

Appendix A2

Scoping Meeting Comments

Vincent Gonzalez

From: Blake Axelrod <blake.axelrod@gmail.com>
Sent: Wednesday, July 7, 2021 6:38 AM
To: Vincent Gonzalez
Subject: Meadows at Bailey comment

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

dear vincent

i've lived in sierra madre for 19 years. there is much i love about this community. however the reflex nimbyism and invocation of tropes with dark histories such as "preserve our way of life" are tragic and hold the community back. i strongly support developing the monastery's unused lands!

thank you for your hard work and service to the community
blake axelrod

Vincent Gonzalez

From: Stan Hunter <sschh@earthlink.net>
Sent: Wednesday, July 7, 2021 11:54 AM
To: Vincent Gonzalez
Subject: Public comment re 7/14 Mater Dolorosa development meeting

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

July 7, 2021

I received a mass mailing from the head Father of Mater Dolorosa. In it were some claims about their concern and care for the town that was twisted gaslighting in content.

The retreat center has not been involved and open to the community of Sierra Madre. They have locked their gates and prevented people from contemplative walks on the grounds. One of the fathers even drives around the property to kick people off, with a "bless you" after rude rhetoric. They are strictly open only to their quite small flock. I once inquired about the possibility of hosting a meditation retreat for an outside group, they flatly refused as it was an outside group. They used to at least offer "Stations of the Cross" vigil walks close to Easter, and I remember an annual carnival, both of which I believe have been discontinued for a number of years now.

This is a group that only looks out for their own, with little to no concern for the village of Sierra Madre, and this is especially on view with their desire to make money from the sale of a portion of this beautiful property/nature preserve to developers.

Sierra Madre does not need new housing, bringing with it increased water demands, traffic, disappearing open land, further encroachment on natural habitat up against the Angeles National Forest, as well as an increased fire hazard. Nor do we need to open up the possibility for more ugly McMansions.

How wonderful if instead they followed Claremont's lead in creating a wilderness park, restoring this natural area, for the benefit of the citizens and wildlife of Sierra Madre. And if they need to make additional money, they could be one of the premier retreat centers in Los Angeles county if they opened up to other groups - the grounds and buildings are so conducive for this, and the market huge.

Stan Hunter
410 Churchill Rd
Sierra Madre, CA 91024

Vincent Gonzalez

From: Susan Hoskins <shoskins365@gmail.com>
Sent: Wednesday, July 7, 2021 12:05 PM
To: Vincent Gonzalez
Subject: Public comment re: Meadows at Bailey Canyon Project for 7/14 meeting

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Re: Public comment

About: Mater Dolorosa Retreat Center

From: Susan Hoskins, 410 Churchill Road, Sierra Madre

As a 27-year resident of Sierra Madre I am opposed to the proposed Meadows at Bailey Canyon Project. We shouldn't allow any new housing construction in the foothills due to mega-drought and climate change. We do not have water resources for 47 new homes for the rich. This project is detrimental for the residents and wildlife in Sierra Madre. If new housing must be developed in town, it should be for the elderly or lower income so our families could remain together. I think the best use would be to create a recreation/nature restoration park like the City of Claremont did. This would benefit our community and wildlife. Mater Dolorosa priests have been disingenuous and make false claims about their care for our community.

July 6,2021

**Mr. Vincent Gonzalez
Director of Planning and Community Preservation
City of Sierra Madre
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024**

Hello Mr. Gonzalez!

Given the current world drought I think it imperative that the city of Sierra Madre and its citizens continue to conserve water.

The Meadows at Bailey Canyon Project should not be allowed to go forward because of the waste of water that will occur. A simple example of waste during construction is grading the property to allow homes and roads to be constructed. It is common when grading is done water trucks are used to keep dust down via spraying water on the soil. This process involves thousands of gallons of water being wasted. This is only one example of water waste in this construction project.

When water resources become satisfactory in the future then a review of usage of the property should be taken anew. Cutting any water waste should be a normal goal for any construction project in Sierra Madre.

Sincerely,

Tom Arndt

Vincent Gonzalez

From: Margaret <halpennyster@gmail.com>
Sent: Wednesday, July 7, 2021 3:40 PM
To: Vincent Gonzalez
Subject: Mater Delarosa Retreat Center

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Mr. Gonzalez: thank you for your recent correspondence regarding Mater Delarosa.

We will not be able to participate in the July 14 meeting. We feel this whole project is not what we and many people in Sierra Madre want. This meeting is rushed through. We are in the middle of a drought, traffic problems especially affecting Sunnyside Avenue. The City is not looking out for people living in this City and honestly don't care what we think. No thought was given serious consideration regarding this project by the city - the thought was given to the developers and forget the rest of us living here.

PLEASE GIVE MORE CAREFUL THOUGHT TO THIS PROJECT.

Thank you.

Thomas Halpenny
Cell: (626-437-3711)

Sent from Iphone

Vincent Gonzalez

From: Ellen Carroll <ecarroll2@roadrunner.com>
Sent: Wednesday, July 7, 2021 3:55 PM
To: Vincent Gonzalez
Subject: Meadows at Bailey Canyon Project & July 14 2021 meeting

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Hi,

My name is Ellen Carroll. I am a long time resident of Sierra Madre residing at 2121 Santa Anita Ave. I am writing this email to state my objections to the above mentioned development.

My objections are as follows: one, it is located in a high fire prone area. Last year, I experienced almost being evacuated by the Bobcat fire. This was the first time a forest fire got close to jeopardize my property, which I believe is situated at a lower level than Mater Delorosa's develop will be. Secondly, due to the drought, California is facing major water shortages. This is not going away any time soon as climate changes are happening all over the State, not to mention the world. Thirdly, the development will put stress on those residents who live below and around Mater Dolorosa Retreat Center adding additional traffic and construction equipment. Finally, it will displace wildlife that make Bailey Canyon their home.

While development seems to be the answer to Mater Delarosa's financial situation, I believe that the Retreat Center has not looked into other options that would leave this section of Sierra Madre wild. I believe at one time there were discussions with other foothill communities on keeping the Foothills of San Gabriel Mountains free and open. These included reaching out to Nature Conservancy, Angeles Crest Chapter of the Sierra Club and the Audubon Society. I also understand there is the California Wilderness Coalition which focuses on preserving wild places.

Finally, I would hope that the environmental impact report reflects these concerns and takes into consideration other avenues to protect and save this area.

Sincerely,

Ellen Carroll

Vincent Gonzalez

From: Tricia Searcy <tricia_searcy@yahoo.com>
Sent: Thursday, July 15, 2021 2:10 PM
To: Vincent Gonzalez
Cc: Rachelle Arizmendi; Gene Goss; Edward Garcia; Robert Parkhurst; Kelly Kriebs
Subject: Meadows At Bailey Canyon Proposal

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mr. Gonzalez,

It was a pleasure meeting you last night at the “scoping meeting.” I appreciate your time and would like to identify in writing my primary concerns regarding the proposed Meadows at Bailey Canyon Project. I have lived at 734 Fairview Avenue for the past 22 years and greatly value our community.

I’m concerned that citizens have not been adequately informed that the proposed specific plan is contrary to the city’s general plan and cannot be built under current zoning laws. Your June 29th letter to the community simply states that a specific plan has been proposed “to establish comprehensive development standards for the project to ensure timely and adequate infrastructure, open space, and high-quality design.”

The letter reads as if the project is going forward and the plan will make sure everything is done “right.” There is no indication that before the project could possibly go forward our general plan and zoning laws would have to be amended which requires approval of the City Council—who represent the citizens of Sierra Madre. It would certainly be critical for the City Council to know whether the citizens think such rezoning is a good idea. So, the City needs to ask, not just tell.

There has been no notice beyond the existence of the NOP posted in June 2020, the middle of the pandemic, that these preliminary questions exist for us, the citizens, to answer: would the proposed project be of any benefit to the community sufficient to warrant a change to our general plan and zoning laws? These are threshold questions for the community. In order to answer them, we would need to be informed about alternatives that do comport with our general plan and zoning laws. The presumption is that all projects should abide by them. Why make an exception here?

I would think that with a project of this magnitude—far and away the largest in my 22 years here—would warrant a comprehensive public outreach campaign to match, clearly identifying the power held by the citizenry to decide whether or not to exempt this developer from the general plan and zoning laws to which all other citizens are subject.

It’s hard to imagine how 3 brief one-sided slide show presentations by the developer in August 2020 over Zoom that reached at best 100 of Sierra Madre’s nearly 11,000 residents and one city council meeting (at which the same biased slide show was presented) could be deemed by the City sufficient to meet its obligations to its citizens. I attended one of the presentations and can attest that the EIR was not discussed in detail nor was there sufficient time allotted for questions. I was allowed to ask only one.

At the “scoping meeting” last night, there was no actual meeting—it was a gallery of posterboard slides with various people paid by the developer to speak to various issues wandering around. There was no information on alternatives nor any indication that the developer was requesting a carve out from our general plan and zoning laws.

How can citizens answer a question that they are unaware is before them? How can the City Council answer a question when they are unaware what their constituents think?

As far as substantive environmental impacts go, it would seem water, fire, traffic, and air quality are just a few of the most significant hurdles, not to mention the requests for bigger houses, more lot coverage, reduced parking and setback standards, maintenance of the proposed park, liability for the “donated land” which is already unusable natural landscape, etc.

With regard to water, it has not been explained how the project could possibly be “net zero” impact especially in our current still dire water situation. As I understand it, the plan is for the project to pay costs up front for 50 years—how could that be determined in this current politically fraught climate and, even so, 50 years is just 50 years. Even the skeletal outline of this proposal seems like a pipe dream.

With regard to fire, it would seem 42 new homes in such a high fire zone which nearly burned just last year would be a disaster waiting to happen. I think of the 2018 Camp Fire that wiped out the foothill town of Paradise because developers were left to their own devices by lack of government oversight. Water and road access were factors there just as they are here.

My understanding is that the increase in traffic estimate presented by the developer did not include park use, current monastery use and other assumptions that would seem necessary to accurately assess the impact. The surrounding roads are tiny and crowded already, especially given the recent substantial increase in traffic on Grandview, Michillinda and surrounding streets due to the expansion of Alverno to a K-12 school.

My fear is that this proposed project will forever alter our community and the environment in a way that will cause irreparable damage if not outright disaster and the public is not being given an opportunity to consider the consequences and possible alternatives.

Our community deserves to be adequately informed of choices available to us. The onus should be on the developer to show that the benefits of the project outweigh the costs to the community if it is asking us to specially carve out exceptions to our general plan and zoning laws. Right now, I think very few people in the community know they have any say because the City has not informed them.

Please make it clear to the citizens that the project requires changes to the city's general plan as well as zoning laws and that their input is needed to make an informed decision so citizens are not blind sided by something they never saw coming.

Thank you for your consideration.

Tricia Searcy

Vincent Gonzalez

From: barbarask@verizon.net
Sent: Wednesday, July 14, 2021 4:33 PM
To: Vincent Gonzalez
Subject: The Meadows at Bailey Canyon

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mr. Gonzales,

I am writing you to register my comment about the development at the Monastery.

I am opposed to the project that supports over 40 residences in the open space at the Monastery location. I feel it does not fit into our small town atmosphere.

There are only one or two other projects within the city of a residential area of that many houses built at one time.

I understand there will be water purchased for three years but after that the city will need to provide water and fire protection for those houses.

We are in midst of a drought and who knows when or if we ever will be not in one.

I feel it would put a major strain on all of the city.

I am not oppose to the other proposed projects for that space.

I feel it would be more beneficial to all of the citizens of our small village.

Thank you,
Barbara Skousen
495 E.Laurel Ave.
Sierra Madre

Vincent Gonzalez

From: Robyn Javier <robyn.javier@gmail.com>
Sent: Wednesday, July 14, 2021 5:18 PM
To: Vincent Gonzalez
Subject: Support the housing project

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Hello,

I'm a resident of Sierra Madre and want to voice my support for the monastery housing project. The planners have been so thoughtful to minimize the environmental impact and preserve the character of our wonderful city. Those opposing the project list objections that, in some cases, directly contradict what representatives of Mater Dolorosa have said. The real issue seems to just boil down to NIMBYism and property values. I don't believe that's a good reason to block the development of new homes, especially given the high unmet need for housing in the greater LA area. It's unrealistic to expect that no additional development will ever happen in our city, and compared to the other development projects that were considered, the Meadows at Bailey Canyon is by far the best choice.

Thank you for your consideration.

Dr. Robyn Javier

Mary Skousen-Radford

775 Woodland Drive, Sierra Madre

OPPOSITION TO THE DEVELOPMENT OF THE MONESTARY BY NEW URBAN WEST ON THE PROPOSED PROJECT AT 700 N. SUNNYSIDE AVE.

I am opposed to this project primarily because of the increased fire risk to the community and fire defense obligation that it imposes on the City of Sierra Madre. The proposed project is located in a HIGH FIRE RISK AREA.

As the climate changes and the wildland-urban interface growth continues, wildfires become an increasing problem for fire departments in California, and our city especially. The increase in this fire danger is unknown as it is always changing, and the fire code for new construction can't keep up with these unforeseen changes. Current code is not sufficient to protect a new neighborhood in a HIGH FIRE RISK AREA.

As the Bobcat Fire demonstrated, we cannot rely on the Fire Personnel of other cities, nor of Cal Fire during times of widespread fire. In addition, depending on these entities comes with consequences during times of wildfire. How can our Sierra Madre fire service professionals prepare a new community for the inevitable fire that is to come? Is our current fire department sufficient to protect our current housing? Will it be sufficient to protect the new proposed housing in addition to our current housing?

As a SM Canyon resident for the last 30 years, I am keenly aware of the protocols of fire safety during a wildfire, the Evacuations, the "death trap" status of communities with only one exiting street, as is the proposed development. Currently, SM already contains several historic communities in HIGH FIRE RISK zones. Do we want to increase the risk to current historic communities by building brand new residences in high fire risks zones that will draw away our limited resources?

The increase of high priced homes in the high fire risk area would require more Sierra Madre Fire Department personnel. The Sierra Madre Fire Department currently is comprised of 16 full-time personnel: 1 fire chief, 3 fire captains, 3 engineers, and 9 firefighter paramedics.

It would be Negligence to approve of a proposal by New Urban West without also planning on either expanding our SM Fire Department, or requiring the proposal to provide its own permanent fire protection plan.

According to Fire Safety, "the defensible space includes not only the home, but everything within a 100-foot radius. Radiant heat can ignite a home from up to 100 feet away, and nearby combustible material can serve as a conduit for flames to reach a home."

Currently, on the SM Fire Department website, the following is only part of the Legal Obligation of residents. How can we ensure that these obligations will be abided?

BRUSH CLEARANCE REQUIREMENTS FOR HOMES IN THE HIGH FIRE HAZARD AREA INCLUDE:

- The first 30 feet around any structure shall be free of native and hazardous vegetation.
- The next 70 feet of ground cover shall be at a height of no greater than 18 inches (except trees).
- Native shrubs within 100 feet of any structure shall be trimmed 2 feet above the ground and no closer than 18 feet to other vegetation or structures.
- Maintain trees within 100 feet of any building or structure and within 10 feet from any roadway free of dead foliage and maintain branches and foliage 3 feet off the ground.
- Remove any portion of a tree which extends within 10 feet of an outlet of a chimney.
- Keep all shrubs and other growing vegetation adjacent to or overhanging any building free of dead limbs, branches or other combustible matter.

Vincent Gonzalez

From: bethkerns@aol.com
Sent: Thursday, July 15, 2021 3:04 PM
To: Vincent Gonzalez
Subject: COMMENT CARD The Meadows at Bailey Canyon

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Hello

I am writing in reference to the "Meadows" development I was told that comments were being received through tomorrow, the 16th of July.

I live on N. Sunnyside.

Mr. Gonzalez

I have serious concerns regarding this development.

- 1. WATER** The story from the developers and the Monastery is that there is some notion that this development has guaranteed water through a contract and so the city would incur net zero water implication. The concept of guaranteeing water in CA at this point is ridiculous. With the Governor requesting an additional 15% decrease in water use, and the city of SM routinely asking us to cut down on our use, I am perplexed that anyone thinks they have the inside track to water for a large new development. In addition, California's reservoirs are at record low levels. For these developers to say they can guarantee water for this development is not credible. Which begs the question of who will supply water to these 42 homes should this magic water run out?
- 2. INFRASTRUCTURE** As I understand it, Sierra Madre is playing catch up with the infrastructure of our water pipes and sewer pipes in town. How will this added stress (42 new homes) on all these pipes be remedied or addressed? Also the traffic issue of both construction and resident use will need to be addressed. This new development would certainly put a very large strain on our current infrastructure. Before adding great strain it would seem wise to repair and update for the citizens that currently live in town.
- 3. FIRE** This development sits squarely in an area already shown to be vulnerable to fires. Why would we OK more structures in the line of fires...more structures to protect and defend with our limited resources? Didn't the Bobcat fire show us how vulnerable our foothill area is? When do we decide that NOW is the time to stop building in areas that clearly are more vulnerable to fires.
- 4. FAIRNESS** Most of us live within the zoning and other "rules" of the city...adjusting ourselves and our projects to those rules...set backs, sizes, heights etc. We believe that in so doing we are supporting the decisions of the collective whole and maintaining a community we love. When a powerful organization comes along and the City happily sweeps away the rules for them I for one am left wondering what is the point of making a city wide plan with rules to protect the look and safety of our community if exceptions are made in cases like this?
- 5. TRANSPARENCY** or lack thereof. There is also the added problem that all of this was pushed along during a pandemic with little input or transparency for residents. Other issues that affect the city, for instance improving the library, went through surveys, and discussions, and presentations, and mailings to inform and involve the community. This development, arguably one of the largest if not the largest in SM's history, had NONE of that. Many people did not hear about the progression of this development, or even have it on our radar during an extremely unprecedented, stressful and dangerous 2020. When most of us were inside wiping surfaces and trying to work and keep safe, the city and this organization appear to have pushed through their plans with little input or information from residents. This is totally inappropriate and quite frankly stinks of at best poor management, or at worst trying to hide something.

At some point, regardless of how "good" a project looks on paper and the sweet words of bringing families to town and a magical supply of water we have to make the hard decisions that this is **not** a wise use of our resources (fire fighters, water, infrastructure) that we currently have or will need to supply in the future. We need to look beyond the end of our noses to what this means to the future.

I understand this is their land to sell. However, all residents within Sierra Madre are subject to the REALITY of zoning decisions and resource emergencies and consequences.

I call for a community conversation and open ness and a restart before such an enormous development be allowed to move forward.

Beth KERNS



The Meadows at Bailey Canyon — Scoping Meeting

SIGN IN SHEET

Name: LAER PEARCE Phone: 949) 683-3360

Address: O.C. Email: LAER@LAER.COM

Name: DR & MRS DANIEL HARVOT Phone: (626) 355-8588

Address: 634 VALLE VISTA DR. Email: francine@usc.edu

Name: Tricia Searcy Phone: (626) 840-9937

Address: 734 Fairview Avenue Email: Tricia_Searcy@yahoo.com

Name: Sherry Carr Phone: ()

Address: 83 W Highland Email: Sherrycarr777@ypl.com

Name: John Hiller Phone: (626) 355-4106

Address: 39 N. LIMA ST. #D Email: JHiller834@aol.com

Name: CAROL CIESLAK Phone: (626) 355-0576

Address: 627 W MONTECITO AVE Email: pccieslak@verizon.net

Name: Alison Snow Phone: (626) 355-1544

Address: 214 W. Carter Ave Email: alpal310412@gmail.com

Name: John Lloyd Phone: (626) 260-4592

Address: 515 E. Lawley Email: boyonabike62@gmail.com



The Meadows at Bailey Canyon — Scoping Meeting

SIGN IN SHEET

Name: Jo Ann Longoni Phone: (626) 355-2858
Address: 310 N Sunnyside Ave Email: jolo20@icloud.com

Name: Ann Palmer Phone: (626) 224-1576
Address: 622 W Alegria Email: acp3rd@gmail.com

Name: Nancy Beckham Phone: (626) 355-1602
Address: 331 N Linn St Email: nbeckham48@gmail.com

Name: GARY Hood Phone: (709)
Address: N. Baldwin Ave Email: garythewood@gmail.com

Name: PHIL CANNON Phone: (626) 355-7178
Address: 680 Edgview DR Email: ptcannonx@gmail.com

Name: Anke Bardenheier Phone: (626) 836-4885
Address: 471 N. Sunnyside Ave. Email: ankejean@earthlink.net

Name: Vicki Jennelle Phone: (626) 325-3195
Address: 465 N Sunnyside Email: Vmeiser@aol.com

Name: Alice Whiche Ho Phone: (626) 348-3426
Address: 417 W. Sierra Madre Blvd Apt A Email: _____
Sierra Madre CA 91040



The Meadows at Bailey Canyon — Scoping Meeting

SIGN IN SHEET

Name: Andrea Leos Phone: (626) 604-3272

Address: 134 W. Camino Real Ave #E Email: andrealeos@gmail.com

Name: Stephen Corona Phone: (626) 262-0937

Address: _____ Email: teeceebeme@gmail.com

Name: Samantha Joda Phone: (323) 854 0800

Address: 11 W. Mountain Trl Email: _____

Name: Wendy & Doug Senour Phone: ()

Address: 24 Sierra Place Email: doug.senour10@gmail.com
Wendy.W.senour@gmail.com

Name: Karen Corbin Phone: ()

Address: 416 Manzanita Ave Email: _____

Name: Susan Hubert Phone: ()

Address: 105 W. Sierra Madre Email: _____

Name: _____ Phone: ()

Address: _____ Email: _____

Name: _____ Phone: ()

Address: _____ Email: _____



The Meadows at Bailey Canyon — Scoping Meeting

SIGN IN SHEET

Name: CAMERON THOMPSON Phone: (918) 281-2360
Address: GLINDALE CA Email: CAMERON@CAMERONTHOMPSON.COM

Name: Rev. Bruno D'Souza CP Phone: (626) 800-9441
Address: Mater Dolorosa Retreat Email: DBRUNDCP@MATERDOLOROSA.ORG
Center, Sierra Madre.

Name: By JOHN ROCKENBACH Phone: (626) 355-1740
Address: 200 N SUNNYSIDE AVE Email: _____

Name: ROBERT GJERDE Phone: (626) 355-3241
Address: 114 VISTA CIR DR Email: SMCITYHALL12@SGDS.COM

Name: Robert Parkhurst Phone: ()
Address: 375 E. Grand View Ave. Email: _____

Name: Susan Wallis Phone: ()
Address: 184 W. Montecito Ave. Email: swallisglass@verizon.net

Name: RON BRADLEY Phone: ()
Address: _____ Email: _____

Name: _____ Phone: ()

Address: _____ Email: _____



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name Alice Whichello
Address 471 W. Sierra Madre Blvd. Apt. A
City Sierra Madre State CA Zip 91024
Phone (626) 348-3426 Email alice_whichello@att.net

Comments: As a resident of Sierra Madre I am very
concerned over the housing project that is being
proposed for the wildlife area of Bailey Canyon.
As it is now this area is inhabited by a herd of
deer, a home also to bears, bobcats, cougars and other
wildlife that live on this land. What is being
proposed is to take this land and build on it a
housing development of forty two homes. Instead of
having a retreat a place of quite and beauty, a refuge,
there will be a housing development of forty two
homes. Sierra Madre is known as a unique mountain
town, charming, a real small town, feel, because of its
under-development. If this housing development project
of forty two homes ^{goes through} it will be a major shift towards
changing the City of Sierra Madre into a suburb
of the City of Los Angeles just another crowded over developed
town. Please help to preserve our charming unique mountain town.

Please return to the box provided or email your comments to:

Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name	Samantha & Jason Soda				
Address	11 N Mountain Trail				
City	Sierra Madre	State	Ca	Zip	91024
Phone	(323) 854-0800	Email	SS8		

Comments: Reasons why we oppose

1. Water Shortage
- * 2. Wildlife Disruption *
3. Traffic
4. Development Fees? Not enough Police to patrol up there.
5. Fire Hazard Area
6. Keep Sierra Madre Small
7. Landslide Hazard
8. Earthquake Fault near
9. Wild Life Does NOT Have Anywhere else to go
10. Parks attract crime. we have enough parks

Please return to the box provided or email your comments to:
Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name	PHIL CAUNON		
Address	680 EDGERVIEW DR		
City	S.M.	State	CAL Zip 91024
Phone	(626) 355-7178	Email	ptcaunon@gmail.com

Comments: Lived here 20 years, before that 3 homes in Arcadia. My perspective is the project has been handled by the CITY, the various governing agencies, the Monastery principals, their task force, & ALL CURRENT Developers of the project as thoroughly & professionally as possible & better than we could want or expect.

At this point most objections are based on opinion, personal preferences — Rather than FACT & CRYSTAL clear Evidence.

Not to proceed in my opinion would be an UNFAVORABLE MISTAKE & Regrettable for City dwellers LONG TERM.

Phil Caunon

Please return to the box provided or email your comments to:
Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name Alison Snow

Address 216 W. Carter Ave

City Sierra Madre State CA Zip 91024

Phone (626) 355-1544 Email alpal310412@gmail.com

Comments: I'm very disappointed in finding that there is no ^{oral} presentation being offered to ALL attendees to hear at the same time. Having only a few particular individuals available to answer questions makes it very difficult to hear everything that is being explained at some other display board of which I would also like to have heard. The city hall announcement of the "meeting" was inexcusably misleading & a major disappointment to me. This "meeting" has only added more frustration, and mistrust to my mind. I gained nothing ~~of~~ except 1 answer to one question relating to a display board that today revealed a referral to something I had heard during a previous presentation. Every interested individual should hear what I heard so there is no doubt of the truth or validity of the info.

Please return to the box provided or email your comments to:

Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name	CALVIN DAEDALUS KONN		
Address	248 GROVE ST		
City	SIERRA MADRE	State	CA
Zip	91024		
Phone	(323) 617-0840	Email	MDAEDALUS@GMAIL.COM

Comments: I AM 8 YEARS OLD AND I HAVE LIVED IN LOS ANGELES COUNTY MY WHOLE LIFE. SIERRA MADRE HAS ALWAYS BEEN SMALL. I LIKE IT THAT WAY AND IF YOU CHANGE IT THE CITY WILL BE DIFFERENT FOREVER.

Please return to the box provided or email your comments to:
Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name	Mison Snow		
Address	216 W. Carter Ave		
City	S. M.	State	CA Zip 91024
Phone	(626) 355-1544	Email	alpal310412@gmail.com

Comments:

I am interested in learning more about the traffic plan, especially the eastern roadway leading in & out of the SE corner onto Carter Ave. I had heard in an earlier presentation that the road would be a one-way street flowing south to exit onto Carter. This discrepancy in information or fact is very disconcerting.

Please return to the box provided or email your comments to:
Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com

AMERICAN LEGENDS

562 Woodland Drive
Sierra Madre, CA 91024

July 3

Dear Vincent Gonzalez -

Thank you for your June 29 letter.

I am against this type of overdevelopment -
and McMANSIONS in general. They detract
from the small town / family atmosphere
of our community.

Please place this letter in the public
record.

Cordially,

Don Martinek

20 year Resident of Sierra Madre!



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name	Susan Neuhausen				
Address	491 Grove St				
City	Sierra Madre	State	CA	Zip	91024
Phone	(949) 939-9185	Email	sneuhausen@com.org		

Comments: EIR:

1. Traffic.

a. Disturbance to neighborhood

b. Increased pollution from additional cars

c. Grove St. is basically a one-way street on weekends because of parking. Adding additional cars entering makes Delarosa will make a traffic jam

2. Impact on aging sewer system

3. Subdivision and increased resources for fire

4. Number of single story homes.

5. Density

6. Severe drought, moratorium should be back in place

Please return to the box provided or email your comments to:
Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com

July 9, 2021

To whom this may concern,

I received the notice of the Public Scoping Meeting to be held on July 14, 2021. Although I did not attend the August 2020 workshops, I did attend the presentation in April, 2021 at Memorial Park regarding The Meadows at Bailey Canyon housing project the Mater Dolorosa Retreat Center is planning to develop. I had previously watched an on-line video before the April City Council meeting on the project and when I attended I brought about 10 copies of a letter listing my concerns. Those letters I gave to each member of the city council, the city manager Gabe Engeland, and the developer Jonathan Frankel from New Urban West Inc. .

Since April I have discussed my concerns with others who also live in Sierra Madre and gathered more information. I realize the Catholic Church owns the land, and something will be developed on the land. The Catholic Church is involved with continuing litigation and needs the money from the sale of the land. See attached Star News article. My concerns are many, but most deal with traffic and safety.

Additional traffic concerns for North Grove, Carter, North Lima, Grandview, Fairview and Sunnyside.

Carter In changing Carter into an egress near Bailey Canyon, more concerns have arisen. More traffic will be placed on Carter as the cars could use Carter to drive to Baldwin and then turn south into town. Apparently, the current thought is to remove parking on Carter to encourage cars to use Carter and drive to Baldwin. I have no idea if making Carter a one-way street has been discussed, but that might help the people who live on Carter. **No resident wants to lose parking on their street** due to a housing development. When they purchased their homes there were no restrictions on parking except overnight parking. Just because the Catholic Church is now being sued because of the terrible choices made by several of their priests I will not let my home become impacted as a result of these choices. By perhaps making the street one way traveling east the parking could be saved for the residents. This might be something to consider.

North Grove. Upper Grove is not really an option to accept more traffic. In fact, I do not consider upper Grove a regular north and south street because it is more like a lane in width above Grandview, and is actually called a lane just above Sierra Madre Blvd. The section adjacent to Sierra Madre Blvd it is only one car wide at the base of the street. It functions more like an alley in that location. One of the former city council members who lives on upper Grove St suggested cul-de-sacking upper Grove because the street is too narrow to absorb more traffic. This same solution was done to Crestvale Dr where it crosses Bailey Canyon and Carter. North Grove is too narrow to add sidewalks to protect walkers, but if the residents could have access to Bailey Canyon by putting in a walking access gate the residents as part of the cul-de-sacking could still enjoy living near Bailey Canyon. As much as I do not want to pit one street against another regarding the flow of traffic, this cul-de-sacking idea does make some sense, and now might be the time to make this change. By doing this Upper Grove could be protected.

North Lima St. I live on North Lima street just above Grandview the second street available to cars leaving the Bailey Canyon area. The street is a normal residential street in width but does not have sidewalks. Currently people walk in the street or walk their dogs in the street as well. It has quite an incline as cars pick up speed quickly traveling down the street so no one walks in the middle of the street for that purpose. North Lima acts as an emergency access road by default. Last summer I watched the fire engines race up and down the street to fight the Bobcat Fire when our homes were threatened last September. Baldwin was too congested for the firetrucks, upper Auburn becomes too narrow. NorthLima is the same width from top to bottom and is quite close to the fire station. That was why it was used as the default emergency access route.

Lima also have a great number of overhead telephone poles. At least 3-4 times a year So Cal Edison comes to work on the telephone poles During those times the street is closed (even to neighbors) as the Edison trucks are so wide cars can barely get out. Instead we park the cars below Grandview and walk up and down the street. (See attached pictures.)

Forty-two homes **will generate more traffic** on my street, and this is one of my main concerns. North Lima is the first street a car can turn and begin to drive south into town. Many people will choose to go south and cut through using the neighborhood streets. There is an elementary school and playground just east of Lima on Auburn and Hermosa. That is another concern as well. Right now there are at least 50-60 people who walk on Grandview each morning with dogs or friends. The north side of Grandview once again has **no sidewalks** especially on either side of North Lima.

Sidewalks Apparently all the north/south streets above Grandview do not have sidewalks. That is also true of most of the east/west streets in this north west quadrant. Sunnyside and Fairview both will be forced to carry more traffic. The installations of sidewalks should be part of this project and to my knowledge I have seen nothing that indicates their installation will be part of this project for safety purposes. Many north /south streets have sidewalks below Grandview, but this is another concern. Sunnyside will be impacted the most and also does not have sidewalks. More traffic offers more possible chances for people, people walking dogs, or children walking from one home to another to get hit by a speeding car. The south side of Grandview did receive sidewalks, but the north side of the street did not. Grandview will also be expected to carry more traffic, more traffic will be generated on several streets in this north west section of Sierra Madre.

Full disclosure of the size of the additional plans for the monastery buildings to be renovated and the existence of a road that is on the monastery grounds and goes through the property until it reaches a cul-de-sac near Michilinda. .

Monastery buildings Although this project split the existing land into three parcels, one for the homes and lower park, another section for the monastery buildings and retreat center itself, and the Open Space Area that is proposed to be given to the city for additional hiking trails, **not one word has been mentioned about the development of the retreat center itself.** Although I am sure the money will be used to help the Catholic Church with its litigations costs , some of that money will be used to rebuild the retreat center. Nothing has been discussed regarding that potential development. The land designated to be given to the city cannot be used for homes because the elevations are not conducive for a building development. That is why the catholic church is happy to donate that land to the city for hiking trails. The donated land was also an act of good will.

Road to Michilinda that already exists on the Monastery property. I am concerned that the developer never mentioned there is an access road adjacent to the monastery buildings that is paved and was built directly to Michilinda, This street could easily accept traffic from 42 homes and might act as an egress as well. **Why was this road's existence never presented.** The road ends on the paved cul-de-sac Park Vista Dr. at the top of Michilinda above Fairview. You see the end of the road from that cul-de-sac as it is behind a chain link gate. I drove to find it and I did. **Why was this access road never disclosed?**

Cookie Cutter effect of the Development Criticisms of the "cookie cutter" effect of the new homes although 4 styles of homes were presented continue to be discussed in my neighborhood. My friends who are involved with Sierra Madre Historical Society and one of the realtors in town had very harsh comments about the plans for the 4 types of home. I wondered if it is possible to take a third of the lots and allow them to be sold directly to the potential homeowners and let them build their own homes. **A sporadic approach to allowing 1/3 of the lots to be purchased might just be enough to break up the feeling of the cookie cutter**

development that is not the norm for Sierra Madre. Money can still be made from the sale of the lots that will help the Catholic Church. Perhaps this might help mitigate those people who are very upset over the way the development will present itself to the community. A compromise perhaps?

These are all additional ideas and concerns to help mitigate the impact of this development on the people of this town. Please consider them as you reach your conclusions, but please recognize I am not trying to fight the idea of the development itself. I have several other friends who live here and do not want **one home to be built on that property**. However, I have hoped this project has a possibility of moving forward. Full transparency would help, but I believe we are still a long way off from the community accepting this housing project as it has been currently presented. .

You might remember the state of California decided to complete the Long Beach Freeway in the 1960's but the path for completion went through the city of South Pasadena. South Pasadena did want another freeway criss- crossing their town and the litigation began. For 60 years the battles were fought in the courts until a few years ago the state decided not to complete the Long Beach Freeway. Sometimes development can be stopped. But the success of a project like this one is how the developer can work with the city and its residents. I hope that will be the case here.

Thank you for your attention to my ideas and thoughts.

Nancy L Beckham
337 North Lima Street
626 355-1602 (home)
626 590-0306 (cell)

Thank you in advance for taking the time to consider a few questions regarding the proposed Meadows at Bailey Canyon project.

As owners of the Mater Dolorosa property, the Congregation of the Passion, Mater Dolorosa Community is not charged with consideration of the community of Sierra Madre at large. It is their right to work tirelessly to achieve their own goal—maximum financial profit to cover mounting legal judgments and debts. It would be unreasonable to expect nonresidents living in Chicago to try to do what's best for our community, and I don't have a problem with that. New Urban West is similarly, and appropriately, focused on achieving maximum financial gain for themselves and their client. As non-residents, New Urban West has no vested interest in the long-term health of Sierra Madre or its residents. It would be unreasonable to expect otherwise.

After attending an early New Urban West presentation, I was surprised to learn that two of our city staff were in attendance. Their bold public statements in favor of the development had initially led me to believe they were members of the developer's publicity team. In retrospect, I realize it may be unreasonable to expect nonresident city staff to be concerned with soliciting and representing the goals and needs of those who live in Sierra Madre.

As elected officials, you and the other members of the City Council have a vested interest in the community at large. You all live in the city, and like most of us, you moved to Sierra Madre because of the wonderful town it has always been. You are the only ones at the table who can consider the makeup of our community, and consider what will best serve Sierra Madre residents.

Not having access to all of the information you do, I can only guess at the many perspectives you must consider. I'm assuming key concerns include needs of the resident population, environmental impact, city revenue, and private property rights.

Resident Needs

I've spent most of my professional career working with seniors and children, and I'm concerned the city may be overlooking these vulnerable groups while considering land use at Mater Dolorosa.

Seniors:

According to the most recent census data, 17% of Sierra Madre's residents are over the age of 69—double the 69+ rate in the Los Angeles, Long Beach and Anaheim metropolitan areas.

While the vast majority of Sierra Madre's seniors are living independently, many will soon need other options. Although many may have substantial home equity, few of our seniors will be able to afford in-home care without selling their houses (year-round in-home care is approximately \$96,000). The vast majority will seek assisted living options.

According to the CA Department of Social Services, Sierra Madre has a total capacity of 124 assisted-living beds, and most of Sierra Madre's facilities have waiting lists. While searching for a spot for my father last year, I explored assisted living facilities in Sierra Madre, Monrovia, Pasadena, and the greater Pasadena area. At any given time just a handful of openings were available; most facilities had waiting lists. Of course, nearby communities also have aging populations and few available openings (e.g., Pasadena has 17,000 residents over the age of 69 and a total of 1,925 assisted living spots—most facilities are filled to capacity at any given time). With an aging population, this situation will only get worse.

Question 1: Shouldn't we fully explore the possibility of an assisted-living facility on the Mater Dolorosa property, for which no zoning change would be required?

Is it reasonable to accept the claim made by the non-resident owner and developer that an assisted living facility is unnecessary and would not serve our community well?

Children:

As an educational therapist and former teacher (Sierra Madre Elementary and Pasadena Unified) I'm very aware of the options available to our young people. While many children thrive in our excellent Sierra Madre schools, a significant number are coping with emotional, attentional, or learning-related issues that lead families to seek smaller learning environments.

Most independent schools in the Sierra Madre/greater Pasadena area have waiting lists for enrollment every year.

Given the preference of developers for building residences, those looking to open new schools are unable to find appropriate sites in the local area. As a result, new schools are typically located far from Sierra Madre and are not available to our resident children. The situation is even more extreme for students who need a specialized school able to provide specific accommodations (there is only one local campus).

Question 2: Shouldn't we fully explore the possibility of an educational facility on the Mater Dolorosa property, for which no zoning change would be required?

Is it reasonable to accept the claim made by the non-resident owner and developer that a school is unnecessary and would not serve our community well?

Environmental Impact

We are in the midst of a lengthy and devastating drought, the water table is at an all-time low, and we have been warned to expect the worst fire season in recorded history. A former city council made the wise decision to put a moratorium on new building early in the current drought.

Question 5: Especially now, when the water situation is so much more dire, shouldn't we carefully consider land development options that pose the smallest threat to existing resources?

Question 6: Does our agreement with the water district allow us to take additional water from others so we can have increased development in Sierra Madre?

There is ample evidence that a major factor leading to the current water crisis involves runoff. As more and more land was paved and rain was diverted to increasingly efficient storm drains ending in the ocean, a smaller and smaller percentage of rainfall has been able to percolate through the soil to replenish the water table.

Question 7: Given how few open spaces remain in our city, shouldn't we lean toward land development options that result in the smallest non-permeable footprint? Wouldn't a school or communal residence require far less paving for roads, and a much smaller total footprint for structures?

Is it reasonable to accept the claim made by the non-resident owner and developer that a school or an assisted living facility would not be better for the environment?

Question 8: Given clear evidence that single-family residences utilize far more water than either communal living facilities or schools, shouldn't we do anything possible to ensure that the Mater Dolorosa property is not used for single family homes?

Is it reasonable to accept the claim made by the non-resident owner and developer that a school or an assisted living facility would use more water than a housing development?

Question 9: How will existing firefighting resources be stretched to cover a new 20-acre housing development in a high fire zone?

Is it reasonable to accept the claim made by the non-resident owner and developer that a housing development will not create an increased fire risk?

City Revenue

New Urban West is willing to pay the city a lump sum in exchange for the opportunity to build a new housing development on the Mater Dolorosa property. If we are in urgent need of revenue, wouldn't it be better to share that with the residents? In the past, when city staff explained how little the city actually receives from property tax revenue the argument was convincing, and voters approved a special tax knowing that 100% of tax revenue would remain in the community.

Question 10: Are city finances so low that we can't afford to turn down New Urban West's money, even if a housing development may not be the best option for our community?

Question 11: If the city is in dire financial straits, wouldn't ongoing tax revenue generated by a business on the property be a better financial option than a one-time payment?

Question 12: If our main concern is financial, shouldn't the city consider the development option that provides the best long-term financial return for the city?

Private Property Rights

Property owners have a right to develop their property as they like, as long as they meet Sierra Madre's zoning and planning requirements.

Question 13: Is it reasonable to waive (or change) zoning and planning requirements to benefit a big developer while current city residents must continue to abide by our existing, mindfully-designed, planning requirements?

Do we really want to set the precedent that as long as you're a big developer, zoning/planning requirements can be waived?

Thank you in advance for your consideration of these questions. I appreciate your commitment to serving and protecting Sierra Madre's resources, environment, and most vulnerable residents.

I have watched all of the slideshows, read the FAQs, and watched the recording of the community meetings. I would love your answers to the following questions. I still have serious concerns about this development and info on the below would be much appreciated.

1) If approved, will drought-resistant landscaping be required? If not, the water use will be off the charts.

2) Regarding zero-use water--that seems a misnomer. It is not zero-use. A lot of water will be used, but the company, according to one plan, will have to pay for it. So the environmental impact will still be huge.

3) Vincent Gonzalez, in the community meeting, said the developer will "contribute to a zero-waste plan." There is a ton of wiggle room there. Contributing to a plan could amount to nothing. Contributions don't equal any results, so how can we be absolutely sure that, given our community was recently on the brink of well failure and on a moratorium, we do not irresponsibly exceed our water usage? Will there be any further rationing of current residents, who already are conserving as much as possible?

4) I'm super concerned about points of ingress/egress. Vincent said people will likely use Michillinda and cut over on Fairview, which will be a disaster for residents in that part of the city (including us). Whether cars tear down Fairview or the city installs speed bumps (which also is horrible with people decelerating and accelerating down the street), the traffic impact will be horrible. If approved, multiple (even more than two) points of entrance and exit must be created.

5) On the slideshow from March 9th CC meeting, there is a slide saying that there will be 398 daily trips out of the development (I assume that's 796 drives down surrounding streets as a trip is both ways) and 31 am trips and 42 pm trips. How is this computed? Given the size of these large homes, there will be multiple drivers per household. Yet the figures show less than one trip per house in the morning? That seems disingenuous. The traffic will be much more significant than is being estimated, it seems, which makes all of the data offered suspect.

6) How will we be compensated for the loss of the fire staging area in the lower part of the monastery? Just as development is presented as when, not if, with the hillside directly above the development it is a question of when, not if, it will burn. The loss of a fire staging area is disastrous. How will this be handled? What will substitute?

7) Regarding the 45 acres of open space above the retreat area--is this area all in incorporated city of Sierra Madre? Is this gift as significant as the developer wants it to seem given that it doesn't seem to be usable land? It's very steep and will likely burn and touting this as some generous gift seems specious as developing it would be nearly impossible anyway.

8) Part of our climate catastrophe is that we only care about money and humans. Any project must consider the impact on the wildlife and the earth and I just don't see that here. There are ethical considerations as well as mercenary ones.

9) Further, most catastrophic fire disasters happen at WUI sites, of which this will be one. There is no way around this being a potential fire disaster in an area already at huge risk. I think the developer and the monastery need to compensate seriously for the impending fire catastrophe that will happen in this wildland urban interface, especially when we lose our fire staging area and deplete our water resources for it.

10) What is the timeline re: future community meetings, EIR, etc?

11) How much money does the city expect to get from this? I know property tax revenue will be negligible. Wouldn't we get more compensation and equal concessions from a communal living project or other type of development?

12) What precedent does changing zoning for this set for the 1 Carter development?

Thank you for answers to these questions; it really feels like our community and its future are on the line. I understand the position that something will go there, but it also feels like that is wielded to get us to agree to something when we may be able to negotiate a better deal.

Vincent Gonzalez

From: Barbara Vellturo <barbaravellturo@gmail.com>
Sent: Friday, July 16, 2021 10:50 AM
To: Alexander Arrieta
Cc: Jose Reynoso; Kelly Kriebs; MATTHEW BRYANT; Rachelle Arizmendi; Robert Parkhurst; Edward Garcia; Gene Goss; Vincent Gonzalez; Tricia Searcy
Subject: Re: Public Comment re Monastery Project, etc.

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

The letter gave no deadlines for submission of either emailed comments or comments on cards provided at the "scoping meeting"

The deadline of Friday for submission of any comments was only stated by Vincent for the first time at the very lengthy City Council meeting on Tuesday the night before the "scoping" meeting on Wednesday.

Vincent was present at the "scoping meeting" and could have made a simple announcement for those who had not attended the City Council meeting (almost everyone) A deadline was set and the people were not told.

Hardly the way to encourage community participation.

On Fri, Jul 16, 2021 at 9:59 AM Alexander Arrieta <alexanderarrieta23@gmail.com> wrote:
Jose,

I agree that residents receiving basic but essential information, like deadlines for submitting comments, is critical for restoring and gaining the trust of the residents.

Why wasn't a simple note about submitting comments by today included on Vincent's letter that announced the meeting on July 14?

Hopefully, we can have a better level of cooperation and transparency going forward.

Alex

On Fri, Jul 16, 2021 at 8:53 AM Barbara Vellturo <barbaravellturo@gmail.com> wrote:

Jose, HOW to deliver a comment card is not the problem - the issue IS that no one at that meeting or on the cards WAS TOLD that there WAS any deadline. They were there to get information and were not given even the basic facts to allow participation.

Karin already KNEW how to get her report considered (but ONLY because she ASKED about a deadline) She wanted to alert other people who were not informed - some of whom likely still do not know.

The failure of the city to inform people (of many things) - possibly resulting in people who want to participate being unable to BECAUSE of lack of notice or information is one of the primary causes of the distrust of the City in this matter.

There has been ZERO real transparency on the part of the city.

I am copying the City Council on this because it seems apparent that the City is still not aware of the fact that (to the people) there seems to be an attempt to keep facts from them and they are upset and angry about it.

While we appreciate your responding to Karin, the basic issue is the mistrust due to more than a year of City failure to even consider their constituents, let alone protect their interests.

It would be nice to think that the City will take steps to correct this, but we are not optimistic based on experience.

Barbara

Vincent Gonzalez

From: Barbara Vellturo <barbaravellturo@gmail.com>
Sent: Friday, July 16, 2021 11:56 AM
To: Vincent Gonzalez; Jose Reynoso; Alex Arrieta; Robert Parkhurst; Tricia Searcy; Rachelle Arizmendi; Gene Goss; Edward Garcia; Kelly Kriebs; Barbara Vellturo; Susan Henderson
Subject: COMMENT ON THE DRAFT EIR FOR THE HOUSING PROJECT
Attachments: COMMENT TO BE INCLUDED IN THE EIR FOR THE HOUSING PROJECT.docx

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I am submitting the attached document to be included in the comments and requests for items to be considered and included in the Draft EIR for the housing project known as the Meadows.

I am sending copies to everyone so there can be no question that it was submitted (as required) before the close of business on Friday.

Since, once again (third time) comments I submitted to be read at the last City Council meeting were NOT read, despite having been sent to the Public Comment address at 2:21 and 2:25 pm I do need to have evidence that the document will be included and considered in the preparation of the Draft EIR, as we were told they would be.

Barbara Vellturo

Please Accept this Comment as to what MUST be included in the EIR for the Housing project known as “The Meadows”

The following comments were submitted by the California Department of Fish and Wildlife as a response to the City’s Notice of Preparation of the Draft Environmental Impact Report for the Housing Development Update to our General Plan.

All are pertinent to the current project to develop housing on land owned by the monastery where it is currently NOT permitted. All are supported by references to CEQA rules, guidelines and case law. ALL MUST BE INCLUDED IN THE EIR FOR THE PUBLIC AND THE CITY COUNCIL TO EVALUATE THE POTENTIAL IMPACTS OF THIS PROJECT TO OUR ENVIRONMENT.

Protection of our Lands, Wildlife and Environment are established Sierra Madre Values and are clearly set forth in our General Plan. No ordinance, regulation or decision has ever been made to lessen those protections. These requirements, set forth below, would make certain that the project studied in the EIR will not be the first to weaken those General Plan protections.

From CDFW response to the Notice of Preparation of the Draft housing Element

1.Adequate Sites Inventory. CDFW recommends the City prepare a map of the following areas if present within or adjacent to the City boundary. In addition, the City should consider the Project’s potential impacts on the following areas if present within or adjacent to the Project boundary:

- a)Conservation easements or mitigation lands;
- b)U.S. Fish and Wildlife Service Threatened & Endangered Species Active Critical Habitat(USFWS 2020);
- c)County of Los Angeles Significant Ecological Areas (SEAs);

- d)Wildlife corridors, such as those found along the foothills of the San Gabriel Mountains.

- e)Sensitive Natural Communities [see General Comment #3(Biological Baseline Assessment)];f)Aquatic and riparian resources including (but not limited to) rivers, channels, streams, wetlands, and vernal pools, and associated natural plant communities; and
- g)Urban forests, particularly areas with dense and large trees[see Specific Comment #4(Loss of Bird and Raptor Nesting Habitat)

2) Impacts on Wildlife Corridors and Wildlife. CDFW is concerned that the Project would impact wildlife corridors, such as along the foothills of the San Gabriel Mountains. Additionally, development occurring adjacent to natural habitat areas such as wildlife corridors could have direct or indirect impacts on wildlife. Impacts could result from increased human presence, traffic, noise, and artificial lighting. Increased human-wildlife interactions could lead to injury or mortality of wildlife. For instance, as human population and communities expand into wildland areas, there has been a commensurate increase in direct and indirect interaction between mountain lions and people (CDFW 2013). As a result, the need to relocate or humanely euthanize mountain lions (depredation kills) may increase for public safety. CDFW recommends the DEIR include measures where future housing development facilitated by the Project thoroughly analyzes whether the project may impact wildlife corridors. Impacts include habitat loss and fragmentation, narrowing of a wildlife corridor, and introduction of barriers to wildlife movement. Additionally, CDFW recommends future development projects thoroughly analyze whether the project may have direct and indirect impacts wildlife resulting from increased human presence, traffic, noise, and artificial lighting

3) Nesting Birds. CDFW recommends the DEIR include measures where future housing development facilitated by the Project avoids potential impacts to nesting birds. Project activities occurring during the bird and raptor breeding and nesting season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment

3 c) If impacts to nesting birds and raptors cannot be avoided, CDFW recommends the DEIR include measures where future housing development facilitated by the Project mitigates for impacts. CDFW recommends surveys by a qualified biologist with experience conducting breeding bird and raptor surveys. Surveys are needed to detect protected native birds and raptors occurring in suitable nesting habitat that may be disturbed and any other such habitat within 300 feet of the project disturbance area, to the extent allowable and accessible. For raptors, this radius should be expanded to 500 feet and 0.5 mile for special status species, if feasible. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species

involved, ambient levels of human activity, screening vegetation, or possibly other factors.

4 a) CDFW recommends the DEIR provide measures where future housing development facilitated by the Project avoids removal of any native trees, large and dense-canopied native and non-native trees, and trees occurring in high density (Wood and Esaian 2020). CDFW also recommends avoiding impacts to trees protected by the City's Heritage Tree Program and Tree Ordinance. CDFW also recommends avoiding impacts to understory vegetation (e.g., ground cover, subshrubs, shrubs, and trees)

b) CDFW recommends a project-level biological resources survey provide a thorough discussion and adequate disclosure of potential impacts to bats and roosts from project construction and activities including (but not limited to) ground-disturbing activities (e.g., mobilizing, staging, drilling, and excavating) and vegetation removal. If necessary, to reduce impacts to less than significant, a project-level environmental document should provide bat-specific avoidance and/or mitigation measures [CEQA Guidelines, §15126.4(a)(1)]

General Comments

2) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures [CEQA Guidelines, §§ 15002(a)(3), 15021]. Pursuant to CEQA Guidelines section 15126.4, an environmental document shall describe feasible measures which could mitigate for impacts below a significant level under CEQA. a) Level of Detail. Mitigation measures must be feasible, effective, implemented, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, §§ 15126.4, 15041). A public agency shall provide the measures that are fully enforceable through permit conditions, agreements, or other measures (Pub. Resources Code, §21081.6). CDFW recommends that the City prepare mitigation measures that are specific, detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (CEQA Guidelines, §15097; Pub. Resources Code, §21081.6). Adequate disclosure is necessary so CDFW

may provide comments on the adequacy and feasibility of proposed mitigation measures.

b) Disclosure of Impacts. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the Project as proposed, the environmental document should include a discussion of the effects of proposed mitigation measures [CEQA Guidelines, §15126.4(a)(1)]. In that regard, the environmental document should provide an adequate, complete, and detailed disclosure about a project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures

3) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to a project site and where a project may result in ground disturbance. The assessment and analysis should place emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to a project. CDFW also considers impacts to Species of Special Concern a significant direct and cumulative adverse effect without implementing appropriate avoid and/or mitigation measures. A project-level environmental document should include the following information

: a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. An environmental document should include measures to fully avoid and otherwise protect Sensitive Natural Communities from project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance. Plant communities, alliances, and associations with a state-wide ranking of S1, S2, S3 and S4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting Vegetation Classification and Mapping Program -Natural Communities webpage (CDFW 2020a);

b) A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities(CDFW2018). Adjoining habitat areas should be included where project construction and activities could lead to direct or indirect impacts off site;

c)Floristic, alliance-and/or association-based mapping and vegetation impact assessments conducted at a project site and within the neighboring vicinity. The Manual of California Vegetation (MCV), second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2009). Adjoining habitat areas should be included in this assessment where project activities could lead to direct or indirect impacts off site. Habitat mapping at the alliance level will help establish baseline vegetation conditions;

d)A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by a project. CDFW's California Natural Diversity Database(CNDDDB) in Sacramento should be contacted to obtain current information on any previously reported sensitive species and habitat (CDFW 2020b). An assessment should include a nine-quadrangle search of the CNDDDB to determine a list of species potentially present at a project site. A lack of records in the CNDDDB does not mean that rare, threatened, or endangered plants and wildlife do not occur in the project site. Field verification for the presence or absence of sensitive species is necessary to provide a complete biological assessment for adequate CEQA review [CEQA Guidelines, § 15003(i)];

e)A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern, and California Fully Protected Species (Fish & G. Code, §§3511, 4700, 5050, and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of a project site should also be addressed such as wintering, roosting, nesting, and foraging habitat. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, may be required if suitable habitat is present. See CDFW's

Survey and Monitoring Protocols and Guidelines for established survey protocol for select species (CDFW 2020c). Acceptable species-specific survey procedures may be developed in consultation with CDFW and the U.S. Fish and Wildlife Service

4) Data. CEQA requires that information developed in environmental impact reports be incorporated into a database which may be used to make subsequent or supplemental environmental determinations [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special status species and natural communities detected by completing and submitting CNDDDB Field Survey Forms (CDFW 2020d). The City should ensure data collected at a project-level has been properly submitted, with all data fields applicable filled out. The data entry should also list pending development as a threat and then update this occurrence after impacts have occurred.

5) Biological Direct, Indirect, and Cumulative Impacts. CDFW recommends providing a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. The DEIR should address the following:

a) A discussion regarding Project-related indirect impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands [e.g., preserve lands associated with a Natural Community Conservation Plan (NCCP, Fish & G. Code, § 2800 et. seq.)]. Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR;

b) A discussion of both the short-term and long-term effects to species population distribution and concentration and alterations of the ecosystem supporting the species impacted [CEQA Guidelines, § 15126.2(a)];

c) A discussion of potential adverse impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures;

d) A discussion on Project-related changes on drainage patterns; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water

bodies; and, post-Project fate of runoff from the Project sites. The discussion should also address the potential water extraction activities and the potential resulting impacts on the habitat (if any) supported by the groundwater. Mitigation measures proposed to alleviate such Project impacts should be included;

e) An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DEIR; and,

f) A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant and wildlife species, habitat, and vegetation communities. If the City determines that the Project would not have a cumulative impact, the environmental document should indicate why the cumulative impact is not significant. The City's conclusion should be supported by facts and analyses [CEQA Guidelines, § 15130(a)(2)].

6) Project Description and Alternatives. To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:

a) A complete discussion of the purpose and need for, and description of, the proposed Project;

b) CEQA Guidelines section 15126.6(a) states that an environmental document shall describe a reasonable range of potentially feasible alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project. CEQA Guidelines section 15126.6(f)(2) states if the Lead Agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion and should include reasons in the environmental document; and,

c)A range of feasible alternatives to Project component location and design features to avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas. CDFW recommends the City consider configuring Project construction and activities, as well as the development footprint, in such a way as to fully avoid impacts to sensitive and special status plants and wildlife species, habitat, and sensitive vegetation communities.

CDFW also recommends the City consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes for the duration of the Project and from any future development.

As a general rule, CDFW recommends reducing or clustering the development footprint to retain unobstructed spaces for vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space.

Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6).

Please include all these recommended studies and plans in the EIR for the Housing Project known as "The Meadows at Bailey Canyon".

Vincent Gonzalez

From: Barbara Vellturo <barbaravellturo@gmail.com>
Sent: Friday, July 16, 2021 12:11 PM
To: Vincent Gonzalez; Jose Reynoso; Alex Arrieta; Robert Parkhurst; Tricia Searcy; Rachelle Arizmendi; Gene Goss; Edward Garcia; Kelly Kriebs; Barbara Vellturo; Susan Henderson
Subject: Second Comment Submitted for the DEIR of the housing project

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Comment on item to be included in the Draft EIR

For the Expected Study of Environmental Impacts on our Utilities, the City website and the Water and Sewer Master Plan say that many of our water and sewer pipes are still in disrepair.

(something many in town can attest to, since the water turns brown when they are working on the pipes and much water is lost as a result of leaks).

If it has not already been done as part of the Draft EIR the city should provide complete information on the size and condition of all water and sewer pipes from the point of hookup to the development to the terminus of the lines. They should indicate which of those lines have been replaced and which repaired and when, before the influx of additional water and sewage from 42 large homes and an unknown number of ADUs.

Vincent Gonzalez

From: Barbara Vellturo <barbaravellturo@gmail.com>
Sent: Friday, July 16, 2021 1:20 PM
To: Rachelle Arizmendi; Gene Goss; Edward Garcia; Vincent Gonzalez; Jose Reynoso; Robert Parkhurst; Kelly Kriebs; Alex Arrieta; Tricia Searcy; Susan Henderson
Subject: Third Comment Submitted for the DEIR of the housing project

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Comment on the Draft EIR for the Housing Project #3

DONATION OF LAND ABOVE THE RETREAT CENTER

Since the Citizens have not yet seen the Draft Eir or the Specific Plan, we do not know whether the proposed "donation" of Hillside land to the City is included in either.

The Monastery originally offered 45 acres of land above the retreat center to the city as a "concession" for the proposed project and now says that 35 acres will be donated. Since neither the City nor the Citizens have ever discussed whether that proposal would benefit the city, it should not be any part of the EIR.

Those parcels should NOT be accepted by the City without a presentation to the people as to whether the acceptance would actually provide a benefit or be more of a liability.

One of those parcels directly above the monastery is already zoned Hillside and too steep to build under our Hillside ordinances. Our Hillside ordinances have always been strengthened, never weakened. It will remain protected.

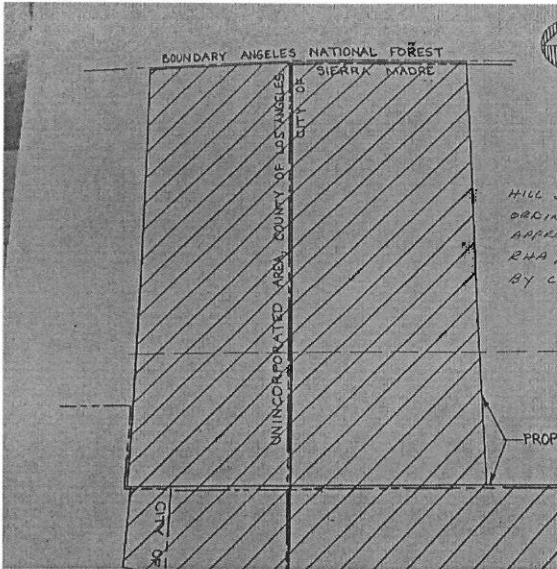
It is NOT near Bailey Canyon trails for access. The retreat center will be gated from the housing development so there will be no access through their property. It is steep with brush and in the highest fire danger zone there is; it includes earthquake landslide zones on a Seismic Hazard map. There is NO advantage to the City or its citizens, in accepting ownership of already protected land. The benefit is to the Monastery.

The second parcel is in Unincorporated LA County. We don't know if our City has approval from LA County for us to rezone or put covenants on the property. There are all the other issues of fire and landslide as on the Sierra Madre parcel - and the property is above Pasadena developments. Would we then assume the responsibility to manage those steep hillsides to protect Pasadena from fire and landslide? Do we have a moral if not a legal responsibility? Would there be lawsuits anyway, if homes or lives were lost?

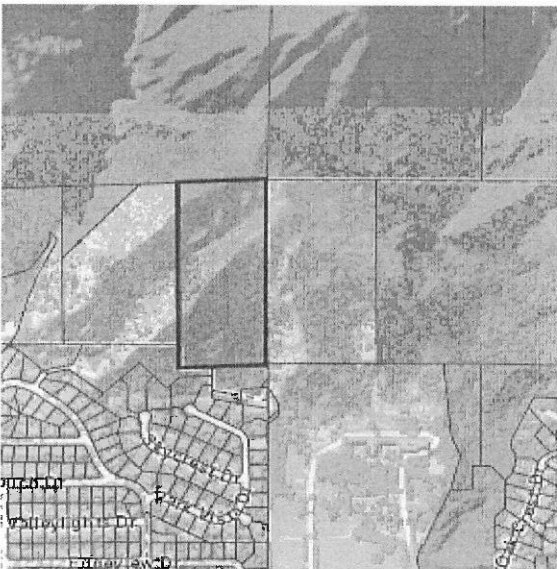
One section of the Assessor's portal has that County parcel listed as zoned residential. If that is so, under SB330 would we be permitted to downzone it?? Has the County agreed that Sierra Madre MAY change the zoning or put a covenant on the land?

There are disadvantages but NO ADVANTAGES to our accepting those properties - the ONLY benefit is to the developer, who can now claim that, though he is eliminating the environmental benefit by destroying most of the open space on the 17 acres, the monastery is "donating" what is already protected space in exchange. A chance for the developer to wrongly conclude that any new protections are given to the Land or Environment to make up for those lost.

For the project to even assert that donation of already protected land in exchange for destruction of 17 acres of OPEN SPACE is entirely unreasonable.



Parcels owned by the Monastery



Parcel in Unincorporated LA County

Vincent Gonzalez

From: Barbara Vellturo <barbaravellturo@gmail.com>
Sent: Friday, July 16, 2021 3:32 PM
To: Vincent Gonzalez; Jose Reynoso; Rachelle Arizmendi; Gene Goss; Edward Garcia; Robert Parkhurst; Kelly Kriebs; Barbara Vellturo
Subject: Name and address

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

The letter that said we could send in email comments or the DEIR didn't mention needing a name and address, but the comment card did, so (just to be safe)

BARBARA VELLTURO
380 W Carter Ave, Sierra Madre, CA 91024
barbaravellturo@gmail.com

Vincent Gonzalez

From: Alexander Arrieta <alexanderarrieta23@gmail.com>
Sent: Friday, July 16, 2021 4:35 PM
To: Jose Reynoso
Cc: Barbara Vellturo; Kelly Kriebs; MATTHEW BRYANT; Robert Parkhurst; Susan Henderson; Tricia Searcy; Edward Garcia; Gene Goss; Rachelle Arizmendi; Vincent Gonzalez
Subject: COMMENT ON THE DRAFT EIR FOR THE HOUSING PROJECT

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I am submitting the below items to be included in the Draft EIR for the housing project known as the Meadows at Bailey Canyon or more aptly titled, the 'Destroyed Meadows at Bailey Canyon.' It's ludicrous for NUW to give it this name since there will not be any Meadows left if this project is approved. But I digress.

- Traffic impact - we need see what the results were from the original traffic study, not after Dudek has done their enhancements.
- Fire risk impact - its not adequate or a sufficient mitigation for our fire chief to simply say the homes will have fire retardant materials. Most of the 10,488 homes lost to fires in California in 2020 had fire retardant materials and we're still lit up like a tinder box. To build new homes in the highest, most extreme fire risk in our city is mind-boggling.
- Water impact - we will see a significant impact on our already very challenged water supply, exacerbated by the extreme drought conditions under which Sierra Madre and Los Angeles county are currently designated. Candidly, Gabe/NUW's net zero campaign does not make sense and is not plausible.
- Earthquake Risk - this needs to be analyzed
- Impact to wildlife

Alex Arrieta

Please Accept this Comment as to what MUST be included in the EIR for the Housing project known as “The Meadows”

The following comments were submitted by the California Department of Fish and Wildlife as a response to the City’s Notice of Preparation of the Draft Environmental Impact Report for the Housing Development Update to our General Plan.

All are pertinent to the current project to develop housing on land owned by the monastery where it is currently NOT permitted. All are supported by references to CEQA rules, guidelines and case law. ALL MUST BE INCLUDED IN THE EIR FOR THE PUBLIC AND THE CITY COUNCIL TO EVALUATE THE POTENTIAL IMPACTS OF THIS PROJECT TO OUR ENVIRONMENT.

Protection of our Lands, Wildlife and Environment are established Sierra Madre Values and are clearly set forth in our General Plan. No ordinance, regulation or decision has ever been made to lessen those protections. These requirements, set forth below, would make certain that the project studied in the EIR will not be the first to weaken those General Plan protections.

From CDFW response to the Notice of Preparation of the Draft housing Element

1. Adequate Sites Inventory. CDFW recommends the City prepare a map of the following areas if present within or adjacent to the City boundary. In addition, the City should consider the Project’s potential impacts on the following areas if present within or adjacent to the Project boundary:

- a) Conservation easements or mitigation lands;
- b) U.S. Fish and Wildlife Service Threatened & Endangered Species Active Critical Habitat (USFWS 2020);
- c) County of Los Angeles Significant Ecological Areas (SEAs);
- d) Wildlife corridors, such as those found along the foothills of the San Gabriel Mountains.
- e) Sensitive Natural Communities [see General Comment #3 (Biological Baseline Assessment)];
- f) Aquatic and riparian resources including (but not limited to) rivers, channels, streams, wetlands, and vernal pools, and associated natural plant communities; and
- g) Urban forests, particularly areas with dense and large trees [see Specific Comment #4 (Loss of Bird and Raptor Nesting Habitat)]

2) Impacts on Wildlife Corridors and Wildlife. CDFW is concerned that the Project would impact wildlife corridors, such as along the foothills of the San Gabriel Mountains. Additionally, development occurring adjacent to natural habitat areas such as wildlife corridors could have direct or indirect impacts on wildlife. Impacts could result from increased human presence, traffic, noise, and artificial lighting. Increased human-wildlife interactions could lead to injury or mortality of wildlife. For instance, as human population and communities expand into wildland areas, there has been a commensurate increase in direct and indirect interaction between mountain lions and people (CDFW 2013). As a result, the need to relocate or humanely euthanize mountain lions (depredation kills) may increase for public safety. CDFW recommends the DEIR include measures where future housing development facilitated by the Project thoroughly analyzes whether the project may impact wildlife corridors. Impacts include habitat loss and fragmentation, narrowing of a wildlife corridor, and introduction of barriers to wildlife movement. Additionally, CDFW recommends future development projects thoroughly analyze whether the project may have direct and indirect impacts wildlife resulting from increased human presence, traffic, noise, and artificial lighting

3) Nesting Birds. CDFW recommends the DEIR include measures where future housing development facilitated by the Project avoids potential impacts to nesting birds. Project activities occurring during the bird and raptor breeding and nesting season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment

3 c) If impacts to nesting birds and raptors cannot be avoided, CDFW recommends the DEIR include measures where future housing development facilitated by the Project mitigates for impacts. CDFW recommends surveys by a qualified biologist with experience conducting breeding bird and raptor surveys. Surveys are needed to detect protected native birds and raptors occurring in suitable nesting habitat that may be disturbed and any other such habitat within 300 feet of the project disturbance area, to the extent allowable and accessible. For raptors, this radius should be expanded to 500 feet and 0.5 mile for special status species, if feasible. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species

involved, ambient levels of human activity, screening vegetation, or possibly other factors.

4 a) CDFW recommends the DEIR provide measures where future housing development facilitated by the Project avoids removal of any native trees, large and dense-canopied native and non-native trees, and trees occurring in high density (Wood and Esaian 2020). CDFW also recommends avoiding impacts to trees protected by the City's Heritage Tree Program and Tree Ordinance. CDFW also recommends avoiding impacts to understory vegetation (e.g., ground cover, subshrubs, shrubs, and trees)

b) CDFW recommends a project-level biological resources survey provide a thorough discussion and adequate disclosure of potential impacts to bats and roosts from project construction and activities including (but not limited to) ground-disturbing activities (e.g., mobilizing, staging, drilling, and excavating) and vegetation removal. If necessary, to reduce impacts to less than significant, a project-level environmental document should provide bat-specific avoidance and/or mitigation measures [CEQA Guidelines, §15126.4(a)(1)]

General Comments

2) Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures [CEQA Guidelines, §§ 15002(a)(3), 15021]. Pursuant to CEQA Guidelines section 15126.4, an environmental document shall describe feasible measures which could mitigate for impacts below a significant level under CEQA. a) Level of Detail. Mitigation measures must be feasible, effective, implemented, and fully enforceable/imposed by the lead agency through permit conditions, agreements, or other legally binding instruments (Pub. Resources Code, § 21081.6(b); CEQA Guidelines, §§ 15126.4, 15041). A public agency shall provide the measures that are fully enforceable through permit conditions, agreements, or other measures (Pub. Resources Code, §21081.6). CDFW recommends that the City prepare mitigation measures that are specific, detailed (i.e., responsible party, timing, specific actions, location), and clear in order for a measure to be fully enforceable and implemented successfully via a mitigation monitoring and/or reporting program (CEQA Guidelines, §15097; Pub. Resources Code, §21081.6). Adequate disclosure is necessary so CDFW

may provide comments on the adequacy and feasibility of proposed mitigation measures.

b) Disclosure of Impacts. If a proposed mitigation measure would cause one or more significant effects, in addition to impacts caused by the Project as proposed, the environmental document should include a discussion of the effects of proposed mitigation measures [CEQA Guidelines, §15126.4(a)(1)]. In that regard, the environmental document should provide an adequate, complete, and detailed disclosure about a project's proposed mitigation measure(s). Adequate disclosure is necessary so CDFW may assess the potential impacts of proposed mitigation measures

3) Biological Baseline Assessment. An adequate biological resources assessment should provide a complete assessment and impact analysis of the flora and fauna within and adjacent to a project site and where a project may result in ground disturbance. The assessment and analysis should place emphasis upon identifying endangered, threatened, sensitive, regionally, and locally unique species, and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to a project. CDFW also considers impacts to Species of Special Concern a significant direct and cumulative adverse effect without implementing appropriate avoid and/or mitigation measures. A project-level environmental document should include the following information

: a) Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. An environmental document should include measures to fully avoid and otherwise protect Sensitive Natural Communities from project-related impacts. CDFW considers these communities as threatened habitats having both regional and local significance. Plant communities, alliances, and associations with a state-wide ranking of S1, S2, S3 and S4 should be considered sensitive and declining at the local and regional level. These ranks can be obtained by visiting Vegetation Classification and Mapping Program -Natural Communities webpage (CDFW 2020a);

b) A thorough, recent, floristic-based assessment of special status plants and natural communities following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities(CDFW2018). Adjoining habitat areas should be included where project construction and activities could lead to direct or indirect impacts off site;

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Survey and Monitoring Protocols and Guidelines for established survey protocol for select species (CDFW 2020c). Acceptable species-specific survey procedures may be developed in consultation with CDFW and the U.S. Fish and Wildlife Service

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b) A discussion of both the short-term and long-term effects to species population distribution and concentration and alterations of the ecosystem supporting the species impacted [CEQA Guidelines, § 15126.2(a)];

c) A discussion of potential adverse impacts from lighting, noise, temporary and permanent human activity, and exotic species, and identification of any mitigation measures;

d) A discussion on Project-related changes on drainage patterns; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water

bodies; and, post-Project fate of runoff from the Project sites. The discussion should also address the potential water extraction activities and the potential resulting impacts on the habitat (if any) supported by the groundwater. Mitigation measures proposed to alleviate such Project impacts should be included;

e) An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the DEIR; and,

f) A cumulative effects analysis, as described under CEQA Guidelines section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant and wildlife species, habitat, and vegetation communities. If the City determines that the Project would not have a cumulative impact, the environmental document should indicate why the cumulative impact is not significant. The City's conclusion should be supported by facts and analyses [CEQA Guidelines, § 15130(a)(2)].

6) Project Description and Alternatives. To enable CDFW to adequately review and comment on the proposed Project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:

a) A complete discussion of the purpose and need for, and description of, the proposed Project;

b) CEQA Guidelines section 15126.6(a) states that an environmental document shall describe a reasonable range of potentially feasible alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project. CEQA Guidelines section 15126.6(f)(2) states if the Lead Agency concludes that no feasible alternative locations exist, it must disclose the reasons for this conclusion and should include reasons in the environmental document; and,

c)A range of feasible alternatives to Project component location and design features to avoid or otherwise minimize direct and indirect impacts to sensitive biological resources and wildlife movement areas. CDFW recommends the City consider configuring Project construction and activities, as well as the development footprint, in such a way as to fully avoid impacts to sensitive and special status plants and wildlife species, habitat, and sensitive vegetation communities.

CDFW also recommends the City consider establishing appropriate setbacks from sensitive and special status biological resources. Setbacks should not be impacted by ground disturbance or hydrological changes for the duration of the Project and from any future development.

As a general rule, CDFW recommends reducing or clustering the development footprint to retain unobstructed spaces for vegetation and wildlife and provide connections for wildlife between properties and minimize obstacles to open space.

Project alternatives should be thoroughly evaluated, even if an alternative would impede, to some degree, the attainment of the Project objectives or would be more costly (CEQA Guidelines, § 15126.6).

Please include all these recommended studies and plans in the EIR for the Housing Project known as "The Meadows at Bailey Canyon".

Vincent Gonzalez

From: Stauff, Clyde <Clyde.Stauff@colliers.com>
Sent: Friday, July 16, 2021 10:18 AM
To: Vincent Gonzalez
Cc: Rachelle Arizmendi; Gene Goss; Edward Garcia; Kelly Kriebs; Robert Parkhurst
Subject: RE: The Meadows Project / Letter of Opposition
Attachments: Assisted Living Project_Conceptual Site Plan.jpg

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Vincent,

I am a resident of 470 Gatewood.

Below is a letter that I previously sent. The indifference of the staff and city council to the disruption of the neighbors' lives in the immediate area is very troubling. As the previous letter states, there are alternatives that would have much less impact that provide the same compensation for the monastery under the existing zoning. There is no need for staff and council to continue to push this project over the objections of the neighbors.

Clyde F. Stauff, SIOR

Senior Executive Vice President

Direct: +1 949 724 5543

Mobile: + 1 714 264 8539

clyde.stauff@colliers.com

From: Stauff, Clyde
Sent: Friday, May 14, 2021 10:54 AM
To: vgonzalez@cityofsierramadre.com
Cc: rarizmendi@cityofsierramadre.com; ggoss@cityofsierramadre.com; egarcia@cityofsierramadre.com; kkriebs@cityofsierramadre.com; rparkhurst@cityofsierramadre.com; Susan Stauff <susie.stauff@yahoo.com>; Barbara Vellturo <barbaravellturo@gmail.com>; MATTHEW BRYANT <mvnbryant@aol.com>
Subject: The Meadows Project / Letter of Opposition

Dear Vincent,

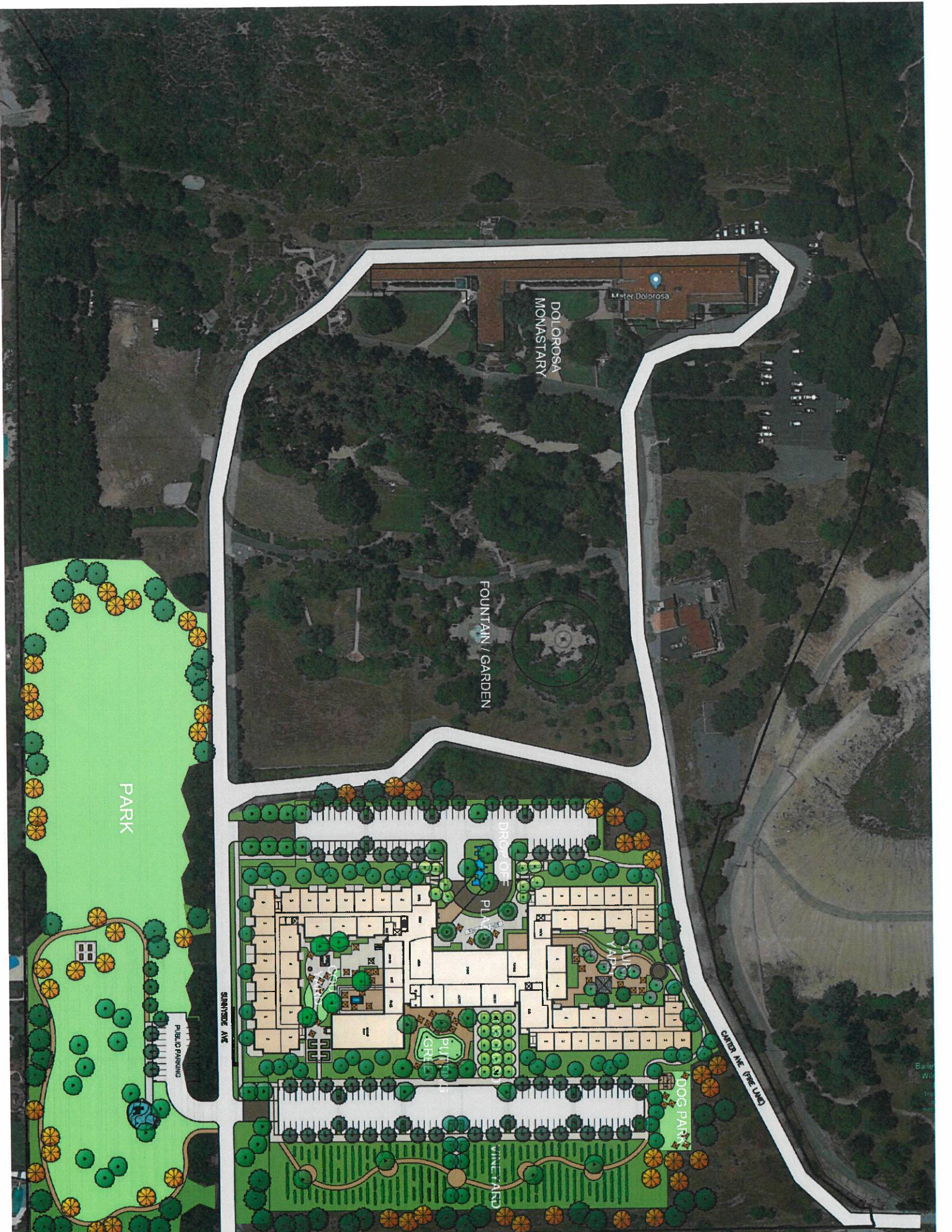
I am writing this letter in opposition of the approval of New Urban West's (NUW) "The Meadows" project for the following reasons:

1. The traffic on Sunnyside would be a horrible nuisance for Sunnyside residents. There would be a minimum of 490, and possibly as many 700 car trips per day on a narrow two-lane street where people park on each side. There is no way a left or right turn could be made on Grand View in the a.m. hours without congestion all the way back up to the Sunnyside entry to the project. There is no outlet on Carter, so emergency and fire access is also a major issue. The traffic from the NUW project would also affect Fairview, Grove, and Alegria.
2. The site is currently zoned for institutional use under the general plan. There are compatible institutional uses that are far less invasive than the proposed housing project.

3. The City Manager (Gabe Engeland) was made aware of an alternative for a low impact 110-120 unit assisted living project that would have far less site coverage and traffic counts of only 125-150 cars per day. This option was dismissed by Gabe Engeland, as he stated the City was obligated to deal exclusively with NUW.
4. The City prematurely entered into a memorandum of understanding and gave exclusive rights to NUW to proceed before other lower impact alternatives were considered in an open public forum. Perhaps the \$2.4 million in permit fees from NUW was an incentive? An assisted living developer would have to pay similar fees.
5. The institutional option has been mischaracterized as an 800-unit multi-story monstrosity with traffic counts estimated at 1,000-2,000 trips per day. This “scare tactic” is a disingenuous attempt to intimidate residents that institutional options would be much more detrimental than the NUW development. That is not the case as is illustrated by the attached conceptual assisted living plan. The traffic from existing assisted living projects in Sierra Madre is minimal (the Kensington and Sierra Vista) – the planners already know this, but elected to project misleading traffic counts if institutional use was approved.
6. The City’s process excluded the homeowners from being actively involved at the beginning of the rezoning discussions between the City, NUW, and Mater Dolorosa. NUW was selected by Mater Dolorosa’s representatives without a competitive bidding process or serious consideration of low impact institutional uses. The MOU was disclosed to the residents after an agreement was already drafted.
7. It was represented that low impact institutional uses could not produce the same sales price proceeds for Mater Dolorosa as the NUW project. As no competitive bidding process took place and no other bidders besides NUW were considered by Mater Dolorosa, how is this statement supportable? An assisted living developer can likely pay just as much as NUW and not have to go through the rezoning process.
8. The public hearing on March 9th, 2021 was staged in Memorial Park starting at 6:00pm in freezing cold temperatures. This was not an adequate public forum for a project of this magnitude and was scheduled way too late in the process. The prior Zoom calls during the Covid shutdown did not give the residents enough opportunity to express their opposition to the NUW project.
9. The planning department will take the position that the City needs to add residences due to RHNA requirements. Assisted living units also qualify as living units.

In summary, it is very disappointing that the City planning department and council ignored the neighbors’ prior objections, knowing that there has been heavy opposition to the NUW project since 2006. This process has been an overreach by the planning department and City of Sierra Madre. It is time to reconsider other options for the site that have far less impact and will not make the neighbors’ lives miserable. The City’s planning department and council have a fiduciary responsibility to protect their residents, not maximize sale proceeds for Mater Dolorosa and profits for NUW.

Clyde F. Stauff
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DOLGOROSA
MONASTARY

Mother Dolgorosa

FOUNTAIN /
GARDEN

PARK

SUNSHINE AVE

DREXEL PL

PUBLIC
PARKING

PUBLIC
PARKING

DOG PARK

VINEYARD

CARTER AVE (FIRE LANE)

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

----- Forwarded message -----

From: **Shirley Moore** <moorenoless@yahoo.com>

Date: Tue, Jun 22, 2021, 1:10 PM

Subject: Public Comment re Monastery Project, etc.

To: Rachele Arizmendi <rarizmendi@cityofsierramadre.com>, Edward Garcia <egarcia@cityofsierramadre.com>, Gene Goss <ggoss@cityofsierramadre.com>, Kelly Kriebs <kkriebs@cityofsierramadre.com>, Robert Parkhurst <rparkhurst@cityofsierramadre.com>

Cc: PublicComment@cityofsierramadre.com <PublicComment@cityofsierramadre.com>

Please see attached letter which needs to be read during public comments portion of the meeting this afternoon. I may not be able to attend since I work remotely and have a call at 3 p.m. Thank you!

shirley moore

<Letter to SM CC 6-23-21.pdf>

March 8, 2021

To whom it may concern,

I am a resident of Sierra Madre who resides at 337 North Lima Street. Because I received a letter in the mail and a flyer on my front door I joined a zoom presented by the developers who are planning to build 42 homes on the monastery property and sell them, build a park between the established homes just south of the property, and rebuild the monastery. The presentation was carefully orchestrated with having 5 architects present 4 different home types, so the new development will not be cookie cutter homes (or all the same type). The 3 -3 ½ acres park between the older homes and the new development will be nice for the new neighborhood as well. The landscaper from San Diego was quite good in explaining his concept and the additional pictures helped clarify his vision of the proposed park and parking on the eastside near the exit onto a widened Carter street. However, it feels like some thought has gone into this project, and I am grateful for thinking this is the case.

However, I have several concerns that concentrate on traffic. I heard the former mayor raise the question regarding upper Grove Street. The size and width of Grove being such a small street (more like a lane than a regular size street) and what traffic coming out of the development could do to impact the street. Her solution was to cul de sac the street, but to allow walking access via a gate to allow access into Bailey Canyon. However, **if you cul de sac one street more traffic will flow onto Lima and Sunnyside. No one wants more traffic but more homes will generate more daily traffic.** The proposed use of Carter as an egress only will help, but that means Sunnyside will be further impacted. **This really needs to be considered carefully because traffic will not go away.**

Another consideration is none of the streets this housing development will impact have sidewalks. Carter, Lima, the north side of Grandview which also has no sidewalk (although the south side of the street does), and Sunnyside will suddenly have more traffic and taking a walk in the street as we do now, or walking the dog in the street will suddenly become more treacherous as more cars will also be using the streets. The building of sidewalks should be done just as a safety measure. **However, no one wants more traffic on their street.**

I know there will be an EIR, but I still have no idea the size and the exact use of the retreat center that will be built. A retreat center will also generate traffic, and although I continue to see pictures of a Spanish looking building plus a church, there has not yet been any information presented regarding the retreat center. **In doing a comprehensive EIR the retreat center and the Housing development should be considered together, not one project at a time.**

One last thought deals with the animals that live in Bailey Canyon and come to visit the residents on a regular basis in the summer months...bears, raccoons, skunks, deer, and the smaller squirrels and possums. Suddenly these residents will also be impacted for the first time and I believe Bailey Canyon is a refuge for wild animals of the area.

Thank you for your attention to these thoughts. I am sure I might have some additional ones to add as well. Something will happen at the monastery as the Monastery owns the land. I just hope we can continue to have open discussions with them about our concerns. I believe they are trying to be a good neighbor to the current surrounding neighborhood. I just hope we can be good neighbors to them as well.

One last thought, You need to do several more zoom workshops as none of my neighbors knew anything about this project. Trying to get information out to the public is difficult during this pandemic, but you still have to get the information out to the public. The Wednesday night zoom 3/3 last week was completely sold out as was Thursday night's. held on 3/4. I heard" via the grapevine" the Kiwanis will be meeting on March 16th. Finding out about a workshop zoom to attend is very difficult to do. Please plan another 4-5 in the next 2 weeks.

Thank You,

A handwritten signature in black ink, appearing to read "Nancy Beckham", with a large, sweeping flourish extending to the right.

Nancy Beckham
337 North Lima street
Sierra Madre, CA 91024
nbeckham48@gmail.com
626 355-1602

July 9, 2021

To whom this may concern,

I received the notice of the Public Scoping Meeting to be held on July 14, 2021. Although I did not attend the August 2020 workshops, I did attend the presentation in April, 2021 at Memorial Park regarding The Meadows at Bailey Canyon housing project the Mater Dolorosa Retreat Center is planning to develop. I had previously watched an on-line video before the April City Council meeting on the project and when I attended I brought about 10 copies of a letter listing my concerns. Those letters I gave to each member of the city council, the city manager Gabe Engeland, and the developer Jonathan Frankel from New Urban West Inc. .

Since April I have discussed my concerns with others who also live in Sierra Madre and gathered more information. I realize the Catholic Church owns the land, and something will be developed on the land. The Catholic Church is involved with continuing litigation and needs the money from the sale of the land. See attached Star News article. My concerns are many, but most deal with traffic and safety.

Additional traffic concerns for North Grove, Carter, North Lima, Grandview, Fairview and Sunnyside.

Carter In changing Carter into an egress near Bailey Canyon, more concerns have arisen. More traffic will be placed on Carter as the cars could use Carter to drive to Baldwin and then turn south into town. Apparently, the current thought is to remove parking on Carter to encourage cars to use Carter and drive to Baldwin. I have no idea if making Carter a one-way street has been discussed, but that might help the people who live on Carter. **No resident wants to lose parking on their street** due to a housing development. When they purchased their homes there were no restrictions on parking except overnight parking. Just because the Catholic Church is now being sued because of the terrible choices made by several of their priests I will not let my home become impacted as a result of these choices. By perhaps making the street one way traveling east the parking could be saved for the residents. This might be something to consider.

North Grove. Upper Grove is not really an option to accept more traffic. In fact, I do not consider upper Grove a regular north and south street because it is more like a lane in width above Grandview, and is actually called a lane just above Sierra Madre Blvd. The section adjacent to Sierra Madre Blvd it is only one car wide at the base of the street. It functions more like an alley in that location. One of the former city council members who lives on upper Grove St suggested cul-de-sacing upper Grove because the street is too narrow to absorb more traffic. This same solution was done to Crestvale Dr where it crosses Bailey Canyon and Carter. North Grove is too narrow to add sidewalks to protect walkers, but if the residents could have access to Bailey Canyon by putting in a walking access gate the residents as part of the cul-de-sacing could still enjoy living near Bailey Canyon. As much as I do not want to pit one street against another regarding the flow of traffic, this cul-de-sacing idea does make some sense, and now might be the time to make this change. By doing this Upper Grove could be protected.

North Lima St. I live on North Lima street just above Grandview the second street available to cars leaving the Bailey Canyon area.. The street is a normal residential street in width but does not have sidewalks. Currently people walk in the street or walk their dogs in the street as well. It has quite an incline as cars pick up speed quickly traveling down the street so no one walks in the middle of the street for that purpose. North Lima acts as an emergency access road by default. Last summer I watched the fire engines race up and down the street to fight the Bobcat Fire when our homes were threatened last September. Baldwin was too congested for the firetrucks, upper Auburn becomes too narrow. NorthLima is the same width from top to bottom and is quite close to the fire station. . That was why it was used as the default emergency access route.

will help the Catholic Church. Perhaps this might help mitigate those people who are very upset over the way the development will present itself to the community. **A compromise perhaps?**

These are all additional ideas and concerns to help mitigate the impact of this development on the people of this town. Please consider them as you reach your conclusions, but please recognize I am not trying to fight the idea of the development itself. I have several other friends who live here and do not want **one home to be built on that property**. However, I have hoped this project has a possibility of moving forward. Full transparency would help, but I believe we are still a long way off from the community accepting this housing project as it has been currently presented. .

You might remember the state of California decided to complete the Long Beach Freeway in the 1960's but the path for completion went through the city of South Pasadena. South Pasadena did want another freeway criss- crossing their town and the litigation began. For 60 years the battles were fought in the courts until a few years ago the state decided not to complete the Long Beach Freeway. Sometimes development can be stopped. But the success of a project like this one is how the developer can work with the city and its residents. I hope that will be the case here.

Thank you for your attention to my ideas and thoughts.

A handwritten signature in cursive script that reads "Nancy L. Beckham". The signature is written in black ink and is positioned above the typed name and address.

Nancy L Beckham
337 North Lima Street
626 355-1602 (home)
626 590-0306 (cell)

Pasadena Star News, Sunday, June 20, 2021

San Gabriel Valley Section

Sierra Madre of too many sorrows



A view from the amphitheater at Mater Dolorosa Retreat House in Sierra Madre.

By [John Crawford](#) |

PUBLISHED: June 18, 2021 at 3:38 p.m. | UPDATED: June 18, 2021 at 3:38 p.m.

I used to live in Sierra Madre. That is where I started writing news, an adventure that has taken me in many interesting directions. One of them was straight out of town. Something that happened several years ago, and with only minor consequences.

One of the joys of running a local news blog is you have the honor of airing out your city's dirty linen. Local newspapers, economically deprived and newsroom depleted ever since readers decided Facebook stories about the neighborhood dogs were preferable, pretty much give an independent newser free rein to share the pain.

One Sierra Madre story we broke had to do with water bonds issued to purchase infrastructure needed to moisten some downtown cheese-box urban renewal. The city had to raise some cash tout de suite to take advantage of a matching federal water grant, so it cooked up \$6 million

April 1, 2021 - Natalia St. above Grandview
Thursday, Friday - Street closure



Vincent Gonzalez

From: Shelby Moser <shelby.moser@gmail.com>
Sent: Friday, July 16, 2021 12:24 PM
To: Vincent Gonzalez
Subject: Scoping Meeting Comments

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Shelby Moser
273 E. Alegria Ave.
Sierra Madre, CA 91024
626.267.2291
shelby.moser@gmail.com

After reviewing the displays and speaking with the developer and various representatives, I continue to have the following concerns with the Project moving forward:

- 1. Traffic.** The developer stated that part of his requirement would be to make sure traffic flow becomes no worse as a result of the Project. If needed, he said traffic light(s), roundabouts, or widening the streets are potential options. However, what changes he'd need to make won't be known until the Project has already begun. Like the majority of SM residents, I prefer the small town charm of our city and not gamble with the risk of more congestion and/or our first traffic light.
- 2. Water.** We are in a drought, and climate change continues to make things increasingly difficult in this area. SM has a unique water situation anyway, including bad infrastructure and its cost, so adding 42 additional homes and a park with all their water needs, not to mention the construction process itself, does not seem wise. Regardless of where it's stipulated those properties will receive their water from, I'm skeptical this won't fall back on the city somehow and become an even bigger disadvantage for current residents, either immediately or down the line. The drought and our water conditions do not seem like they'll improve in the foreseeable future so it seems irresponsible to build, for this reason alone, at this time.
- 3. Fire hazard.** This Project is planned for a seriously fire hazardous zone, which will only spread our resources (and our neighbors) even thinner during the next fire seasons. I was told by Doug, the fire dept representative at the scoping meeting, that the new homes would not be a significant issue because they'll be made with fire resistant materials. But that does not give me any more peace of mind that those additional homes will not diminish and stress our resources and merely trivializes serious and legitimate concerns.
- 4. Wildlife.** We must preserve some resources for our wildlife and not continue to displace them. As we're up against the foothills, and as that's a protected area, it's our responsibility to share our space and not overbuild.

For all of the above, it seems the City is willing to hand everything over to the developer with no thought of the wishes and preferences of current residents. If anything, I only conceive of the Project's

disadvantages. You, City Council Members, the developer, and others may move on, figuratively and literally, after this Project, but I, for one, will still be in Sierra Madre having to deal with those disadvantages for years to come. Most of us use our voting rights to keep SM small and to preserve its charm. This Project does not align with that mission and, given the pandemic year we've had, the process feels rushed.

Vincent Gonzalez

From: Jo-Ann Longoni <jolo20@icloud.com>
Sent: Friday, July 16, 2021 9:02 AM
To: Vincent Gonzalez
Subject: The Meadows at Bailey Canyon

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Vincent,

I attended the EIR Public Scoping Meeting at the Band Shell in Memorial Park on Wednesday July 14, and would like to make the following comments;

First of all, I tried to keep an open mind regarding the needs of the Passionist Fathers and their plans to develop their property, but being a long term resident and homeowner here, I have my own needs, too.

I have been a resident of Sierra Madre since 1994, but have lived at 310 N. Sunnyside since October 2017, and one of the things that endeared me to this part of town was the retreat at the end of the road. In fact, it's one of the things that made me want to live in this neighborhood. I felt lucky to live just a few blocks from the Passionist Father's beautiful Retreat Center with it's natural open space and modest buildings. Best yet was the fact that the property dead ended Sunnyside, keeping our street less traveled, except of course on Good Friday, when hundreds of pilgrims' cars block the full length of the street, but that's only for one day a year. From time to time we hear the pealing church bells, which is really quite charming. Up until the pandemic, for a little morning exercise, my husband and I would walk north on Sunnyside, through the Retreat's open gate, up the road past the guest lodging, church, stations of the cross and priests' residences where we'd see as many as 19 deer.

The idea that much or all of this serenity will be lost if the the "Project" is allowed to come into being is a sobering thought, but I understand that the fathers are in need of funds, and I believe they have a right to reap some of those funds. Exactly how they are allowed to do it is the question. There's no doubt that these changes will impact my neighbors and myself, and none of them in a good way.

My biggest beef with "The Meadows at Bailey Canyon" project is the sheer number of homes planned. No other street or neighborhood in Sierra Madre has the high level of concentration illustrated in the proposed residential plot plan. I believe that many buildings crowded together will be extremely unaesthetic. From the rendering, it appears that there'll be only 10 feet of space between houses!

It's probably safe to assume that every house will have at least two cars in the garage, which will add a lot of traffic to our street, our neighborhood, and our city. Although there'll be an alternate route in and out of "The Meadows" on the east side near Bailey Canyon, I believe most travelers will use Sunnyside to access Michillinda, a major thoroughfare to the 210 freeway. Right now, there are less than 40 single family homes on Sunnyside Avenue (including both the east and west sides of the street) from cross street Grand View to the Mater Dolorosa gate. Building an additional 42 homes at the Retreat would easily double our current traffic! More noise, more dust, more congestion and possible home value loss.

We received a post card a few weeks ago from Mater Dolorosa touting the institutional zoning they currently hold, which would allow for the construction of a hospital, school or assisted living facility. I honestly don't see how any of those projects would be any worse than the residential plan they propose, and I believe an assisted living facility would be the least impactful. Think about it, residents in assisted living don't drive.

If the city manager decides to rezone the Retreat for residential, I hope the number of houses can be mitigated downward. Maybe half the number requested?

The Park could be made bigger, and maybe a cell phone tower could be added as a perk to the city.

Thank you,
Jo-Ann Longoni
John Cabral
310 N. Sunnyside Avenue
Sierra Madre CA 91024
(626) 325-3898
jolo20@icloud.com

Vincent Gonzalez

From: sealgrl@yahoo.com
Sent: Friday, July 16, 2021 3:46 PM
To: Vincent Gonzalez
Subject: Public Comments about proposed housing development

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Greetings,

My name is Linda Hernandez 440 N Sunnyside Ave Sierra Madre CA 91024. Email sealgrl@yahoo.com 626/230-0873

I am writing to express my concerns about the proposed re-zoning and subsequent housing development of 42 residences.

I have lived in Sierra Madre since 1993. Primarily as a renter (now an owner), I have always tried to be responsible and immerse myself into our community. I have attended multiple City Council meetings over the years. I became a proud first time home owner in November 2019 and moved in March of 2020. At no time during the sale or closing of escrow was it disclosed that the Monastery were in (behind closed doors) talks with the city about re-zoning so they could sell the property.

I am disappointed with the way this issue has been handled by the City, since that time. Without adequate transparency and without the citizens input, and frankly, awareness of the magnitude of this project. How many people in Sierra Madre do you think are actually aware of the project, sans the residents adjacent to the grounds? Isn't it the City's responsibility to ask ALL citizens how they feel about rezoning? How WE feel about changing OUR General Plan in order to accommodate this?

This is my primary concern. I fear you are setting a dangerous precedent. AND like others, I am also concerned about water, fire, traffic on Sunnyside, bigger houses, more lot coverage, reduced parking and setback standards.

Thank you for noting my comments.

Linda Hernandez

Vincent Gonzalez

From: Maria Karafilis <mariakarafilis@gmail.com>
Sent: Friday, July 16, 2021 1:30 PM
To: Vincent Gonzalez
Subject: Questions re: Scoping Meeting and EIR

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Hello Vincent--below please find my questions on the Meadows Project that I would like the city to address.

Maria Karafilis

642 Fairview Ave, Sierra Madre, CA 91024

626.372.4240

mariakarafilis@gmail.com

- 1) If approved, will drought-resistant landscaping be required? If not, the water use will be off the charts.
- 2) Regarding zero-use water--that seems a misnomer. It is not zero-use. A lot of water will be used, but the company, according to one plan, will have to pay for it. So the environmental impact will still be huge. Please explain how zero-use will actually be achieved.
- 3) Vincent Gonzalez, in the community meeting, said the developer will "contribute to a zero-waste plan." There is a ton of wiggle room there. Contributing to a plan could amount to nothing. Contributions don't equal any results, so how can we be absolutely sure that, given our community was recently on the brink of well failure and on a moratorium, we do not irresponsibly exceed our water usage? Will there be any further rationing of current residents, who already are conserving as much as possible?
- 4) I'm super concerned about points of ingress/egress. Vincent said people will likely use Michillinda and cut over on Fairview, which will be a disaster for residents in that part of the city (including us). Whether cars tear down Fairview or the city installs speed bumps (which also is horrible with people decelerating and accelerating down the street), the traffic impact will be horrible. If approved, multiple (even more than two) points of entrance and exit must be created.
- 5) On the slideshow from March 9th CC meeting, there is a slide saying that there will be 398 daily trips out of the development (I assume that's 796 drives down surrounding streets as a trip is both ways) and 31 am trips and 42 pm trips. How is this computed? Given the size of these large homes, there will be multiple drivers per household. Yet the figures show less than one trip per house in the morning? That seems disingenuous. The traffic will be much more significant than is being estimated, it seems, which makes all of the data offered suspect.
- 6) How will we be compensated for the loss of the fire staging area in the lower part of the monastery? Just as development is presented as when, not if, with the hillside directly above the development it is a question of when, not if, it will burn. The loss of a fire staging area is disastrous. How will this be handled? What will substitute?
- 7) Regarding the 45 acres of open space above the retreat area--is this area all in incorporated city of Sierra Madre? Is this gift as significant as the developer wants it to seem given that it doesn't seem to be usable land?

It's very steep and will likely burn and touting this as some generous gift seems specious as developing it would be nearly impossible anyway.

8) Part of our climate catastrophe is that we only care about money and humans. Any project must consider the impact on the wildlife and the earth and I just don't see that here. There are ethical considerations as well as mercenary ones.

9) Further, most catastrophic fire disasters happen at WUI sites, of which this will be one. There is no way around this being a potential fire disaster in an area already at huge risk. I think the developer and the monastery need to compensate seriously for the impending fire catastrophe that will happen in this wildland urban interface, especially when we lose our fire staging area and deplete our water resources for it.

10) What is the timeline re: future community meetings, EIR, etc?

11) How much money does the city expect to get from this? I know property tax revenue will be negligible. Wouldn't we get more compensation and equal concessions from a communal living project or other type of development?

12) What precedent does changing zoning for this set for the 1 Carter development?

Thank you for answers to these questions; it really feels like our community and its future are on the line. I understand the position that something will go there, but it also feels like that is wielded to get us to agree to something when we may be able to negotiate a better deal.

Sincerely, Maria

Vincent Gonzalez

From: Karin D. <phoezee@msn.com>
Sent: Friday, July 16, 2021 2:47 PM
To: Vincent Gonzalez
Subject: Comment Card - Monastery

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I have lived in Sierra Madre pretty much my entire 60 years. I grew up here and have observed many changes. I have served on the Community Services Commission, the Cultural Heritage Commission, ad-hoc committees for the general plan and parks. I have also volunteered countless hours in our community from the time I was about 10 years old to the present. I have been involved in preservation activities out of a deep love for my community. Even as a child I felt a profound sense of pride for this town even though nobody had ever heard of the place. I have such a long and intimate history with the Monastery that it is extremely difficult for me to accept that this is really happening and to articulate what a devastating loss it would be to our community and to the region at large.

As a young teenager we had unfettered access to the Monastery grounds, as long as we were respectful, quiet and of course did no harm, which we would never consider; even as young teenagers we knew what a special and sacred place it was, not in a religious sense, but because we knew we were in a special place, nature. A wild place, the only wild place in town. We rode horses through the meadow and the ancient Olive Grove and climbed the old tree that so many of us climbed and will likely be cut down, layed in the meadow in grasses that were at least a foot tall. My distress over this is so acute that I have lost sleep and am experiencing something akin to trauma and grief. How does one comment on the impact this loss will have? I heard the people speaking at the meeting on the 14th of July. They all seemed to minimize every aspect of this proposed development, from traffic to light and air pollution, to wildlife, to fire hazard and most egregiously water.

1) The houses are too large and too packed together. This is NOT in keeping with Sierra Madre, no matter how many of them say it is. It is clearly not. It is like nothing we've ever seen here. There should be no variances on set backs and lot coverage. These are not affordable houses. My children can't afford to live here. Isn't that the point of a community, to grow up and buy a house of your own in your community? These are way oversized and are going to be multimillion dollar homes.

2) I recently received a postcard from the Monastery that was clearly a threat, implying that we either accept the housing development or they will build something way worse, referring to the fact that the land is not zoned for housing, but institutional. I am so disappointed in the Monastery. I would like more information on the contrast between impacts from 42 houses, which are a lot in a small town such as ours, and a true representation of an institutional use, rather than a threat. Something that has actually been studied.

3) Traffic. Traffic impacts EVERYWHERE, but most critically Sunnyside and all of its offshoots. Also, Carter and all of its offshoots. How can someone or someones who don't live here begin to assess the impacts of 42 houses and all of their cars on traffic here?

3) Net-Zero water has been thrown around like there's no water issue here. I would like to hear someone other than the developer (or in addition to the developer) tell me how this works, pre-paying 50 years worth of water for 42 houses. Is this guaranteed water? This sounds like a magical solution to what is being called a water crisis in California, as well as the entire Southwest of the United States. This is a convenient way out of water meter moratoriums, I am assuming. If there were still a moratorium on water meters, which there should be, would this Monastery development not have to comply?

Los Angeles Times, July 9, 2021

"Officials from the Metropolitan Water District of Southern California, which imports water from the Colorado River and the north (Sierra), say there are record reserves in regional reservoirs and ground water banks enough to carry the district through 2022". Yes, you read that correctly: 2022. 2022. How do you guarantee water through 2072? What happens if the promise cannot be fulfilled? I want to know what the back-up plan is? I want to know if we run out of water, who gets it? These are real questions and real consequences. You can't promise something that hasn't even been born yet. There needs to be a thorough and realistic water assessment.

Los Angeles Times June 21, 2021

"Some climate researchers believe that climate change has pushed California into a MEGA drought, an extreme situation that lasts for decades."

Regarding our water sources, "The biggest reservoirs on the Colorado River, Lake Mead and Lake Powell are 2/3'rds empty."

"California's population is in a drought emergency".

New York Times, July 9, 2021

"Brian Ferguson, Deputy Director of Crisis Communications for the Office of Emergency Services, 'We believe California is clearly experiencing the impact of a changing environment. We're seeing drought conditions we haven't seen before and there is a cascading impact.' "

Los Angeles Times, June 26, 2021

"The current drought, which blankets the entire state (of California) and a broad swath of the western U.S. is already outpacing the state's devastating 2012-2016 drought."

Karin Delman
540 W. Laurel Avenue
Sierra Madre, CA, 91024
(626) 355-9607
email: phoezee@msn.com

Vincent Gonzalez

From: Vicki Jennelle <vmeiser@aol.com>
Sent: Friday, July 16, 2021 3:58 PM
To: Vincent Gonzalez
Subject: Housing Project Commentary

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I sent this earlier, but did not include some personal information at the end of the letter that may be needed for this letter to be accepted.

July 16, 2021

Dear Mr. Gonzalez,

I am writing so as to have my comments included on the EIR record for the Meadows of Bailey Canyon housing project. I am deeply disappointed and concerned in learning that the citizens of Sierra Madre will not have a say in what is built on the monastery property at the end of Sunnyside Avenue. It had been my understanding that as the property was zoned "institutional" that a vote of the citizens would need to occur in order to change that zoning from institutional to residential.

At the "meeting" held on Wednesday, July 14th, it was explained by one of the representatives of the EIR that inherent in the act of the city council approving the current "Meadows" subdivision plan and sending that plan to the state for approval, that the zoning would automatically be changed because "intrinsically" the subdivision could only be build on land zoned residential.

In addressing New Urban West's claim that there will be a "zero net water" use from building 42 large homes on that land, I do not believe that is possible. Of course, it sounds great, but how could a development company EVER pay for how much water those homes will use over the lifetime of the subdivision "in advance?" What happens if New Urban West goes out of business? The homes will be there, the water use will be there, but the citizens of Sierra Madre will pay with increased water rates.

It seems that New Urban West has made it financially lucrative for the city of Sierra Madre to *only* consider their plan. We haven't seen any plans submitted by other development companies that might want to build a "Kensington" type structure or a hospice facility on that land as it is currently zoned.

I certainly understand that the land belongs to the Church and that it is theirs to sell; however, they represent this plan as "friendly and supportive" of our community and as a resident of Sunnyside Avenue I do not feel that this is a friendly or positive use of the land.

I had mentioned at last summer's meeting that including a public park as a part of this development will just add to the already dramatically increased passenger car/delivery truck traffic that will be coming up and down Sunnyside. Including a greenbelt for the immediate neighbors would be more acceptable.

We wonder why people distrust our government- even at the local level- so much? This is exactly why. The only power we have as citizens, apparently, is to work to vote the current city council members out of office. What a shame.

Vicki Jennelle
465 N. Sunnyside Avenue
Sierra Madre, CA 91024
626-325-3195
vmeiser@aol.com

Vincent Gonzalez

From: Vicki Jennelle <vmeiser@aol.com>
Sent: Friday, July 16, 2021 3:28 PM
To: Vincent Gonzalez
Subject: Housing Project

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

July 16, 2021

Dear Mr. Gonzalez,

I am writing so as to have my comments included on the EIR record for the Meadows of Bailey Canyon housing project. I am deeply disappointed and concerned in learning that the citizens of Sierra Madre will not have a say in what is built on the monastery property at the end of Sunnyside Avenue. It had been my understanding that as the property was zoned "institutional" that a vote of the citizens would need to occur in order to change that zoning from institutional to residential.

At the "meeting" held on Wednesday, July 14th, it was explained by one of the representatives of the EIR that inherent in the act of the city council approving the current "Meadows" subdivision plan and sending that plan to the state for approval, that the zoning would automatically be changed because "intrinsically" the subdivision could only be build on land zoned residential.

In addressing New Urban West's claim that there will be a "zero net water" use from building 42 large homes on that land, I do not believe that is possible. Of course, it sounds great, but how could a development company EVER pay for how much water those homes will use over the lifetime of the subdivision "in advance?" What happens if New Urban West goes out of business? The homes will be there, the water use will be there, but the citizens of Sierra Madre will pay with increased water rates.

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We wonder why people distrust our government- even at the local level- so much? This is exactly why. The only power we have as citizens, apparently, is to work to vote the current city council members out of office. What a shame.

Vicki Jennelle
465 N. Sunnyside Avenue

Vincent Gonzalez

From: Eileen Walker <eileenwalker@mac.com>
Sent: Friday, July 16, 2021 1:11 PM
To: Vincent Gonzalez
Cc: Rachelle Arizmendi; Gene Goss; Edward Garcia; Robert Parkhurst; Kelly Kriebs
Subject: Meadows at Bailey Canyon Project

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mr. Gonzalez and City Council Members,

Tricia Searcy has written an excellent letter and I share all of her concerns.
Eileen Walker

EXCELLENT SYNOPSIS OF MANY OF OUR CONCERNS IN TRICIA'S EMAIL BELOW

From: Tricia Searcy <tricia_searcy@yahoo.com>
To: Vincent Gonzalez <vgonzalez@cityofsierramadre.com>
Cc: Rachelle Arizmendi <rarizmendi@cityofsierramadre.com>;
ggoss@cityofsierramadre.com <ggoss@cityofsierramadre.com>;
egarcia@cityofsierramadre.com <egarcia@cityofsierramadre.com>; Robert Parkhurst
<rparkhurst@cityofsierramadre.com>; Kelly Kriebs <kkriebs@cityofsierramadre.com>
Sent: Thursday, July 15, 2021, 2:10:01 PM PDT
Subject: Meadows At Bailey Canyon Proposal

Dear Mr. Gonzalez,

It was a pleasure meeting you last night at the "scoping meeting." I appreciate your time and would like to identify in writing my primary concerns regarding the proposed Meadows at Bailey Canyon Project. I have lived at 734 Fairview Avenue for the past 22 years and greatly value our community.

I'm concerned that citizens have not been adequately informed that the proposed specific plan is contrary to the city's general plan and cannot be built under current zoning laws. Your June 29th letter to the community simply states that a specific plan has been proposed "to establish comprehensive development standards for the project to ensure timely and adequate infrastructure, open space, and high-quality design."

The letter reads as if the project is going forward and the plan will make sure everything is done "right." There is no indication that before the project could possibly go forward our general plan and zoning laws would have to be amended which requires approval of the City Council—who represent the citizens of Sierra Madre. It would certainly be critical for the City Council to know whether the citizens think such rezoning is a good idea. So, the City needs to ask, not just tell.

There has been no notice beyond the existence of the NOP posted in June 2020, the middle of the pandemic, that these preliminary questions exist for us, the citizens, to answer: would the proposed project be of any benefit to the community sufficient to warrant a change to our general plan and zoning laws? These are threshold questions for the community. In order to answer them, we would need to be informed about alternatives that do comport with our general plan and zoning laws. The presumption is that all projects should abide by them. Why make an exception here?

I would think that with a project of this magnitude—far and away the largest in my 22 years here—would warrant a comprehensive public outreach campaign to match, clearly identifying the power held by the citizenry to decide whether or not to exempt this developer from the general plan and zoning laws to which all other citizens are subject.

It's hard to imagine how 3 brief one-sided slide show presentations by the developer in August 2020 over Zoom that reached at best 100 of Sierra Madre's nearly 11,000 residents and one city council meeting (at which the same biased slide show was presented) could be deemed by the City sufficient to meet its obligations to its citizens. I attended one of the presentations and can attest that the EIR was not discussed in detail nor was there sufficient time allotted for questions. I was allowed to ask only one.

At the "scoping meeting" last night, there was no actual meeting—it was a gallery of posterboard slides with various people paid by the developer to speak to various issues wandering around. There was no information on alternatives nor any indication that the developer was requesting a carve out from our general plan and zoning laws.

How can citizens answer a question that they are unaware is before them? How can the City Council answer a question when they are unaware what their constituents think?

As far as substantive environmental impacts go, it would seem water, fire, traffic, and air quality are just a few of the most significant hurdles, not to mention the requests for bigger houses, more lot coverage, reduced parking and setback standards, maintenance of the proposed park, liability for the "donated land" which is already unusable natural landscape, etc.

With regard to water, it has not been explained how the project could possibly be "net zero" impact especially in our current still dire water situation. As I understand it, the plan is for the project to pay costs up front for 50 years—how could that be determined in this current politically fraught climate and, even so, 50 years is just 50 years. Even the skeletal outline of this proposal seems like a pipe dream.

With regard to fire, it would seem 42 new homes in such a high fire zone which nearly burned just last year would be a disaster waiting to happen. I think of the 2018 Camp Fire that wiped out the foothill town of Paradise because developers were left to their own devices by lack of government oversight. Water and road access were factors there just as they are here.

My understanding is that the increase in traffic estimate presented by the developer did not include park use, current monastery use and other assumptions that would seem necessary to accurately assess the impact. The surrounding roads are tiny and crowded already, especially given the recent substantial increase in traffic on Grandview, Michillinda and surrounding streets due to the expansion of Alverno to a K-12 school.

My fear is that this proposed project will forever alter our community and the environment in a way that will cause irreparable damage if not outright disaster and the public is not being given an opportunity to consider the consequences and possible alternatives.

Our community deserves to be adequately informed of choices available to us. The onus should be on the developer to show that the benefits of the project outweigh the costs to the community if it is asking us to specially carve out exceptions to our general plan and zoning laws. Right now, I think very few people in the community know they have any say because the City has not informed them.

Please make it clear to the citizens that the project requires changes to the city's general plan as well as zoning laws and that their input is needed to make an informed decision so citizens are not blind sided by something they never saw coming.

Thank you for your consideration.

Tricia Searcy

Vincent Gonzalez

From: Deborah Ross <drossco888@gmail.com>
Sent: Friday, July 16, 2021 3:40 PM
To: Vincent Gonzalez
Subject: Monastery Housing Project- Comment Card

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Mr Gonzalez,

I have resided in Sierra Madre for 34 years and love the eclectic feel of Sierra Madre.

I am opposed to the Monastery requesting a change in zoning so they can build 42 new homes.

Tricia Searcy addresses the issues that are of concern to me and instead of repeating them I'll attach her letter.

Sincerely,
Deborah Ross

Dear Mr. Gonzalez,

It was a pleasure meeting you last night at the "scoping meeting." I appreciate your time and would like to identify in writing my primary concerns regarding the proposed Meadows at Bailey Canyon Project. I have lived at 734 Fairview Avenue for the past 22 years and greatly value our community.

I'm concerned that citizens have not been adequately informed that the proposed specific plan is contrary to the city's general plan and cannot be built under current zoning laws. Your June 29th letter to the community simply states that a specific plan has been proposed "to establish comprehensive development standards for the project to ensure timely and adequate infrastructure, open space, and high-quality design."

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by the citizenry to decide whether or not to exempt this developer from the general plan and zoning laws to which all other citizens are subject.

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Please make it clear to the citizens that the project requires changes to the city's general plan as well as zoning laws and that their input is needed to make an informed decision so citizens are not blindsided by something they never saw coming.

Thank you for your consideration.

Tricia Searcy

Vincent Gonzalez

From: Chuck Saldumbide <crsaldumbide@gmail.com>
Sent: Sunday, July 18, 2021 3:31 PM
To: Vincent Gonzalez
Subject: Comment Card Meadows at Bailey Canyon

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Chuck Saldumbide
255 N Sunnyside Ave
Sierra Madre 91024
626 264-7640 crsaldumbide@gmail.com

As a resident of Sunnyside Ave near the development my first reaction is please do not allow this but after sitting through and reading the various presentations it has been made more than clear by the developers and the City that I am going to have to accept some form of buildout on the property. And while it feels a little disingenuous this net zero water voodoo and the benevolence of a few stylish homes instead of a massive institution that would destroy life as I know it, at least it's a hustle by a revered religious institution that will be safely tucked away when the cars, vans, and fire trucks are blowing by my house and when my water rates go up. That said I respectfully offer this comment. Please cut back on the amount of homes by at least ten and expand the lot sizes. Lose the park, it will just create more traffic and noise in the surrounding area and use that space to increase the lot sizes to be more in line with the lots proposed on the west end of the development. With that footprint there could be an opportunity for a living space where families aren't crammed together and where the numbers generated by the studies and models feel less threatening to the neighborhood.

Best Regards ,
Chuck Saldumbide



The Meadows at Bailey Canyon — Scoping Meeting

COMMENT CARD

Name	Stan Hutchinson		
Address	423 E. Highland Ave.		
City	Sierra Madre	State	Zip 91024
Phone	(626) 355-0362	Email	Ø

Comments: I have been a resident of the City of Sierra Madre for 59 years, and was on the City Planning Commission 12 years, and Cultural Heritage Comm'n. 8 years as a founding member. I have witnessed much of the development and infill of the City.

The 45 acres of Permanent Open space, as hillside and mountainside is the ^{South} ~~North~~ end of the project, I presume.

Bailey Canyon should remain the little piece of wilderness ~~at~~ which it is. I question your "Net Water Impact." The "liquid" currently piped from the Colorado River to Sierra Madre and vigorously treated at the City yard — who will pay for this treatment? We are facing, as you know, a devastating drought and California reservoirs are at an all time low. It will remain to be seen if current sales will be adequate to supply the needs of current home owners and businesses, let alone an additional 42 households.

Traffic is traffic and since cars do not fly (yet) it will be a definite impact on vehicular ~~mov~~ movement in the City, which will ⁱⁿ particular affect people on the west side.

Respectfully,

Stan Hutchinson

Please return to the box provided or email your comments to:

Vincent Gonzalez at vgonzalez@CityOfSierraMadre.com