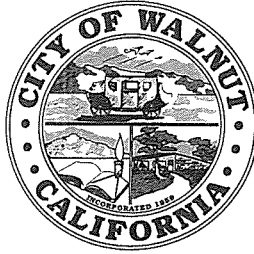


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CITY OF WALNUT

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APPLICANT'S ENVIRONMENTAL INFORMATION QUESTIONNAIRE

General Information

1. Name and Address of Developer or Project Sponsor:
C21 Business, LLC
180 Machlin Ct, Walnut, CA 91789

2. Address of Project: _____
Assessor's Book, Page and Parcel Number: **8709-068-016**

3. Name, address, and phone number of person(s) to be contacted concerning this project:
Brian Taylor, 949-339-1977, 180 Machlin Ct, Walnut, CA 91789

4. Indicate number of the project for which this form pertains: **Not issued yet.**

5. List and describe any other related permits and other public approvals required for this project, including those required by City, County, Regional, State and Federal Agencies.
TTM, Design Review, Specific Plan, and CEQA approval.

6. Existing zoning: **RPD**

7. Proposed use of the site (Project for which this form is filed) _____
47 Residential Unit Subdivision.

10. Number of floors of construction : Three
11. Amount of off-street parking: 94 Off-Street Parking Stalls
12. Attached plans.
13. Proposed Scheduling: Construction from November, 2027 to November, 2029.
14. Associated Projects: NA
15. Anticipated Incremental Development: NA
16. If Residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

47 unit, Plan 1 = 1,849 SF. Plan 2 = 2,085 SF, Plan 3 = 2,210 SF, Plan 4 = 2,506 SF.
Household size expected between 2.5 - 4 persons. Sales prices will be based on market rates at time of sales.
17. If Commercial, indicate the type , number of floors, square footage of building area, and loading facilities:

NA
18. If Industrial, indicate type, estimated employment per shift, and loading facilities:

NA
19. If Institutional, indicate the major function, estimated employer per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

NA

20. Are there any identifiable landslides or other major geologic hazards on the property (including uncompacted fill)?

None known at time of application.

21. Are there any natural drainage courses, springs, ponds, etc. on property?

None known at time of application.

22. Will any natural watercourses, surface flow paths, etc., be changed through construction?

None known at time of application.

23. Describe the facilities and/or equipment within your project, which is expected to induce noise.

Residential homes.

24. Is the property located in a high fire hazard area? i.e.: (hillside with moderately dense vegetation)

Yes.

25. Will the project require any grading? **Yes.**

If so, how many cubic yards will be moved? **34,010 CY**

Will the earth movement be balanced on site? **50 CY of import required.**

If the grading will require additional dirt removal, where will the dirt be obtained or deposited?

50 CY of import will be obtained from foundations/utility spoils.

26. What types of odors will the project generate? **NA**

ARE THE FOLLOWING ITEMS APPLICABLE TO THE PROJECT OR ITS EFFECTS?

Discuss below all the items checked yes (attach additional sheets as necessary).

YES	NO	
_____	<u>X</u>	27. Change in existing features of any hills, or substantial alteration of ground contours? (see grading plan)
_____	<u>X</u>	28. Change in scenic views of vistas from existing residential areas or public lands or roads.
_____	<u>X</u>	29. Change in pattern, scale or character of general area of project?
_____	<u>X</u>	30. Significant amounts of solid waste or litter to be generated.
_____	<u>X</u>	31. Change in generation of dust, ask, smoke, or fumes in vicinity:
_____	<u>X</u>	32. Change in stream or round water quality or quantity, or alteration of existing drainage patterns?
_____	<u>X</u>	33. Site on filled land or on slope of 10% or more?
_____	<u>X</u>	34. Proposed use for the disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?
_____	<u>X</u>	35. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?
_____	<u>X</u>	36. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.)?
_____	<u>X</u>	37. Relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING:

38. Describe the project site, as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

Project Site is relatively flat along Lemon/Amar and includes a hillside extending towards an existing residential subdivision along the eastern/southern portion of the site. The site is vacant from structures. Natural vegetation and trees are located throughout the site. For soil stability, there are no mapped landslides within the site. Per City of Walnut process/requirement, the City will hire the applicable CEQA consultant to study plants and animals, and any cultural, historical, or scenic aspects. Photos are included in the submittal.

39. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and a scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of vicinity. Snapshots or Polaroid photos will be accepted.

Existing single family detached residential subdivisions are located to the north, south, west, and east. The existing homes are two stories with traditional front, side, and rear yard setbacks. Amar Road and Lemon Ave boarder the site along the northern and western property lines. Per City of Walnut process/requirement, the City will hire the applicable CEQA consultant to study plants and animals, and any cultural, historical, or scenic aspects. Photos are included in the submittal.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: 5/9/2026

Signed by:
Catherine Cao
5AC8230CE6DE4B6... Signature

For: Catherine Cao