



NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT

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

DATE: January 18, 2022

SCH NUMBER: 2020060534

TO: Responsible and Trustee Agencies and Interested Parties

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

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

NOTICE IS HEREBY GIVEN THAT the City of Sierra Madre has completed the Final Environmental Impact Report (EIR) for the Meadows at Bailey Canyon Specific Plan Project, a 17.3-acre residential development of 42-detached single-family dwellings, inclusive of a development of a 3+/- acre neighborhood park, and preservation of approximately 35 acres of hillside open space. The Final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA) (Pub. Resource Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.). The City of Sierra Madre will conduct a public hearing to consider certifying the Final EIR. The date, time, and location of the hearing has not been scheduled at this time.

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

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

ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR analyzed the following environmental topics: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials,

Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The Draft EIR identified potentially significant effects related to the following topics: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Noise, and Tribal Cultural Resources. **The Draft EIR determined that all potentially significant effects would be reduced to less-than-significant level.**

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

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:

The Final EIR may be viewed on the City of Sierra Madre website at the link below: <https://www.cityofsierramadre.com/cms/One.aspx?portalId=212393&pageId=16548213>. Hardcopies will be available for viewing at the Office of the City Clerk, located at the Sierra Madre City Hall (232 W. Sierra Madre Boulevard, Sierra Madre, CA 91204) during regular business hours. Due to COVID-19 safety protocols, an appointment for viewing the hardcopies is required. An appointment may be requested by e-mail to vgonzalez@cityofsierramadre.com or by calling 626-355-4239.

FOR PROJECT INFORMATION: For further information on the project, please contact Vincent Gonzalez, Director of Planning and Community Preservation, 232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024, vgonzalez@cityofsierramadre.com, or 626-355-7135.