



CITY OF SIERRA MADRE

NOTICE OF PREPARATION AND SCOPING MEETING

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name: City of Sierra Madre
Address: 232 W. Sierra Madre Boulevard
City/State/Zip: Sierra Madre, CA 91024
Contact: Danny Castro,
Director of Development Services
Phone: 626.355.7135

Consulting Firm:

Firm Name: The Planning Center|DC&E
Address: 3 MacArthur Place
City/State/Zip: Santa Ana, CA 92707
Contact: William Halligan, Esq.
Vice President, Environmental Services
Phone: 714.966.9220

Notice of Preparation Review Period: September 23, 2013 – October 23, 2013

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Sierra Madre (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed Sierra Madre General Plan Update (described below).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The City, as Lead Agency, respectfully requests that any responsible or trustee agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. The final scope of the EIR will be based in part on comments received on this NOP.

Project Location: The City of Sierra Madre is in Los Angeles County, within the San Gabriel Valley region. It is located approximately 17 miles northeast of downtown Los Angeles at the base of the San Gabriel Mountains. The City is bounded by the cities of Arcadia to the east and south, Pasadena to the west, and the Angeles National Forest to the north. The City encompasses approximately 3.2 square miles.

Project Description: The proposed project is the update of the Sierra Madre General Plan. The General Plan Update is an opportunity to take a comprehensive look at the City as a system and in a regional context, to address contemporary conditions and laws, and to reflect the latest aspirations for the future of the community. As with the existing Sierra Madre General Plan, the General Plan Update will continue to serve as a long-range policy document that defines the framework by which the City's physical, natural, cultural, social and economic resources are to be managed over time. Consistent with the adopted Vision and Guiding Principles, the updated General Plan will focus on preserving and sustaining the City's distinctive character as a historic small-town; ensuring that adequate City services that match the needs of the community are provided; ensuring the City's natural resources (e.g., San Gabriel Mountain foothills, wildlife, forest, open space, watershed, etc.) are adequately protected; promoting and developing a strong, diversified local economy; and ensuring that new development is harmonious with existing neighborhoods, maintains the small-town character of the City, and does not unduly burden existing City services and infrastructure or impact the environment.

The General Plan Update will guide the growth and development (e.g., infill development, redevelopment, and revitalization/restoration) of the City 20 years or more into the future. The General Plan Update involves a revision to the current land use map and all elements except Housing. It will guide growth and development within the City by designating land uses in the proposed land use map and through implementation of the goals and policies of the General Plan Update. Assuming a theoretical buildout (post-2035 scenario) of the land use plan, the City is projected to accommodate approximately 5,017 residential dwelling units (4,911 existing plus 106 new) and 8,808,401 square feet of

non-residential square footage (8,757,035 existing plus 51,366 new), which includes commercial, manufacturing and institutional land uses. Additionally, approximately 544 acres will be dedicated to open space and hillside management.

The General Plan Update consists of the following elements: Land Use, Resource Management, Hazard Prevention, and Community Services, which are included as individual chapters in the General Plan Update. The Land Use chapter covers topics such as distribution and intensity of land use development, urban form, historic preservation, economic development, and circulation. The Resource Management chapter covers topics such as hillsides and open space, biological resources, dark sky, trees, water resources, waste management and recycling, greenhouse gas reduction and air quality. The Hazard Protection chapter addresses fire safety, flooding and landslides, seismic safety, and noise. Finally, the Community Services chapter covers topics such as law enforcement, recreation services, library services, community cultural and special events, transit, and public services.

Environmental Analysis: In accordance with the California Environmental Quality Act (CEQA) guidelines Section 15063(a), the City determined that an EIR would be required for this project. Pursuant to CEQA Guidelines Section 15060(d), "If the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process. In the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant." Additionally, as stated in CEQA Guidelines Section 15063, if a lead agency can determine that an EIR will clearly be required for the project, an Initial Study is not required. In accordance with the aforementioned CEQA Guidelines sections, we have prepared an NOP for the proposed project without an accompanying Initial Study, since this is a full-scope EIR. Only Mineral Resources has been eliminated from further analysis since there are no mineral resources located within the City. The following topics will be analyzed in detail in their respective sections of the EIR:

Aesthetics	Greenhouse Gas Emissions	Public Services
Agricultural and Forest Resources	Hazards and Hazardous Materials	Recreation
Air Quality	Hydrology and Water Quality	Transportation and Traffic
Biological Resources	Land Use and Planning	Utilities and Service Systems
Cultural Resources	Noise	
Geology and Soils	Population and Housing	

Responding to this Notice: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice at the earliest possible date but *not later than 30 days* after receipt of this notice. The NOP is being circulated for a 30-day public review period beginning September 23, 2013 and ending October 23, 2013.

Please send your written comments to Danny Castro, Director of Development Services, at the address shown above. You may also submit comments by e-mail to dcastro@cityofsierramadre.com. Agencies should provide the name of a contact person with their response. Copies of the NOP are available for public review at:

City of Sierra Madre Development Services Department 232 W. Sierra Madre Boulevard Sierra Madre, CA 91024	Sierra Madre Public Library 440 W. Sierra Madre Boulevard Sierra Madre, CA 91024
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A copy of the NOP is also available on the City's website at www.cityofsierramadre.com and will be published in the Mountain Views News.

Scoping Meeting: As a part of the NOP process, the City will conduct a public scoping meeting in order to present the proposed project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on October 15, 2013 at 6:30 at the Sierra Madre Council Chambers.