

SP 22-01

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JAN 12 2022

CITY OF SIERRA MADRE

Planning & Community Preservation Department
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024



CITY OF SIERRA MADRE
PLANNING & BUILDING

MASTER PLAN / SPECIFIC PLAN APPLICATION FORM

Project Address: 700 N. Sunnyside Avenue # 209905

Project Name: The Meadows at Bailey Canyon

APN # 5761-002-008 General Plan & Zoning Institutional

Project site is within the following potential hazards zone(s) (to be completed by staff):

- Landslide Zone
- Liquefaction Zone
- Fault Zone
- High Fire Hazard Severity Zone
- None

Applicant Requests:

Please describe the existing and proposed use on the property and briefly describe any proposed major physical alterations. Please refer to SMMC Title 16 and 17, SMMC 17.38.020 for permitted uses and SMMC 17.38.030 for conditionally permitted uses.

The project site is currently vacant, fallow land that comprises the southern 17.35 acres of the Mater Dolorosa retreat center. The project proposes a General plan amendment and zone change to facilitate residential development of 42 single detached dwelling units, 3 acre public park, and associated open space. The project site will be graded to facilitate development of single family homes.

The City will work with one individual, or firm, who is the "applicant." It is expected that the applicant will convey all project related information to the individuals involved in the project.

Applicant: NUWI Sierra Madre, LLC

Address: 2001 Wilshire Blvd, Suite 401 Santa Monica, CA 90403

Phone: 310-864-2427 Email: jasonh@newurbanwest.com

If required:

COVENANTS, CONDITIONS, AND/OR RESTRICTIONS

SIERRA MADRE MUNICIPAL CODE (Sections) (To be completed by staff)

Refund: Applicants will be entitled to refunds of relevant fees only if an application has been submitted and received in error by City Staff. Fees will not be refunded to an applicant who decides not to pursue a project which has been submitted.

Office Use Only

Application Fees		Noticing Fees		Environmental Fee \$	<u>GPA 22-01-02</u>
Master / Specific Plan \$	<u>8167.00</u>	Director \$		Total: \$	<u>8167.00</u>
		PC \$			
		CC \$			
Date received:		Case No.		Project No.	<u>SP 22-01</u>

Owner Information

Firm: The Congregation of the Passion, Mater Dolorosa Community, a California not-for-profit corporation Contact Person: Keith A. Zekind
 Address: 660 Busse Highway Park Ridge, IL 60068
 Phone: 773-266-5795 Email: keith@cppo.org

Architect Information

Company: LCRA Architects Contact Person: Adele Chang
 Address: 35 Hugus Alley, Suite 220 Pasadena, CA 91103
 Phone: 626-840-9468 Email: achang@lcra-architects.com

Engineer Information

Firm: Fusco Engineering Contact Person: Winnie Tham
 Address: 16795 Von Karman, Suite 100 Irvine, CA 92606
 Phone: 949-474-1960 Email: wtham@fuscoe.com

Appeal

If any person is aggrieved by a decision, an appeal may be filed to a higher decision-making body. For further information, please contact the Department of Planning & Community Preservation for the procedure and time constraints.

Certification

I certify that I am the duly authorized applicant for this project. Further, I certify that all of the above information is true and correct. (If the undersigned is different from the legal property owner, a letter of authorization must accompany this form.)

I have read and agree to comply with the above stated conditions:

NUWI Sierra Madre, LLC (Adam Browning, Manager)
 Name of Applicant


 Signature

 Name of 2nd Applicant

 Signature

Please note: the above signature(s) must be notarized.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

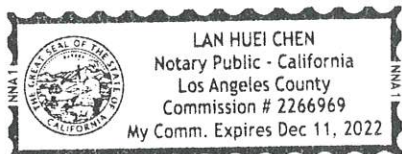
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)
On January 11st, 2022 before me, LAN HUEI CHEN, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared ADAM BROWNING
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer — Title(s):
[] Partner — [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

This checklist should be reviewed with a Planner to identify the specific material necessary to submit your application. Incomplete applications cannot be processed and will be returned to the applicant together with a checklist specifying the items that are incomplete.

Application Completeness: Only applications that include all of the required documents will be deemed "complete." The Department of Planning and Community Preservation retains the right to review documents and determine that they are adequate in their ability to convey the applicant's request to the decision-making body. Applicants will be notified if the application is not complete within 30 days of filling the application and paying all required fees.

MINIMUM SUBMITTAL REQUIREMENTS:

Due at the time of application submittal:

- Completed Master Plan / Specific Plan Application Form and Supplemental Forms
 1. Master Plan / Specific Plan Application
 2. Submittal Checklist
 3. Findings
 4. Owner's Affidavit
 5. Entry onto Private Land
 6. Environmental Information Form
- PUBLIC NOTICING:

A 300-foot radius map and the names of the property owners within a 300-foot radius required.

Submit a master list and two (2) sets of typed labels listing all property owners and their addresses for purposes of mailing public hearing notices.
- PHOTOGRAPHS: One (1) set of colored photos depicting a minimum of four views directed toward the focus of development and four views directed away from the focus of development for each area of development. All photos to be included on a key map indicating the location and orientation where photos were taken. Each photo to be provided in digital format as PDF and JPEG or PNG.
- A diagram encompassing all parcels owned or controlled by the applicant, showing the following:
 1. Existing buildings, structures, yards, walls, walks, vehicle parking areas, and landscaping and their respective date of original construction;
 2. Street alignments, grades and widths;
 3. Drainage and sanitary facilities and utilities, including alignments and grades thereof;
 4. Location and size of all required easements and rights-of-way;
 5. Location of fire hydrants, fire roads and firebreaks;
 6. Lot size and configuration;
 7. Traffic access;
 8. Grading;
 9. Land to be dedicated for park and/or recreational purposes, if any; and
 10. Other specific physical requirements in the plan and configuration as may be necessary to ensure consistency with, or implementation of, the general plan, or other applicable specific plan.

CONTENTS OF THE MASTER PLAN / SPECIFIC PLAN

- A plan showing the proposed development on the site and any expansion or new or intensified principal use (under the institution's ownership or control), shall indicate the following:
1. All proposed changes or alterations to existing buildings, structures, yards, walls, walks, vehicular parking areas, landscaping, building setback lines, flood hazard zones, seismic lines and setbacks, geologic mapping, and archaeological sites, and other such features as may be needed to make the development attractive, adequately buffered from adjacent uses and compatible with the character of the surrounding area; and
 2. The plan shall include a boundary survey prepared by, or under, the direction of a registered civil engineer or licensed land surveyor. If the applicant does not have a record title ownership interest in the premises, the applicant shall provide satisfactory evidence that the persons with the record title ownership have consented to the proposed development. For the purposes of this paragraph, "record title ownership" shall mean fee or lesser interest of record. Record title ownership does not include ownership of mineral rights or other subsurface interests which have been severed from ownership of the surface.
- A landscape plan, or plans, prepared by a licensed landscape architect, or other qualified landscape professional, drawn to scale of not less than one inch equals ten feet, and includes the following information:
1. Total square footage of all landscaped areas;
 2. Square footage of each landscaped area;
 3. Percentage of the total premises devoted to landscaping;
 4. Type of plant materials, i.e., the botanical and common names;
 5. Location, container size and number of all new plant materials;
 6. Type, size and location of a permanent irrigation system adequate for the proposed landscaping; and
 7. Location of existing trees four inches or greater in diameter, measured eighteen inches above ground level, and an indication of whether they are to be retained or removed.

ADDITIONAL ITEMS:

Consult with a Planner to determine if any of the following items are required

- PHASING PLAN if the master plan / specific plan proposes development over multiple timeframes.
- TRAFFIC, PARKING AND CIRCULATION STUDY
- NOISE STUDY
- COMMUNITY OUTREACH: to conduct outreach and provide all related documentation.
- COLORED RENDERING OF FRONT ELEVATION
- THREE-DIMENSIONAL PERSPECTIVES of the project in relation to all adjacent properties.
- ARBORIST REPORT AND TREE REMOVAL PLAN: If required by the Department of Public Works
- HISTORIC RESOURCE EVALUATION REPORT: If required by the Planning Department for modifications to existing structures which are 75 years of age or older.

Additional Items to be completed after the application has been deemed “complete”:

Unless otherwise specified, all items are due a minimum 10 days prior to Planning Commission hearing date.

PUBLIC NOTICING

A signboard must be posted on the property in a conspicuous place no more than 10 feet from the front property line to remain a minimum of 14 days prior to Planning Commission hearing. Posted signage shall be placed on the property describing the proposed project in accordance with Sierra Madre Municipal Code Section 17.60.100.B. A template will be provided once staff has deemed the application “complete”.

Electronic Copies of All Items Required Within the Submittal Checklist

Required Color Prints

Unless otherwise noted by the Planner, twelve (12) 3-hole punched copies/sets of the following:

- 1) SET OF PLANS – 11”X17” reductions of completed plans submitted as part of the submittal checklist;
- 2) All Items Required Within the Submittal Checklist

CONDITIONAL USE PERMIT FINDINGS

Before any conditional use permit is granted, the applicant shall show, to the reasonable satisfaction of the body hearing such matter, the existence of the following facts:

(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. That the site for the proposed use is adequate in size, shape, topography, and location;

N/A. The project does not require a conditional use permit.

2. That the site has sufficient access to the street which is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

N/A. The project does not require a conditional use permit.

3. That the proposed use is neither detrimental to the public health, safety, and general welfare, nor will unreasonably interfere with the use, possession and enjoyment of surrounding adjacent properties;

N/A. The project does not require a conditional use permit.

4. That there is a demonstrated need for the use requested;

N/A. The project does not require a conditional use permit.

5. That the proposed use is consistent with the general plan, zoning and any applicable design standards;

N/A. The project does not require a conditional use permit.

6. That the use at the location requested would benefit the public interest and convenience;

N/A. The project does not require a conditional use permit.

MASTER PLAN / SPECIFIC PLAN FINDINGS

Master Plan / Specific Plan Objectives and Requirements. In addition to the findings required for a conditional use permit, the planning commission, and city council on appeal, shall find that the proposed master plan / specific plan is consistent with the general plan and that all of following provisions are met:

(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)

1. Structures shall convey the village theme in their siting, massing, scale, use of open space and architectural character, and shall otherwise be consistent and compatible with adjacent uses;

The Meadows at Bailey Canyon Specific Plan provides comprehensive design criteria that ensures consistency with the village theme and sensitively sites new residential units to avoid aesthetic and visual impacts through the use of a terraced grading design, single loaded streets, and a mix of one and two story units. Overall building compositions are balanced and all larger volumes are broken up into smaller components to achieve massing and scale consistent with existing adjacent uses. Natural and improved open space is provided throughout the site, including a new 3-acre public park. The project site is surrounded by existing single family residential uses at similar densities. The project proposed three unique architectural styles that are reflective of the spanish, craftsman, and modern styles found in the existing adjacent community. Accordingly, the Meadows at Bailey Canyon is consistent with its surrounding uses and the proposed mix of residential, open space, and recreational uses are compatible with existing adjacent uses.

2. Historic structures shall be preserved to the maximum extent possible, and the project improvements shall be located and designed in a manner that does not adversely affect properties in the immediate neighborhood nor adversely affect cultural, historic, and environmental resources;

The proposed project does not result in any impacts to existing historic structures as the project site is currently fallow. The Mafar Dolorosa Retreat Center will remain in operation. As demonstrated by the project EIR, the proposed project does not result in any significant and unavoidable environmental impacts. No impacts to cultural, historic, or environmental resources result from the proposed project. The project has been designed to avoid impacts to adjacent existing residences by providing a robust landscaped buffer and enhanced rear setbacks between new and existing homes.

3. Structures should be designed to a high level of architectural quality, being a visual asset in the area in which they are located;

The Meadows Specific Plan provides a comprehensive set of design standards that ensure robust architectural detailing and high quality design through the required use of a wide variety of building materials, colors, finishes, fenestration, articulation, and a mix of architectural styles that are representative of the existing Sierra Madre community. Architectural features will be provided on all four sides of the new homes providing character and visual interest. New buildings will be properly buffered from adjacent residential uses and subject to setbacks to ensure the project is a visual asset to the area. Transitions in height, massing, and scale are incorporated into all primary facades and variations in both horizontal and vertical wall planes are incorporated. Roof materials are varied and articulated and placement of windows will be balanced to ensure proper scale and consistency with each architectural style. Therefore, the project is designed to a high level of architectural quality and will serve as a visual asset in the area.

4. Buildings and sites shall be designed to enhance the pedestrian character of the city, by opening directly onto sidewalks, providing walkways, other pedestrian linkages, and other amenities and incorporating public open activity spaces;

The Meadows project includes a complete internal network of sidewalks adjacent to all residential units which provide connectivity to the proposed 3-acre public park, open space, as well as connections to offsite pedestrian amenities like Bailey Canyon Wilderness Park. Offsite improvements include the widening of Carter Avenue to accommodate a new sidewalk connecting the proposed project to Bailey Canyon Wilderness park and improving pedestrian safety for members of the public in accessing Bailey Canyon Wilderness park. These onsite and offsite pedestrian improvements serve to maximize access and connectivity. A Trail staging area adjacent to the Meadows Park parking lot will provide additional information about pedestrian amenities and accessibility.

5. Landscaping shall be incorporated with the building design and reflect the overall visual character of the district which surrounds it, and shall consist of a combination of trees, shrubs and ground cover with careful consideration given to eventual size, form, susceptibility to disease and pests, durability, and adaptability to existing soil and climate conditions;

A planting plan including a native palette of trees, shrubs, flowers, hedges, and groundcover is included within the Specific Plan and plantings will be required to be drought tolerant and reflective of native species found in the existing community. All plantings will be consistent with the architectural styles of the homes. Landscape will be provided in a variety of sizes, including screening trees, ornamental landscape, mid size shrubs, and groundcover. Native species have been selected in consideration of existing soil and climate conditions. All landscape will be consistent with the City of Sierra Madre Water Efficient Landscape Ordinance to ensure maximum water conservation.

6. The project shall incorporate water conservation practices such as, but not limited to, greywater plumbing, permeable ground surfaces, drought tolerant landscaping, green building materials, rainwater capture devices, and low-flow fixtures;

The Meadows incorporates a wide variety of water conservation features including greywater systems in all homes, low-flow fixtures and appliances, drip irrigation, drought tolerant landscape, and green infrastructure that will capture, treat, and infiltrate all stormwater produced on the project site. Compliance with the California Green Building Standards Code ("CalGREEN") will ensure water conservation and green building materials are utilized. All landscape will comply with the City of Sierra Madre Water Efficient Landscape Ordinance to ensure maximum water conservation.

7. Any development of a site located north of the "Hillside view line" defined in Section 17.52.080 of this title or adjacent to R-H-zoned property shall protect the natural environment from change, preserve and protect views and preserve and maintain the identity, image and environmental quality of the R-H zone;

The project site is not located north of the "Hillside view line" and is not located adjacent to R-H zoned property.

8. The project will not displace or encroach into existing commercial uses.

The project proposes to develop fallow, vacant property. No commercial uses will be displaced. The project is surrounded by existing residential uses to the west and south and will not encroach into existing commercial uses.

MASTER PLAN / SPECIFIC PLAN FINDINGS – MODIFICATIONS TO DEVELOPMENT STANDARDS

Adjustments to the development standards of Chapter 17.38 of the Sierra Madre Municipal Code may be permitted in the master plan / specific plan provided the planning commission finds that the project: *(Provide a thorough response to the following. Include additional or separate sheets for response as necessary)*

1. Contains activities and functions which will be a significant asset for the city;

The Meadows project provides needed above-moderate income housing opportunities alongside significant public benefits including a 3-acre public park dedicated to the City of Sierra Madre, the preservation of approximately 35 acres of hillside open space to support wildlife movement and habitat, the provision of over \$3 million in development impact fees to support library services, parks, schools, traffic improvements, and water availability. 95% of the housing stock in Sierra Madre was built before 1989 and new, modern housing stock is needed to support anticipated additional growth. According to the 2021-2029 regional housing needs assessment, the City of Sierra Madre needs 51 units of above moderate income housing units to meet demands. The Meadows project provides over 80% of this unmet need. The project will establish a permanent source of funding for ongoing maintenance and operation of the Meadows park at no cost to the City of Sierra Madre. Additional parking in support of the operations of the Bailey Canyon Wilderness park will be provided for public use at the Meadows park and along internal public streets within the project. Offsite improvements to Carter avenue will provide larger travel lanes and a sidewalk to facilitate safety for both pedestrians and motorists.

2. Adequately mitigates impacts attributable to any increase in floor area ratio and height; and

As demonstrated by the Meadows project environmental impact report (EIR), the project does not result in any significant and unavoidable environmental impacts. All potential impacts of the project are mitigated to below a level of significance through the implementation of a variety of mitigation measures and project design features. No deviations to height maximums or floor area ratios are proposed by the project.

3. Provides additional benefits to the community above those which can be exacted to account for the development's direct impact. Such benefits would include, without limitation, making available parking to the public when not needed for the use, dedication of on-site recreational space or parkland, facilities for public meetings, and childcare available to the public.

The Meadows project provides significant additional public benefits above those otherwise required by local ordinance. The project dedicates a 3-acre public park to the City of Sierra Madre and creates a dedicated funding source for ongoing operations and maintenance of this park facility. Accordingly, the City of Sierra Madre will not be responsible for any costs associated with the construction, operations, or maintenance of this new park facility. Additionally, the project makes over 30 additional parking spaces available to members of the public in support of ongoing parking challenges at Bailey Canyon Wilderness Park. Further, proposed pedestrian improvements to Carter Avenue facilitate safe access to the Wilderness Park that does not exist in current conditions.

ENTRY ONTO PRIVATE LAND

In the performance of their functions, the members of the Planning Commission and the staff of the City of Sierra Madre may enter upon my land located at

700 N. Sunnyside Avenue

Project address

and make examinations provided that the entries and examinations do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

The Congregation of the Passion, Mater Dolorosa Community
A CALIFORNIA NOT-FOR-PROFIT CORPORATION


Signature of Landowner

03/18/201
Date

KEITH A. ZERIND
ASSISTANT TREASURER

OWNER'S AFFIDAVIT

I am the owner of the property located at

700 N. Sunnyside

Project address

I have read the foregoing application for the planning permits and know the contents thereof and give the City of Sierra Madre permission to process such permit.

I certify under penalty of perjury that the foregoing is true and correct.

*The Congregation of The Passion, MARY Dolores Community
A California Not-For-Profit Corporation*



03/18/2021

Signature

Date

Please Print:

Name

Keith A. Zerkind

Address

*660 BUSSE HIGHWAY
PARK RIDGE, IL 60068*

Telephone

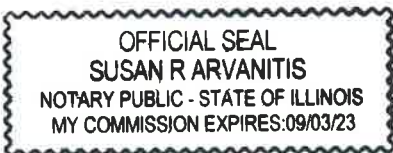
773-266-5795

STATE OF ILLINOIS
COUNTY OF COOK

SUBSCRIBED AND SWORN TO BEFORE
ME THIS 18th DAY OF MARCH, 2021.

Please note: the above signature must be notarized.

Susan R. Arvanitis



CEQA: California Environmental Quality Act

Appendix G

ENVIRONMENTAL INFORMATION FORM

(To be completed by the applicant if required)

Date Filed 3/18/21

General Information

- 1. Name and address of developer or project sponsor: NUWI Sierra Madre, LLC
2. Address of project: 700 N. Sunnyside
Assessor's Block and Lot Number: 5761-002-008
3. Name, address, and telephone number of person to be contacted concerning this project:
Jason Han, NUWI Sierra Madre, LLC 310-864-2427
2001 Wilshire Blvd, Suite 401 Santa Monica, CA 90403
4. Indicate number of the permit application for the project to which this form pertains:
5. List and describe and other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
Tentative tract map, zone change, general plan amendment, design review, EIR
6. Existing District Institutional
7. Proposed use of site (Project for which this form is filed):
Residential, recreational and open space uses

Project Description See Section 1.4 of the Specific Plan. For infrastructure, see Chapter 4 of the Specific Plan. For environmental setting, see Figure 1.4(a) and Figure 1.4(b) of the Specific Plan.

- 8. Site size
9. Square footage
10. Number of floors of construction
11. Amount of off-street parking provided.
12. Attach plans
13. Proposed scheduling
14. Associated projects
15. Anticipated incremental development
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities
18. If industrial, indicate type, estimated employment per shift, and loading facilities.

- 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
- 20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Site on filled land or on slope of 10 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. Use of disposal or potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

- 33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
- 34. Describe the surrounding properties, including information on plants and animals and any cultural, historic or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Certification

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

Date 3/18/21

Signature Janetha Farnell

For NUWI Sierra Madre, LLC