



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

PROPOSED CONSTRUCTION OF 42 SINGLE-FAMILY RESIDENCES AND NEIGHBORHOOD PARK AT 700 NORTH SUNNYSIDE AVENUE, SIERRA MADRE, CALIFORNIA 91024

DATE: August 2, 2021

SCH NUMBER: 2020060534

TO: State Clearinghouse, Los Angeles County Clerk-Recorder, Responsible and Trustee Agencies, Organizations, Native American Heritage Commission, and Interested Parties

FROM: City of Sierra Madre Planning and Community Preservation Department
232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for the Meadows at Bailey Canyon Specific Plan Project, a 17.3-acre residential development of 42-detached single-family dwellings, inclusive of development of a 3+/- acre neighborhood park, and dedication of 35 +/- acres of hillside open space to the City of Sierra Madre

NOTICE IS HEREBY GIVEN THAT the City of Sierra Madre has completed the Draft Environmental Impact Report (EIR) for the Meadows at Bailey Canyon Specific Plan Project, a 17.3-acre residential development of 42-detached single-family dwellings, inclusive of a development of a 3+/- acre neighborhood park, and dedication of 35 +/- acres of hillside open space to the City of Sierra Madre. The Draft EIR has been prepared in compliance with the California Environmental Quality Act (CEQA) (Pub. Resource Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.). Written comments on the Draft EIR will be accepted by the City during the following public review period:

PUBLIC REVIEW PERIOD: Monday, August 2, 2021 – Monday, October 4, 2021. Comments must be received in writing no later than 5:00 PM on Monday, October 4, 2021.

COMMENTS: Comments on the Draft EIR may be submitted in writing during the public review period noted above. Written comments must be sent to Vincent Gonzalez, Director of Planning and Community Preservation, 232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024, or vgonzalez@cityofsierramadre.com. For additional information, please contact Mr. Gonzalez at 626-355-7135.

PROJECT DESCRIPTION: The Project proposes the development of approximately 17.3 acres of vacant land that is referred to as “The Meadows” by the Mater Dolorosa Retreat Center. The Project includes 42 detached single-family dwellings on approximately 9.19 acres of the site, and an approximately 3-acre dedicated neighborhood public park at the southernmost portion of the Project site. In addition, the proposed Project will include the dedication to the City or other perpetual conservation of approximately 35 acres of open space hillside land to the north of the existing Mater Dolorosa Retreat Center. The proposed project also involves street improvements and improvements of underground utilities to serve the proposed project. Additional community benefits will include a net-zero water impact, a 35-acre open space hillside dedication to the City, and a dedicated funding source for park maintenance. The Project proposes a General Plan Amendment, Zoning Code Amendment, and adoption of a Specific Plan.

PROJECT LOCATION: The Project site is located at 700 North Sunnyside Avenue in Sierra Madre, in the County of Los Angeles. The Project site is bounded by Bailey Canyon and Bailey Canyon Wilderness Park to the east, existing single-family residential neighborhoods to the south and west, and the Mater Dolorosa Retreat Center to the north. (See Figure 1, Project Location)

APPROVALS NEEDED: The Project applicant requests the following approvals:

- **General Plan Amendment** - The project site is identified as an Institutional land use in the General Plan. The General Plan will be amended to change the land use designation for the project site from Institutional to Specific Plan.
- **Zoning Code Amendment** – The project site is identified as an Institutional zone in the City’s Zoning Code. The Zoning Code will be amendment to change the zoning of the project site from Institutional to Specific Plan.
- **Map Amendments** – Amendment to update the Land Use and Zoning Maps
- **Specific Plan** – Approval of the Meadows at Bailey Canyon Specific Plan
- **Development Agreement** – Approval of the Development Agreement between the Applicant and the City

ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR analyzed the following environmental topics: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The Draft EIR identified potentially significant effects related to the following topics: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. **The Draft EIR determined that all potentially significant effects would be reduced to less-than-significant level.**

HAZARDOUS MATERIAL SITES: The City of Sierra Madre does not have a hazardous materials site within City limits.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:

The Draft Environmental Impact Report may be viewed on the City of Sierra Madre website at: https://www.cityofsierramadre.com/cityhall/city_manager_s_office/transparency/Meadows. Hardcopies will be available for viewing at the Sierra Madre City Hall, (232 W. Sierra Madre Boulevard, Sierra Madre, CA 91204) and the Sierra Madre Public Library (440 W. Sierra Madre Boulevard, Sierra Mare, CA 92104) during regular business hours. An appointment for viewing the hardcopies may be requested by e-mail to vgonzalez@cityofsierramadre.com. This Notice of Availability will also be published in the City’s local newspaper, the Mountain Views News.