during the temporary construction work if other nearby projects occur in the same timeframe. However, given the small scale of the proposed project, the potential for the project to contribute to a cumulative impact when combined with other past, present, and reasonably foreseeable projects is unlikely. Additionally, as described under Section 3.17, project operation would generate negative average daily traffic compared to current conditions during operations, and in turn, would generate minimal criteria air pollutant emissions, GHG emissions, and noise. In many instances site-specific conditions and features on the project site would not combine to create cumulative impacts with other projects occurring elsewhere in the City. Therefore, the project would not have the potential to contribute to an existing cumulative impact.

Moreover, no other resource area analyzed as part of this document, would substantially increase when construction or operation of the proposed project is considered in combination with cumulative projects identified in the vicinity. Therefore, construction and operational impacts associated with these combined projects would be negligible.

Other resource areas including Aesthetics; Agricultural and Forestry Resources; Biological Resources, Energy; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; Transportation; Utilities and Services Systems; and Wildfire, were determined to have a less than significant or no impact peculiar to the parcel and relative to existing conditions; thus, the project would not contribute to cumulative impacts related to these environmental topics.

Other issue areas (Cultural Resources, Geology and Soils, and Tribal Cultural Resources) are, by their nature, project- and/or site-specific, and impacts at one location do not add to impacts at other locations or create additive impacts.

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

As evaluated throughout this document, potential environmental impacts associated with the project would be reduced to less-than-significant levels or have been previously addressed as part of the General Plan EIR.

4 References and Preparers

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United States Census Bureau (USCB). 2022. <https://www.census.gov/quickfacts/fact/table/westcovinacitycalifornia,walnutcitycalifornia/PST045222>

4.2 List of Preparers

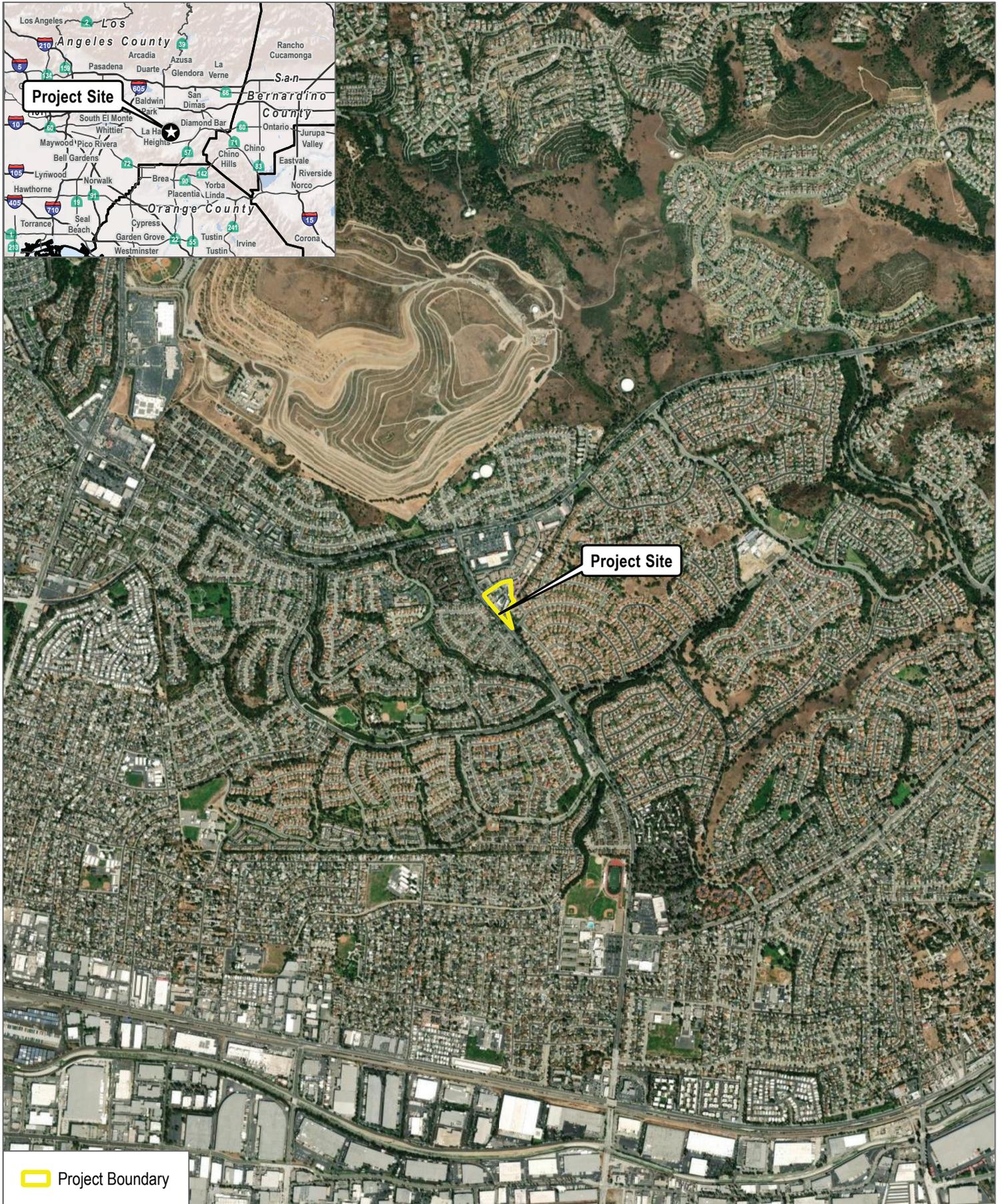
Dudek

Shawn Shamlou, AICP, Principal

Erin Lucett, Environmental Planner

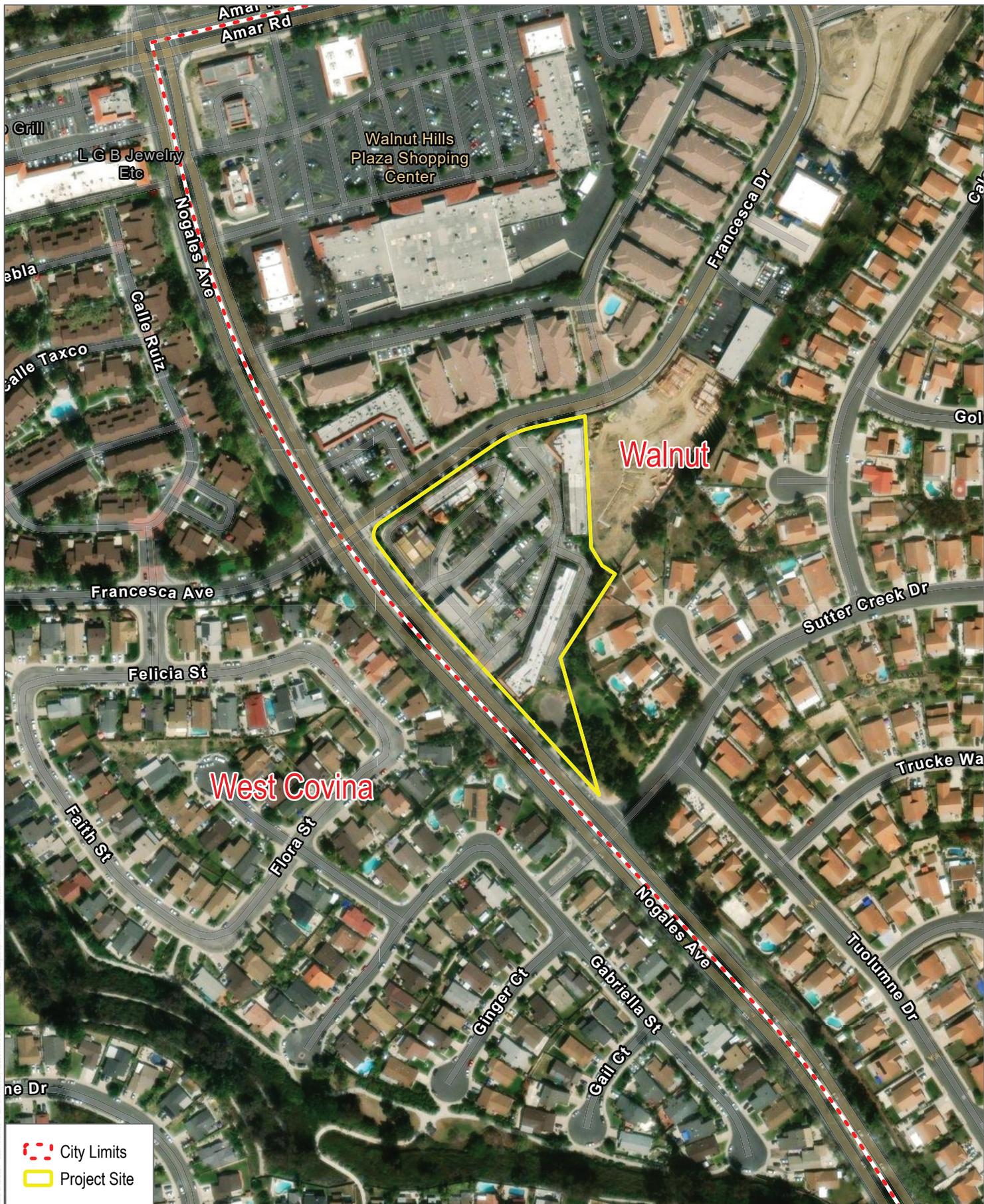
Dennis Pascua, Transportation Services Manager

Jeanney Keo, Transportation Planner



SOURCE: Esri 2024

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SOURCE: Esri 2024, Los Angeles County

DUDEK



0 125 250 Feet

FIGURE
Project Vicinity
 Alamo Villages Specific Plan

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PROJECT SUMMARY

PRODUCT	3 STORY TOWNHOMES
TOTAL UNITS	70
SITE AREA	3.5 AC +/-
DENSITY	20 DU/AC
EXISTING ZONING	C3
PROPOSED ZONING	SPECIFIC PLAN
BLDG. HEIGHT	30' EAVE/38' RIDGE

DWELLING SUMMARY (GROSS S.F.)

4	PL 1	2BD/2.5BA	1,247 S.F.
12	PL 2	2BD+DEN/2.5BA	1,315 S.F.
29	PL 3	3BD+DEN/2.5 BA	1,627 S.F.
24	PL 4	4BD/3.5 BA	1,777 S.F.
1	PL 5	4BD/4BA	1,850 S.F.

PARKING SUMMARY

GARAGE	140 STALLS
OPEN	23 STALLS
TOTAL	163 STALLS
	2.32 STALLS/UNIT

FIRE DEPARTMENT NOTES

3 STORY CRC TOWNHOMES	
EAVE HEIGHT	30' MAXIMUM
CONSTRUCTION TYPE	VB
OCCUPANCY	R-3/U
FIRE SPRINKLERS	NFPA 13D

SOURCE: Summa, 2023

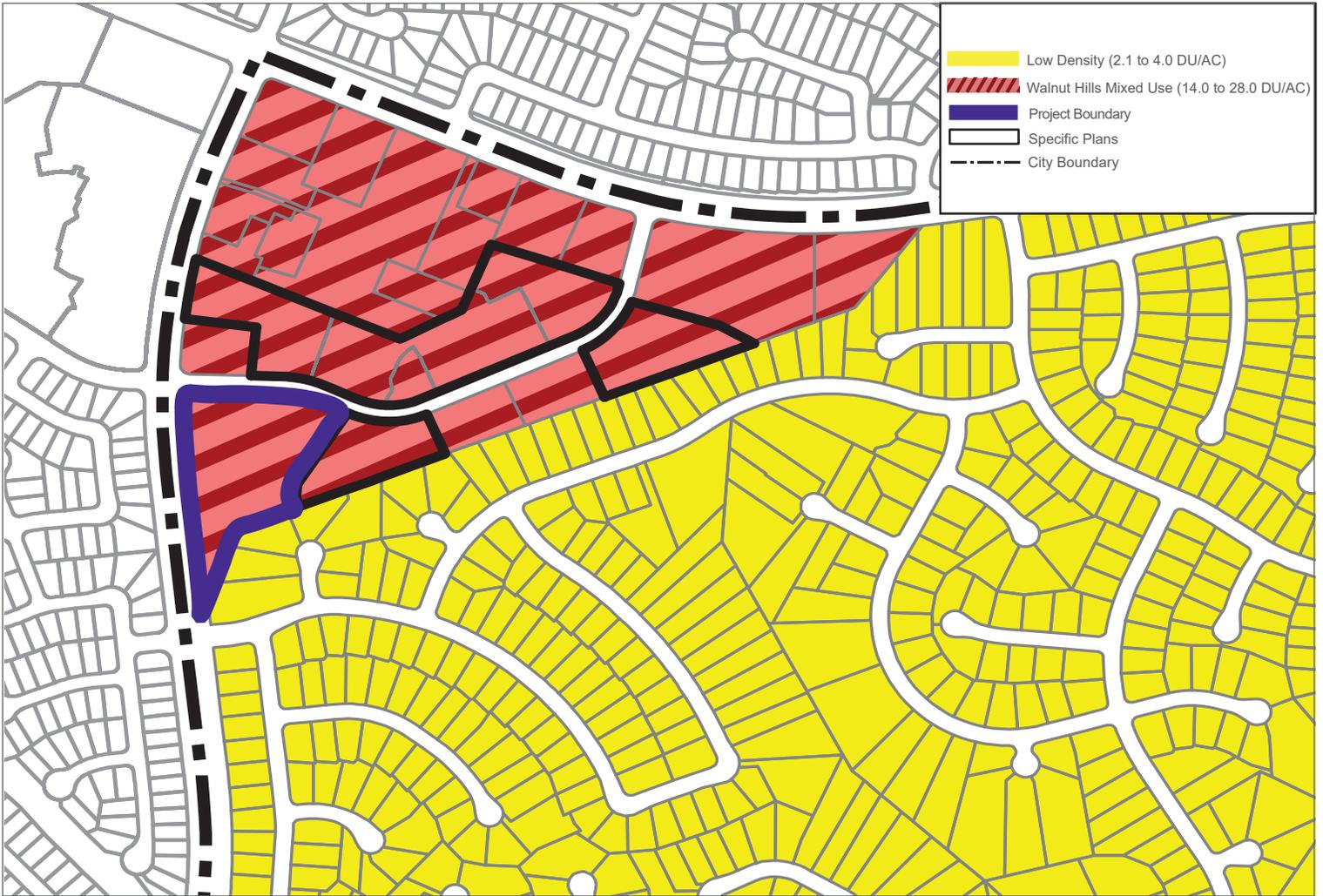


FIGURE 3

Site Plan

Alamo Villages Specific Plan

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SOURCE: MIG, Inc. and City of Walnut, 2018

FIGURE 4
 Project Land Use Map
 Alamo Villages Specific Plan

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Appendix A.1

Underground Storage Tank Transmittal Letter



Los Angeles Regional Water Quality Control Board

September 3, 2021

Gerstner, Dan & Sylvia Trustees, Gerstner Family Trust
Attn: Mr. Dan Gerstner
P.O. Box 545
Santa Gabriel, CA 91776

UNDERGROUND STORAGE TANK PROGRAM – TRANSMITTAL OF CLOSURE LETTER

**ALAMO CAR WASH
784 NOGALES STREET, WALNUT
(FILE NO. R-15014; GLOBAL ID T0603774352)**

Dear Mr. Gerstner:

Attached please find the closure letter for the subject site. The current record fee title owners were notified of the proposed closure in accordance with Section 25296.20 of Chapter 6.7 of the Health and Safety Code. The Regional Board sent a public notification of the proposed case closure to all interested parties, which included a 60-day public comment period. No comments were received.

Based on the site-specific information and data available on GeoTracker and the Regional Water Board's case file, we have determined that this case meets all criteria of the State Water Board's Low-Threat Underground Storage Tank Case Closure Policy and is therefore eligible for closure.

Site data indicate that there may be residual petroleum hydrocarbons in soil and groundwater, and/or vapor at this site that could pose an unacceptable risk as a result of future construction/redevelopment activities, such as on or off-site excavations, installation of water wells at or near the site, or change to a more sensitive land use from commercial use. Responsible parties, landowners, and contractors performing subsurface activities at the site should be prepared to encounter soil, groundwater, and/or vapor contaminated with petroleum hydrocarbons. Appropriate health and safety equipment and protocols should be used, and any encountered pollution should be managed properly to avoid threats to human health or the environment.

LAWRENCE YEE, CHAIR | RENEE PURDY, EXECUTIVE OFFICER

