



# **City of Sierra Madre**

**Office of the City Clerk**

232 W. Sierra Madre Blvd.,

Sierra Madre, CA

(626) 355-7135

**THE BROWN ACT PROVIDES THE PUBLIC WITH  
AN OPPORTUNITY TO MAKE PUBLIC COMMENTS  
AT ANY PUBLIC MEETING.**

**THE FOLLOWING ARE COMMENTS RECEIVED  
FOR THIS MEETING**

Contrary to what's being written and said by people representing New Urban West, the tract housing development they're proposing is not building houses like those in the surrounding neighborhood and in Sierra Madre as a whole. This proposed project is over-development of a sensitive hillside. It will be the largest subdivision in Sierra Madre. Three new roads will be built and two roads will be expanded at the cost of 101 trees, including protected species. Also, the hillside will be leveled, then re-built into tiers so that tract housing can be built easily instead of conforming to the natural hill slope. As planned, the project exceeds—some might say ignores—the building code provisions in the municipal building code Section 17.20 R-1 for residential zoning.

I compared what is in the Specific Plan submitted by NUW to the Sierra Madre municipal building code provisions. First, in the municipal code, the maximum permissible lot coverage is 40% BUT the NUW Specific Plan, in table 3.2, lists a minimum of 50% coverage. Second, in the municipal code, the minimum setback from the street is 25' BUT it is only 15' in the NUW Specific Plan. Third, the maximum allowable gross floor area is provided in the municipal code, which measures from the outside walls and includes the garage. In the Specific Plan, they present net square footage which excludes garages and the width of exterior walls. The gross square footage of the 42 proposed houses for a given lot exceed the Sierra Madre allowable gross square footage by approximately 40 to 60%. This means they intend to build houses, on average, 40 to 60% bigger than other residents who want to build—people who abide by the municipal code—are able to do.

Here are the calculations from the Municipal Code for allowable gross square footage on a given lot size and what the Meadows subdivision plans to build. The calculation for maximum allowable gross square feet, which includes the garage and the depth of the outside walls, is 2,225 square feet + 10% of lot area over 7,500. Therefore, the smallest lot size of the development is 7800 square feet, so the house could be a maximum of 2,255 gross square feet. However, the minimum-sized house of NUW has a net square footage of 2,600 square feet, so if you add on the additional square footage of the outside walls of the house and the size of the garage, the gross square footage is around 3,250 square feet compared to an allowable 2,255 square feet—nearly 1,000 square feet larger than allowed. Their average-sized house will be 3,400 net square feet or 4,050 gross square feet. Their average-sized lot will be 9,542 square feet (9.2 acres/42 houses). On a 9,500 square foot lot, the maximum allowable gross square footage of the house is 2,425 square feet and not 4,050 gross square feet, thus they are exceeding the limit by ~1,600 square feet or ~60%. The largest net square footage house in the Specific Plan is 4,250 square feet + an additional 650 square feet for the outside walls and garage, or 4,900 square feet. Even with the largest possible lot size of 20,000 square feet, the maximum allowable is 3,475 square feet, so they would exceed it by 1,525 square feet.

This isn't fair. However, because this project is being proposed under a Specific Plan, the developer doesn't have to abide by any general plan requirements and the Specific Plan supersedes the General Plan. Basically, they're running the show. They don't have to abide by the municipal building code requirements that the rest of the residents of Sierra Madre have to abide by, and they can build much more densely on a lot than should be done. Besides not being in the character of Sierra Madre and not attractive, the specific plan allows for packing big houses close together in an area rated as an extremely high-severity fire zone. This is crazy.

Lastly, shame on NUW and the Passionists for spewing out misinformation and claiming that those of us who oppose over-development in a fragile hillside zone are anti-Catholic and are trying to prevent the retreat center from doing their mission. They are purposely trying to divide people on a false issue. This is all about over-development and its consequences and the project not being in character with Sierra Madre.

Susan Neuhausen

Grove St., Sierra Madre

**From:** [Maria Karafilis](#)  
**To:** [Public Comment](#); [planningcommission@cityofsierramadre.com](mailto:planningcommission@cityofsierramadre.com)  
**Subject:** Comments and questions to be read into the record at today's joint meeting  
**Date:** Tuesday, March 1, 2022 2:21:17 PM

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

Hello--Please enter this message into the record. I am a 22-year resident of Sierra Madre and I request detailed responses to the following questions:

- 1) Will all those seeking exemptions to City rules and regulations be granted specific plans? Why is a special exemption/zoning being granted to New Urban West when our own residents do not receive such special treatment?
- 2) What SPECIFIC traffic and pollution mitigation efforts will be enacted on the surrounding streets? The streets are already in disrepair and the heavy increase in traffic will make them much worse.
- 3) Please respond ingenuously and seriously to the concerns over water and fire. I remember recently when the city was on the brink of well failure. What will you do when water in the future is either much more expensive or not available to buy at all?
- 4) If this project moves forward and our fire staging area is lost, what will you do instead? What plan do you have for emergency vehicles to have clear, accessible streets and to have a staging area to fight the inevitable fire that will occur in the San Gabriels above our city?
- 5) Citing specific evidence, please tell us how much revenue will the city gain from this project and how much will be spent in road maintenance, police and fire, city services, infrastructure, etc. I would like to hear specific data regarding this issue and what possible net loss the City may incur in the long and short terms.
- 5) I request that serious alternatives to this development be considered and presented to the residents so that the citizens may have a say in what they will have to live with.

Thank you for detailed answers. I have not been convinced that the proposed Bailey Meadows Project is in the best interests of residents or the City and have not heard serious discussion of alternatives. I urge the Planning Commission and City Council to oppose this project and to take seriously the many resident concerns.

Maria Karafilis  
[REDACTED] Fairview Ave  
Sierra Madre, CA 91024  
[REDACTED]

**From:** [Edward A Miller](#)  
**To:** [Public Comment](#)  
**Subject:** Ed Miller's Public comment on the NUW/Meadows proposal (with attachmen  
**Date:** Tuesday, March 1, 2022 9:14:44 AM  
**Attachments:** [3-Minute speech.docx](#)

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

Dear City Council,

Attached and below is my message to the City Council on the NUW/Meadows proposal.

Hi I'm Ed Miller, of Lima street. I spent several years as a member of the Sierra Madre General Plan Steering Committee.

Simply put, the purpose of this huge proposed development is to make upwards of \$200M for people that do not live in Sierra Madre, yet it comes at great expense to our city. It may generate between \$1-2M in fees for the city, a short term, one time only payoff for something that will have permanently negative impacts to this community. That payoff is the only reason I can see that this City Council seems to be acting in favor of the development, and so blind to the developers' many misrepresentations, because this development offers no other benefits to this community; only costs and impacts.

This proposal and the EIR violates almost 2 dozen critical policies in our city's General Plan, which many of us spent 5 years developing. On top of that the proposed development comes with a Special Plan with unique special policies that would create an elite, special subdivision in our midst with special privileges. This goes against everything our General Plan was created to do, and the spirit of community Sierra Madre is all about.

After destroying a hundred old growth trees there will be years of noise and dangerous large truck traffic through our neighborhood streets during construction. Once the permits are paid and the houses are built, our water supply will be forever changed, traffic will forever increase by between 100-400 trips a day on neighborhood streets increasing noise, wear and tear on the streets, and most importantly danger to our children and neighbors out for a walk, run, or bikeride. Parking downtown will be even more difficult, and our city fire, police, sewer, street cleaning, road repair and emergency services must be extended forever to support 42 new homes located in a mountainous fire hazard zone with limited access on narrow streets.

This proposed development is a huge money making scheme for people far away from Sierra Madre that poses a permanent danger to our community. The City Council should strike it down, or at the very least leave it to a city wide vote.

Ed Miller

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**From:** [Susan Neuhausen](#)  
**To:** [Public Comment; PlanningCommission](#)  
**Subject:** enter comments into the public record for tonights meeting  
**Date:** Tuesday, March 1, 2022 2:54:26 PM  
**Attachments:** [CC and PC Comments for 030122 meeting.docx](#)

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

Please enter my comments into the public record for tonight's meeting.

See the attached which is also here:

Contrary to what's being written and said by people representing New Urban West, the tract housing development they're proposing is not building houses like those in the surrounding neighborhood and in Sierra Madre as a whole. This proposed project is over-development of a sensitive hillside. It will be the largest subdivision in Sierra Madre. Three new roads will be built and two roads will be expanded at the cost of 101 trees, including protected species. Also, the hillside will be leveled, then re-built into tiers so that tract housing can be built easily instead of conforming to the natural hill slope. As planned, the project exceeds—some might say ignores—the building code provisions in the municipal building code Section 17.20 R-1 for residential zoning.

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Lastly, shame on NUW and the Passionists for spewing out misinformation and claiming that those of us who oppose over-development in a fragile hillside zone are anti-Catholic and are trying to prevent the retreat center from doing their mission. They are purposely trying to divide people on a false issue. This is all about over-development and its consequences and the project not being in character with Sierra Madre.

Susan Neuhausen

[REDACTED] Grove St., Sierra Madre

**From:** [John Brosio](#)  
**To:** [Public Comment](#)  
**Subject:** For Tuesday March 1 meeting  
**Date:** Thursday, February 24, 2022 10:11:03 AM

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

Just want to say that I am extremely opposed to the scope of the Meadows project.

The idea of "no water impact," for one, is pure fantasy and everyone knows it - there is NO way to magically negate the added water use from development anywhere and this drought is not going to either a.) improve or b.) end.

Everyone knows it.

The current project is overblown, oppressive, and destructive to the town character, the natural environment, and the projected use of resources.

**From:** [ghickman1@aol.com](mailto:ghickman1@aol.com)  
**To:** [Public Comment](#)  
**Subject:** Hickman Public Comment: The Meadows at Bailey Canyon Development Special Joint Study Session 03.01.22 and EIR Certification, All Approvals  
**Date:** Tuesday, March 1, 2022 12:15:50 PM  
**Attachments:** [Meadows Bailey Canyon Development Hickman Comments Combined 03.01.22verFflat.pdf](#)

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

For the Public Record and to advance to the City Council and Planning Commission, see the attached Glenn Hickman's Public Comments regarding: The Meadows at Bailey Canyon Development Special Joint Study Session 03.01.22 and EIR Certification, All Approvals.

- An e-mail confirmation of receipt would be welcome.

thank you

**From:** [Derek Sample](#)  
**To:** [Public Comment](#); [Planningcommission@cityofsierramadre.com](mailto:Planningcommission@cityofsierramadre.com)  
**Subject:** I support the Hillside Ordinance change  
**Date:** Tuesday, March 1, 2022 1:45:52 PM

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

Hi,

We live in Sierra Madre for 26 years now and we SUPPORT the Hillside Ordinance Change.

Though they have the right to develop - with this ordinance change the overall impact will be lessened to protect the environment, wildlife and fire hazard potential.

Not much of that has been a concern and we need to put a stop to the egregious use of the property.

We will do everything we can to support this.

Thank you

Derek Sample

Valerie Laughton

[REDACTED] Woodland Drive

Sierra Madre

**From:** [Shirley Moore](#)  
**To:** [Public Comment](#)  
**Subject:** Joint Meeting on March 1 at Sierra Madre Elementary  
**Date:** Thursday, February 24, 2022 11:30:23 AM

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

Good morning, City of Sierra Madre Council Members:

I am emailing you my comments in case I am unable to attend next Tuesday's meeting. I wish to express, as I have many times at the podium and in writing, my absolute objection to the proposed 42-house development on the meadow below the monastery on the western boundary of the city. I continue to be flabbergasted by your wholesale support of this project which violates the city's General Plan, building ordinance, and zoning ordinance. The displacement of wildlife, in addition to the stress of construction and the significantly increased traffic patterns on the streets in the immediately adjacent neighborhoods, the severe overburdening of our water resources, and the thoughtless destruction of what remains of open space in Sierra Madre are only a few of the very obvious reasons you should have cited to deny this project. I've just learned that each lot can now also have an ADU built upon it, which could result in 84 structures being built where 42 already represents a substantial overdevelopment.

It is clear to most who have been following this episode that you - our city council members - and the city's previous city manager have traded with and will benefit in some capacity from the monastery and their developer if this project achieves the necessary approval to proceed; perhaps Mr. Engeland has already reaped his reward. I am disgusted by your blatant disregard for the city's guiding planning documentation and your contempt for the residents (many of whom very actively participated in the General Plan update) of this small and friendly Southern California community. The monastery has no more right to overdevelop in this community than any other landowner, but you have given them preferential treatment these past two years, steamrolling over residents' concerns in the process, and the reasons why loom in the aether ominously.

I am sorry that I voted for some of you in the past few elections; you have proven that you have no interest in protecting and cherishing Sierra Madre from rampant overdevelopment, something I and most of my neighbors hoped from you and a cause which some of you promised during your election campaigns to champion. I wonder if what you have gotten and what you will get in exchange for your betrayal of this community will be worth your efforts.

Shirley Moore  
Sierra Madre resident/homeowner

**From:** [David Hughes](#)  
**To:** [Public Comment](#)  
**Subject:** Mater Dolorosa / Meadows at Bailey Canyon Comments  
**Date:** Tuesday, March 1, 2022 1:28:46 PM

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

Thank you for the opportunity to comment on the proposed Meadows housing development. I have several concerns that I believe deserve further consideration as the City evaluates the project.

#### Traffic

The EIR traffic study indicates that the project would generate 440+ additional trips per day but that this would (unbelievably!) result in "no measurable difference" at the various intersections that were studied. Most traffic from the development will utilize Sunnyside to Grandview to Michillinda to get anywhere (don't tell me that the traffic will be split evenly between the Sunnyside entrance and the Carter Street entrance, Sunnyside will experience the bulk of the additional traffic). Traffic on Grandview is already a challenge during peak hours - rather than calculate the number of trips, the traffic study should determine the change in travel times on Grandview and Michillinda. Grandview is a narrow street for the amount of traffic it handles - a single large car parked on this street can really slow traffic. A boilerplate traffic study does not adequately factor in the fact that we are starting with undersized streets in our town to handle additional traffic. A more detailed traffic study should be undertaken.

#### Construction Traffic

The traffic study indicates that there will be average of 250 daily trips through our town during construction. The City Council should mitigate the impacts of this traffic by restricting construction traffic until after peak morning traffic hours (after 9 AM) and before peak afternoon hours (4 PM).

#### Traffic Speeds

The traffic study does not analyze potential speeds of vehicles leaving the Meadows site. Sunnyside slopes significantly from north to south and there are no stop signs or anything to moderate vehicle speeds between the proposed development until reaching Grandview -- a distance of over a quarter mile. The EIR should propose how traffic speeds will be moderated for the safety of pedestrians and other vehicles.

#### Dust

To mitigate the effects of dust on project neighbors, the City Council should restrict any ground-disturbing activities before 10 AM or after 3 PM. This will allow neighbors that may be sensitive to particulates time to leave for work and for children to leave for school before the (unmitigated) air quality impacts are felt by neighbors.

#### Oak Trees

The project will remove several large native oak trees and the proposed mitigation for those impacts is totally insufficient. Some of these trees are large enough that they are surely more than 100 years old. In this case, the municipal gives the City's tree advisory committee leeway to adjust mitigation requirements. The comment letter from the California Department of Fish and Wildlife recommended that 20:1 mitigation is a more suitable requirement. The City should require a more reasonable number of replacement trees to offset this important impact.

#### Weeds

For projects like this that are adjacent to natural open space, a significant threat to the neighboring ecosystem is the introduction of non-native weeds. The developer should provide materials to homeowners that indicate weed species they should not plant on their property and the developer should provide funding to the city for ongoing monitoring to ensure invasive weeds do not occur on the site.

#### Air Quality

The EIR indicates that several volatile organic compounds were identified during soil testing, including benzene, chloroform, acetone, chloromethane, dichlorodifluoromethane, ethylbenzene, isopropanol, tertbutyl alcohol, toluene, and trichlorethane. I inquired in my comments to the EIR preparer about these chemicals being released via dust during grading - the response was that the site would be watered two times a day to control dust. Additional studies and mitigation measures should be required to understand the potential risk to air quality and to the health of neighbors.

David Hughes  
█ Edgeview Drive  
Sierra Madre

March 1, 2022

To: City of Sierra Madre  
232 W. Sierra Madre Boulevard  
Sierra Madre, Ca. 91024

Attn: **City Council**  
Gene Goss, Mayor  
Edward Garcia, Mayor Pro Tem  
Rachelle Arizmendi, Council Member  
Kelly Kribs, Council Member  
Robert Parkhurst, Council Member

**Planning Commission**  
William Pevsner, Chair  
Thomas Denison, Vice-Chair  
Peggy Dallas, Commissioner  
John Hutt, Commissioner  
Bob Spears, Commissioner

**City Manager**, Jose Reynoso  
Via: [PublicComment@CityofSierraMadre.com](mailto:PublicComment@CityofSierraMadre.com)

From: Glenn Hickman, [REDACTED] Fairview Ave., Sierra Madre, Ca. 91024

Re: The Meadows at Bailey Canyon Development – EIR Certification, All Approvals

We enable and trust Our City Leadership to Vote NO regarding any or all Discretionary Entitlement Actions Requested; and to also impose Development Exactions in alignment with the risks, rewards, and mitigations for All. City Leadership should not fear a civil lawsuit from any Applicant in matters of Discretionary Approval, vote in alignment with the empowerment and voice for the Stakeholders, and in context to the facts as presented to them, setting aside their opinions.

I am alarming Leadership to several High-Level Issues as found listed below, which appear clouded from visibility and currently managed into obscurity by the CEQA process, as relevant to your forthcoming Discretionary Entitlement Approvals. I have attached my detailed commentary from October 4<sup>th</sup>, 2021, regarding the DEIR and Applicants' rebuttal. My commentary is regarding not just the EIR Certification, but most importantly the Proposed Development in general and Entitlement Approvals; and would request you please read that Detailed Document.

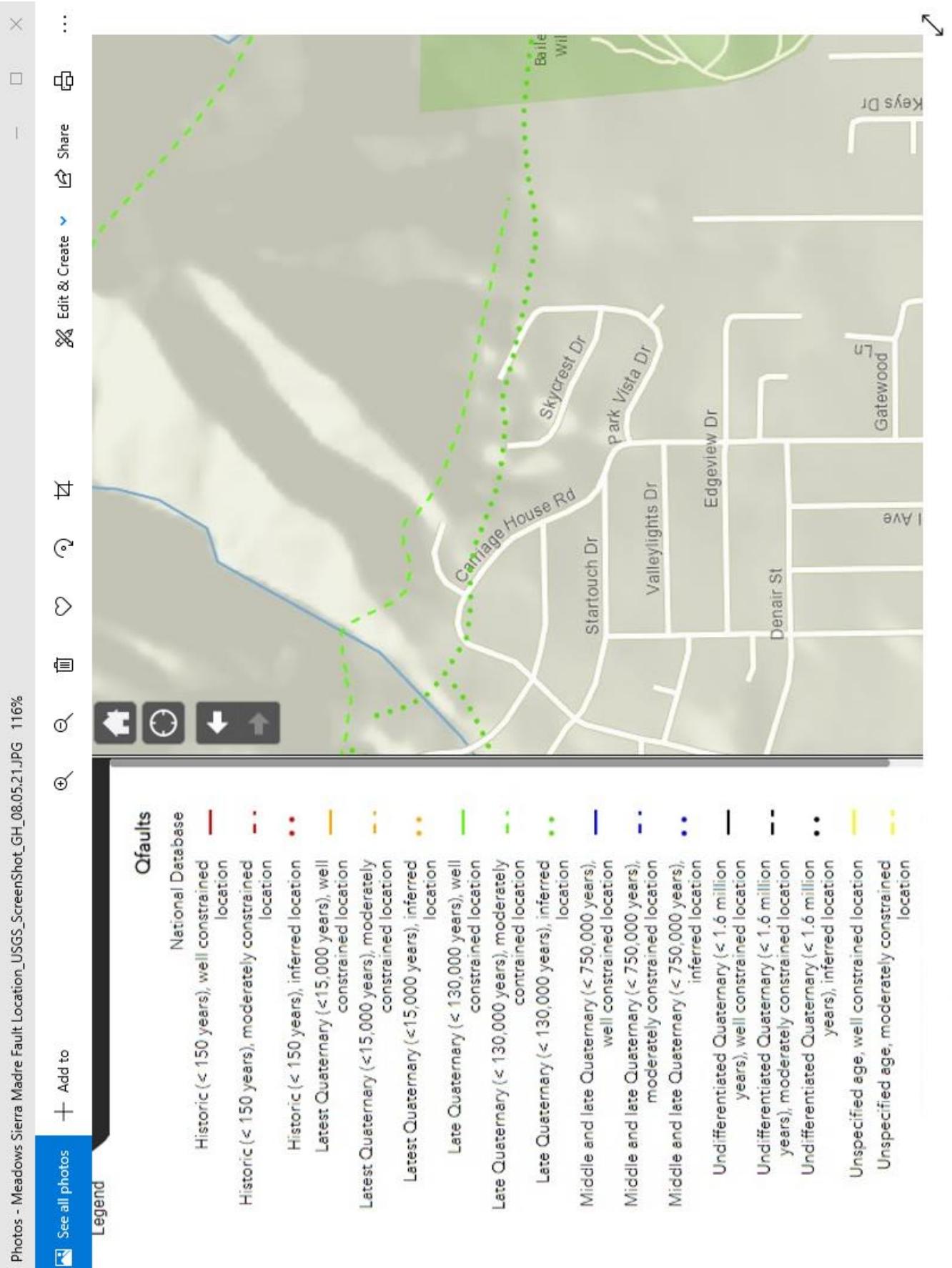
I request City Leadership address the following High-Level Issues in consideration of the cost and risk to Sierra Madre Stakeholders, starting in the joint session between City Council, City Planning, and the Applicant, March 1, 2022:

1. **Insolvency (I95-2):** The possible insolvency of the project and need for imposition of a "Special Development Bond" as an Exaction, to assure the Development is completed. Economic uncertainty and the potential for Community Blight from an incomplete 42-unit housing development, with major grading operations, is a risk and should be mitigated. This should not be confused with a construction or performance bond.
2. **Community Meadows Wildlife Preserve Alternative – Bond Measure (I95-4):** Consideration to staying the CEQA and Entitlement Process in favor of a unilateral solution to address those seeking financial benefit, open space, and preservation of the last community bio-diverse meadow. This should have been a CEQA Alternative, given the enormity of the issues, and without which, presents an ever-increasing division between Stakeholders in Sierra Madre. There is still time to avoid the Russian roulette and burden to human equity and costs of another Measure V, when the Right-Size Zoning is brought to the Stakeholders in November for a vote. Please set aside the hearsay regarding prior attempts, which appear to have been inadequately resourced, and address this from a position of City Leadership with a willing Applicant to result in a win for All, including the flora and the fauna.
3. **Active Faults (I95-5):** Consider the two "active" seismic Late Quaternary Faults under the property, which led to the destruction and demolition of the Monastery's larger Building due to the 1991 Sierra Madre Earthquake of 5.8. Please set aside what the Applicant states and look at the US Geological Survey Map for yourself, exact an EIR Mitigation for an On-site seismic fault exploration, not just reliance on the geological soils borings provided; and seek adequate detail to formulate your own knowledge as to the two "active" seismic faults.
4. **ADU's (I95-8):** Consider mitigations to the impacts of 84 housing units, 42 single family homes and 42 ADU's.

Regards and Thank You in Advance for Your Consideration,

Glenn Hickman

Enc. USGS screen shot – 1 page; Hickman DEIR (including Applicant response and Hickman reply) multiple pages



## Comment Letter I95

**From:** ghickman1@aol.com  
**Sent:** Monday, October 4, 2021 4:42 PM  
**To:** Vincent Gonzalez  
**Subject:** Hickman Comments DEIR Meadows at Bailey Canyon Specific Plan  
**Attachments:** DEIR Meadows Bailey Canyon Specific Plan Hickman Comments 10.04.21ver1.1.pdf

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

Oct. 04, 2021  
4:41PM

Hello Mr. Gonzalez.  
Please find my DEIR comments in the attachment regarding the Meadows at Bailey Canyon Specific Plan.

- An e-mail reply confirming receipt would be welcome.

regards,  
Glenn Hickman  
480 Fair View Ave

DETAILED COMMENTARY TO HICKMAN LETTER OF 03.01.2022:  
REFER TO PAGES 9 TO 14:

195-1: G.HICKMAN: 03.01.22: CRITICAL ISSUES NEED TO BE ELEVATED TO THE CITY COUNCIL, PLANNING COMMISSION, & CITY ATTORNEY FOR REVIEW AND RESOLUTION. APPLICANT HAS CONSTRAINED RESPONSES TO CEOA WITHOUT HIGH LEVEL VISIBILITY AND WITHOUT ADVANCEMENT IN THE INTERESTS OF THE COMMUNITY STAKEHOLDERS. NUMEROUS ISSUES ARE RELEVANT TO THE ENTIRE PROCESS (THE SPECIFIC PLAN, SUBDIVISION AGREEMENT, DEVELOPMENT AGREEMENT, AND ULTIMATELY ANY HOA (IF APPLICABLE)); BEARING SIERRA MADRE STAKEHOLDER COST AND RISK.

I95-1

October 4, 2021

To: City of Sierra Madre  
Planning  
232 W. Sierra Madre Boulevard  
Sierra Madre, Ca. 91024

Attn: Director Vincent Gonzalez  
[vgonzalez@cityofsierramadre.com](mailto:vgonzalez@cityofsierramadre.com)

From: Glenn Hickman  
480 Fairview Ave.  
Sierra Madre, Ca. 91024

Cc: <https://www.stophousingproject.com/>  
<https://www.preservesierramadre.com/>

Re: Draft Environmental Impact Report for The Meadows at Bailey Canyon Specific Plan  
Hickman Comments

Thank You for the opportunity to comment as found below. Please retain a copy for the administrative record. Please respond to these comments in the Final EIR and please include me in the list of people to notify when the Final EIR is available.

Irrespective of whether my following comments are deemed material for inclusion in the EIR, at minimum they should be advanced as mitigation measures and matured throughout the development process, including into the Specific Plan, the Subdivision Map (recorded covenants and conditions of approval) and HOA (Cc&R's and bylaws). Some of my comments are highlighted with symbols and pertain to the entire section regarding those processes and documents: “\*\*” relevant to the 1) subdivision map covenants and conditions of approval; “!” relevant to the 2) specific plan; “#” relevant to the 3) HOA CCR's and bylaws if part of the residential ownership.

\*! # INSOLVENCY – INCOMPLETED PROJECT: Special Development Completion and Sales Bond:

- **Background:** Sierra Madre has several abandoned subdivision projects blighting its community. An incomplete subdivision of this magnitude and potential blight, should the economy or other factors result in Owner/Developer insolvency, warrants a Special Development Bond for a Bonding Company to complete the development in a definitive timeframe. A Subdivision Covenant and Condition of Approval is required to execute this and should not be confused with the performance and bonding requirements the Owner/Developer requires of the Contractor. After all the controversy regarding this Development and all the sweat equity and resources to be expended by any and all entities would it not be in the City's and City Leadership's best interests to negate the risk of an Incomplete Development – Community Blight?

CEQA PROCESS ISSUES

- **Responsible Agencies Not Identified:** Responsible Agencies of relevance appear to have been overlooked in the Application. Bailey Canyon Debris Basin and Park: 1) Calif Dept of Parks & Recs; 2) California Dept of Water Resources Division of Safety of Dams; 3) Los



DEIR Meadows Bailey Canyon Specific Plan Hickman Comments 10.04.21ver1.1.docx

- Angeles County Dept of Public Works; 4) LA County Flood Control District (during the EIR process, not just the Subdivision Mapping process as found in the Municipal Code).
- **8.5 Alternatives Under Consideration:** Given the Relevance that this Project forges for proponents by advancing Revenue to the General Fund and also compliance with RHNA Housing (be it in the future per the General Plan DEIR); and opponents evidenced by Community Outrage in need of Community Calming, uncertainty of outcomes in a complex multi-approval process (zone change, specific plan, etc. etc.), it appears logical that the “rule of reason” would suggest the DEIR consider a General Obligation Bond Alternative to Purchase the Property, which it did not.
    - **Proposed Alternative 4: General Obligation Bond Alternative:** to purchase the property and append Existing Bailey Park with a “Conservation Park”; would counter the perceptions by some of a Legislative Taking from the People in favor of One Stakeholder, the Monastery. It would provide site suitability (mitigation of seismic uncertainty and hazard, provide for the City of Sierra Madre to meet Quimby City-wide Park Goals, current conformance with the General Plan and current Zoning; calming of the Community to avoid possible Political backlash, etc.), including economic viability for the Landowner which has been professed to be of major consequence.
    - Community Folklore, associated with Preserve Sierra Madre, an advocacy coalition, suggests that an \$11 million dollar purchase of the property was proposed to no avail. That said, a credible and transparent Alternative should be considered for what might oblige \$200 to \$300 dollars per year on the property taxes for 30 years for a \$20 to \$30 million dollar purchase. This Alternative should not be summarily dismissed based on rhetoric or folklore and pursued with credible resources and legitimacy.
      - Jaffray Sanders, institutional financial consultants, (which I have no connections), is an obvious nationally recognized entity to facilitate a credible CEQA Alternative for an Alternative 4, General Obligation Bond or similar institutional placement in mitigation to development.
    - Alternative 1: No Project/No Build Alternative: is a typical EIR alternative; however the proposed Alternative
  - **Alternatives 2: Existing Zoning and Land use Designation Communal Residential Facility Alternative & Alternative 3: Existing Zoning and Land Use Designation: Private School Alternative -or- Any Institutional Alternative (added for emphasis):** would more than likely never come to consideration because of the two Late Quaternary Faults on the property; and history of the Sierra Madre Earthquake and Epicenter (possibly under the property) rendering sever damage to an Institutional Structure for removal.

I95-3  
Cont.

I95-4

I95-5

**\*!# 4.7 GEOLOGY AND SOILS: HAZARD IS SITE SIGNIFICANT: To Suggest NO PROJECT – No Alternatives**

**2 & 3 – No Structures – Potential Alternative 4 and Alternative 1**

- DEIR Documents: Table ES-1 Summary of Project Impacts: Geology and Soils: & Appendix E, Geologic Section of EIR: “Would the project directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: a. Rupture of a known earthquake fault.....Geology Special Publication 42? ..... is “Less than Significant.”
  - **Less than Significant is Premature:** The impact statement of “Less than significant” is premature and the corroborating Appendix E (even with the borings taken to suggest a

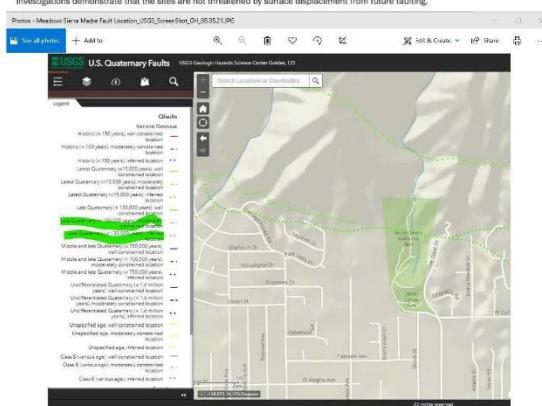
DEIR Meadows Bailey Canyon Specific Plan Hickman Comments 10.04.21ver1.1.docx

response to a requirement for “detailed site-specific geologic exploration”) appears to not be in alignment with the depth and breadth of required analysis to negate the severity of the two Late Quaternary Faults. In fact, the report in Appendix E appears to represent a preliminary soils report.

- **Less than Significant in Conflict:** The statement “Less than Significant” is also in conflict with Applicant’s own DEIR’s Section: Geology and Soils 4.7.2 Relevant Plans, Policies, and Ordinances (see insert below); wherein stated that “Late Quaternary .....faults .....are consider potentially active. ....and requires detailed site-specific geologic explorations to determine whether building setbacks need be established. IE. Can the structures proposed be built where proposed? Will they indirectly become community blight if not reconstructed after an earthquake? And, most importantly will there be potential loss, injury, or death?
  - The USGS Quaternary Fault Map (see insert): depicts two (2x) Late Quaternary faults (moderately constrained and inferred) which traverse the project site and in fact may have been the underlying cause for the earth movement resulting in the prior institutional buildings fatal damage in 1991 and demolition. Relevant, is that the existing monastery institutional structure was apparently less impacted, possibly confirming that the two (2x) faults are in fact under the proposed project; and compelling a detailed exploration – possibly horizontal open cut trenching.
    - Noteworthy, the rhetoric and narrative to compel a Zone Change from Institutional to Residential, suggesting an Institutional Project would have more impacts than Residential, is neutered by the fact that the uncertainty of two active faults (unless deemed otherwise with proof positive) would result in no project, no funding, no insurance.

**Alquist-Priolo Earthquake Fault Zoning Act**  
 The Alquist-Priolo Earthquake Fault Zoning Act of 1972 (California Public Resources Code Sections 2621 - 2630) regulates development and construction of buildings intended for human occupancy to avoid the hazard of surface fault rupture. The act helps define areas where fault rupture is most likely to occur. The act groups faults into categories of active, potentially active, and inactive. Historic and Holocene age faults are considered active. [REDACTED]

Cities and counties affected by the zones must regulate certain development projects within the zones. They must withhold development permits for sites within the zones until geological investigations demonstrate that the sites are not threatened by surface displacement from future faulting.



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195-5  
Cont.

- **Site-Specific Geological History:** This specific site's recent geological and seismic history has not been completely and correctly characterized. 1) A major institutional structure (3 stories, circa 1920's) was so severely damaged from the Sierra Madre named 5.8 magnitude earthquake, June 28, 1991, at 7:43, that it was demolished. 2) The USGS Quaternary Fault Map depicts faults which traverse the project site and in fact were probably the underlying cause for the earth movement resulting in the institutional buildings fatal damage and demolition. At the scale of the maps found in Exhibit E and or the USGS Interactive Fault Mapping.....the faults in question could exist directly under the proposed project. Appropriate Field Exploration (refuting Appendix E to be adequate) will determine age and location with more certainty given the site-specific seismic history, future risk and IF the site was the Epicenter for the Sierra Madre Quake.
- **Precedent of Nearby Geological and Seismic History Requiring Detailed Exploration:** The geological and seismic history at the City of Arcadia's Foothills Middle School, within 3 miles of the project, also within seismic risk to the active RAYMOND Fault, required detailed field exploration and seismic modeling/analysis in 2010 in order to rule out an on-site fault hazard.
- **Minimum Earthquake Insurance Mitigation:** At a minimum, a mitigation should compel the Developer to secure Earthquake Insurance, with written commitments, to pass thru as a mandatory requirement for the new home buyers, recorded in the Final Map, and a CCR/By-laws of the HOA. A commitment to secure and require Earthquake Insurance would avoid the risk of future community blight resulting from an earthquake rendering residential structures in disrepair due to lack of insurance. Clearly, post-earthquake Community Blight was evident after several of the regional earthquakes.

I95-6

**\*! # 4.14 POPULATION AND HOUSING: ADU's - Use & Occupancy:**

- **No ADU's In Perpetuity.** There should be No Future means, administrative, legislative, or otherwise, to convert through any process, in any venue, the Properties in this subdivision so as to add an ADU. This is a new development which unto itself, will be adding to the City's RHNA legislated requirements (as narrated in the DEIR and as found in the DEIR General Plan Amendment) to conform with RHNA legislation. Addition of an ADU in the future would be double dipping to meet legislation and disingenuous to the CEQA process. This development unlike existing housing stock will be in conformance with the Cities duties to address the State's demand for the democratization for housing. Tracking No ADU's should specifically be addressed in this CEQA process and thereafter monitored in the progression of development and post occupancy of the homes. It should run with the legal description for each parcel and into the HOA CC&R and bylaws. A failure in this transparency with an untimely introduction at any time may result in a CEQA and Development process challenge. Latent ADU scoping may constitute a project change after the review period ends and prior to approval of the project.

I95-7

I95-8

**\*! # 4.15 PUBLIC SERVICES & 4.16 RECREATION: DEDICATED PARK:**

- **Sierra Madre Community Exclusive Park Use:** Sierra Madreans should have Exclusive Use with non-visible secured perimeters and surveillance to avoid all the direct and indirect impacts resulting from non-community users. In fact, the DEIR references the Park as a "Dedicated Neighborhood Park" ..... and also .....for "Project Residents and Nearby Residents." Whereas parks are neighborhood and community benefits, they also can become places of destination resulting in overuse, poor maintenance, homeless encampments, etc. in detriment to the community and planned intentions.

I95-9

- **Mature Landscaping at Installation:** The park requires a 20Ft matured landscaped buffer (as if the park had been there for 20 years, and as depicted in the City Council Update March 2021 and throughout the Development Documents); and should not include park physical uses (to mitigate privacy, noise, and light trespass) adjacent to existing residential.
- **Geometrical Barrier Design Issue:** The park presents itself as an amenity for the first row of houses, development mitigation buffer benefit and Quimby fee mitigation / enticement, rather than a community accessible park, because of its: 1) limited access on the East and West edges of a longitudinal land locked pocket park; 2) the leveraging of the existing Bailey Park – parking, toilet facility, etc.
- **Park Dedicated ADA / Toilet Facility:** Toilet Access and Toilet ADA compliance is not apparent in the DEIR documents and should not leverage / overburden existing Bailey Canyon's unisex toilet; without DEIR collaboration and that Responsible Agency.
- **Inadequate Parking:** The 7 stalls depicted appear inadequate, with intentions to comingle the existing parking at Bailey Canyon Park, with continuing overburden to North Grove Street.
- **Grading:** The Park should not have a vertical grade separation abutting the existing residential, to avoid vista down slope privacy issues into existing residential.
- **Site Elements:** The Park requires a solid 8 ft high fence, positive drainage to not trespass over adjacent private property, including landscaping and irrigation restoration to the existing residential side of the adjacency.

**\*I# 4.17 TRANSPORTATION:**

- **No Project Gates:** There should be no gates or if gates are acquiesced in benefit to the Developer, no manipulative design to present the park as If the Sierra Madre Community is not welcome.
- **No Vehicular Use of Existing Crestvale Drive:** Whereas the existing grades might accommodate road access to Existing Crestvale Drive, negating the intended use of West Carter Ave., that should be clearly stipulated upfront to avoid any deviation in the process. Images are an inadequate record and the narratives are not absolute.
- **No Vehicular Use of North Grove Street:** There should be "T" intersection public improvements (curb, gutter, physical barrier – not just "no right turn signage") to prevent vehicular use of existing North Grove Street using a right turn from existing West Carter Ave. Inevitably, the intended "secondary ingress/egress" will result in a right turn by-pass short cut using North Grove Street to Grandview. North Grove Street Parking is already burdened by existing Bailey Park users, with a narrow vehicular free board. And, clearly residents on North Grove would not welcome "No Parking" because of the proposed projects overburden today or in the future. The Meadows Specific plan: 1) page 21 diagram: depicts exclusive tie-in and use of West Carter Ave., not North Grove Street, however certainty in public works improvements to preclude use and over burden to North Grove Street should be a mitigation in the EIR, and not simply deferred into the future to the Subdivision Process and City Engineer, because of its relevance. This should be enacted by way of narrative and detailed design throughout.
- **Certainty of Improvements to West Carter Ave.:** The Section 4.15.5 Impact Analysis is DEIR conceptual as to the proposed scope of West Carter Improvements and appears to be in conflict with Page 23 of the Specific Plan wherein narrated that the existing West Carter Ave. tie-in will remain as is (inferring no intentions to improve). West Carter Ave.: 1) appears to be less than 20Ft, is not a functioning street with failing pavement, has non-compliant lighting, no curbs – gutters – sidewalks, defective drainage and the linkage to Lima Street appears equally questionable. West Carter Ave. is designated as a secondary ingress and egress access throughout the Development documents, however that functionality will not exist unless improved and the Responsible Agencies – LA County Public Works, Flood Control, Parks, etc.

I95-9  
Cont.

I95-10

I95-11

engaged early. West Carter Ave is narrated in the DEIR to be secondary ingress and egress and appears to be somewhat disingenuous given the realities of use and impacts. Just because the DEIR states secondary utilization, that is not certainty to mitigate the impacts to North Grove Ave and North Lima Street. The City Engineer and Public Works should provide input in the DEIR and not wait to parlay a solution in definitive design using the Subdivision process and Plan Check. West Carter Ave. improvements from the Development to Lima should be specifically identified as a cost of the Development not Sierra Madre taxpayers. Pages 57 and 109 in the Specific Plan conveniently does not address the West Carter Ave. tie-in Scope and should. Storm drainage conceptual design narrated in Section 4.19 Storm Drainage and depicted in Figure 3-7 in the DEIR, appears to use West Carter for surface water transport (see DEIR Section 4.19)

- **Vehicular Access tie-in at Carter and along Carter adjacent to the existing park:** A sound and headlights wall should be constructed along the existing residential. Any street lighting be designed to minimize / mitigate impact to residential property.
- **Provide Vehicular Traffic Flow PTV VISSIM Software Modeling Results:** to demonstrate vehicular impacts to N. Grove Street, FairView Ave, GrandView Ave, West Carter Ave, N. Lima Street, North Sunnyside Ave, etc.

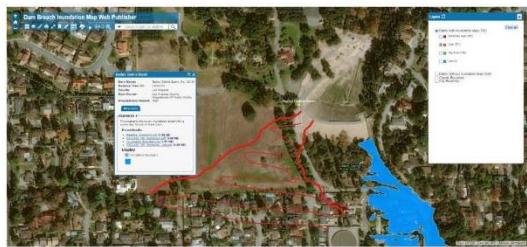
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I95-12

**\*# 4.19 UTILITIES AND SERVICE SYSTEMS – STORMWATER DRAINAGE:**

- **Proposed Underground Storm Water Retention Storage Gallery Under Park Risks and Ownership:** (Reference DEIR Figure 3-7 Proposed Drainage Plan): The 63,500 cu.ft., 2400 lineal feet long, 63500 cu.ft., 5ft diameter, underground storm water retention storage "infiltration" gallery should be identified upfront as a cost and risk obligation to both the Developer, in the Final Map and HOA CC&R's / Bylaws. It should be, in perpetuity, insured for performance, anomalous miscalculated filtration and infiltration, instantaneous failure impacts, and have a cost strategy / accountability for ongoing maintenance / inspections and replacement. The seismic location imposes a higher degree of hazard and impact to such a structure, proposed at a higher elevation (be it underground) to lower elevation existing residential properties and downstream drainage infrastructure. Additionally, a sustainability storm drain structure with good intentions to not impact and overburden the existing infrastructure may in fact be more detrimental to the existing infrastructure and water quality treatment as proposed with negative impacts to the aquifer. Sierra Madre has anecdotal history of contaminated wells and aquifer.
- **Stormwater New 24-inch Surface Culvert at Crestvale Drive Drainage Pathway Problem and Eyesore:** Referencing Page 4.19-14 of the DEIR, the proposed stormwater assumed overflow (if not retained) out of the proposed retention storage structure (gallery, percolation tank or otherwise is unclear) under the park..... thru a new 24-inch surface culvert, will more than likely inundate the surface flow capacity of Crestvale and basin structures in Fairview Ave. with addition inundation of the down slope properties along Fairview, addresses 480, 470, 460, 450. A positive design with underground pipe in Crestvale Drive should be implemented with connection to the existing stormwater structures in Fairview.
- **Bailey Canyon Debris Basin Bread and Inundation Risks to Project: BASIN Failure:** The DEIR does not reference adjacent risks of relevance and mitigations resulting from a possible Bailey Canyon Debris Basin failure or inundation (see enhanced referenced image found below). If the perfect one-hundred-year storm were to occur, compromising both the Storm Water Retention Storage Gallery under the Park and also a breach to the Debris Basin there would be a neighborhood catastrophe. Absent of the Storm Water Retention Storage Gallery compromise there would be impact as well. The DEIR should address this and include mitigation measures.

I95-13



I95-13  
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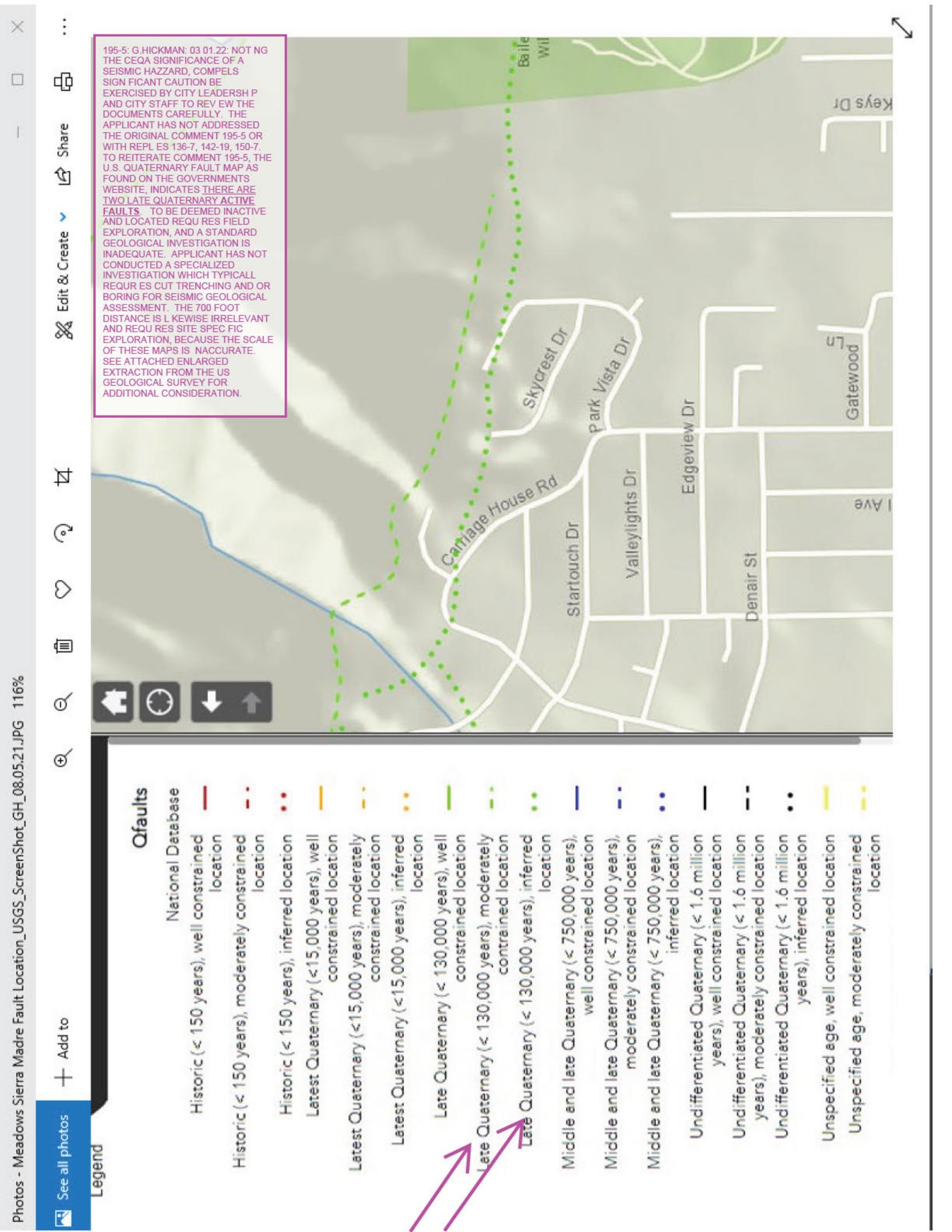
I95-14

**9. REFERENCES: SECTION 4.7: GEOLOGY AND SOILS: APPEARS MYOPIC**

- **Omission of Plain and Obvious Public Records:** The DEIR, including its References appear to be myopic regarding site-specific seismic on-site faults hazards and history, noting that this project would not have come before the Community and City Legislators had there not been a catastrophic impact to the site and prior structures due to the Sierra Madre Earthquake Epicenter (at the project site?).
- **Sierra Madre Historical Preservation Society: Southern California Story: Seeking the Better Life in Sierra Madre, Michele Zack:** Page 251: regarding the Sierra Madre 1991 Earthquake and the 3 Story Monastery Building which was demolished (an image of the structure to be demolished is included in that citation).
  - <https://smhps.org/archives.html>

END Page 7 of 7

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↑  
I95-1

## Response to Comment Letter I95

Individual

Glenn Hickman

October 4, 2021

I95-1 The comment is an introduction to comments that follow. This comment requests the following comments (Comments I95-2 through I95-14) be included in the responses to comments of the Final EIR. As shown, the commenter's request has been recorded as part of this Final EIR.

I95-2 The comment expresses concern about the project not being completed leading to community blight. The comment does not raise any issue concerning the adequacy of the Draft EIR. As discussed in Section 3.3.13, construction of the proposed project is anticipated to be completed in February 2025.

I95-3 The comment expresses concern about certain responsible agencies not being identified in the application. Responsible Agencies are agencies that hold discretionary approval as part of the project implementation. Discretionary actions for this project are listed in Draft EIR Section 3.4 and responsible agencies are listed in Draft EIR Section 3.5. The Los Angeles County Flood Control District and Los Angeles Department of Public Works received the NOA for the Draft EIR. The California Department of Parks and Recreation and the California Department of Water Resources Division of Safety of Dams do not have any discretionary approvals required for this project and are not considered a responsible agency under CEQA.

I95-4 The comment suggests that a bond alternative to purchase the property for a conservation park should have been included amongst the alternatives. Please refer to Response to Comment I26-10. The City appreciates the commenter's recommendation. However, the bond alternative would not meet most of the project objectives and given that the project does not result in any significant and unavoidable impacts, the bond alternative would not reduce or eliminate any significant and unavoidable impacts associated with the project. Per CEQA Guidelines Section 15126.6, an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason. Draft EIR Chapter 8, Alternatives, considers four feasible alternatives, including the no project alternatives, that were considered by the City. In addition, the City notes that this comment includes economic issues associated with the suggested bond alternative that do not appear to relate to any physical effect on the environment.

I95-4B: G HICKMAN: 03.01.22: APPLICANT'S REPLY TO WHETHER OR NOT THE APPLICANT HAS MET THE CEQA THRESHOLD FOR A REASONABLE RANGE OF POTENTIALLY FEASIBLE ALTERNATIVES MAYBE BECOME A CEQA CHALLENGE AND WARRANT A LEGAL OPINION. PERHAPS, IF THE SUGGESTED ALTERNATIVE HAD BEEN CONSIDERED, AN IMPENDING BALLOT INITIATIVE TO RIGHT ZONE THE PROPERTY MIGHT HAVE BEEN AFFECTED.

The comment also suggests that Alternative 2, considered in Draft EIR Chapter 8, Alternatives, would not be feasible given the faults near the property. It should be noted that the proposed project would take place on the same side as Alternative 2. Impacts related to geology and soils, including potential impacts associated with faults have been addressed in Draft EIR Section 4.7, Geology and Soils. A comparison of these impacts with Alternative 2 was included in Draft EIR Chapter 8.

I95-5 The comment expresses concern about the geologic hazards on the project site. The comment states that Appendix E only appears to be a preliminary soils report. It should be noted that Appendix E of the

195-5: G.HICKMAN: 03 01.22: NOTING THE CEQA SIGNIFICANCE OF A SEISMIC HAZARD, COMPELS SIGNIFICANT CAUTION BE EXERCISED BY CITY LEADERSHIP AND CITY STAFF TO REVIEW THE DOCUMENTS CAREFULLY. THE APPLICANT HAS NOT ADDRESSED THE ORIGINAL COMMENT 195-5 OR WITH REPLIES 136-7, 142-19, 150-7. TO REITERATE COMMENT 195-5, THE U.S. QUATERNARY FAULT MAP AS FOUND ON THE GOVERNMENT'S WEBSITE, INDICATES THERE ARE TWO LATE QUATERNARY ACTIVE FAULTS. TO BE DEEMED INACTIVE AND LOCATED REQUIRES FIELD EXPLORATION, AND A STANDARD GEOLOGICAL INVESTIGATION IS INADEQUATE. APPLICANT HAS NOT CONDUCTED A SPECIALIZED INVESTIGATION WHICH TYPICALLY REQUIRES CUT TRENCHING AND OR BORING FOR SEISMIC GEOLOGICAL ASSESSMENT. THE 700 FOOT DISTANCE IS LIKEWISE IRRELEVANT AND REQUIRES SITE SPECIFIC EXPLORATION, BECAUSE THE SCALE OF THESE MAPS IS INACCURATE. SEE ATTACHED ENLARGED EXTRACTION FROM THE US GEOLOGICAL SURVEY FOR ADDITIONAL CONSIDERATION.

Draft EIR is a geotechnical report that includes analysis of the geologic conditions and constraints on the site. It should be noted that the excerpt from 4.7.2 that was provided in the comment states the definitions of Late Quaternary and Quaternary faults as defined by the Alquist-Priolo Earthquake Fault Zoning Act, it does not state that there are Late Quaternary faults on the site. Please refer to Response to Comment I36-7.

- I95-6 The comment states that the geological history of the site was not complete and suggests that a detailed exploration be performed to rule out an on-site fault hazard. Information about the local geologic setting can be found in Appendix E of the Draft EIR. Please refer to Response to Comment I42-19 and I50-7.

195-6: G.HICKMAN: 03.01.22: SEE REPLY TO 195-5 ABOVE. TO RESTATE, THE DEIR APPENDIX E IS NOT AT THE LEVEL OF ENGINEERING DETAIL WITH FIELD INVESTIGATION REQUIRED.

- I95-7 The comment states that the developer should be forced to secure earthquake insurance. As stated in Draft EIR Section 4.7, the impacts of seismic hazards have been reduced to less than significant levels, and no additional mitigation would be required. Requirement to obtain insurance is not within the scope of the required environmental analysis under CEQA. As such, no response is required.

195-7: G HICKMAN: 03.01.22: SEE REPLY TO 195-5 ABOVE.

- I95-8 The comment suggests that there should be no accessory dwelling units permitted on the project site and states that additional ADUs should be specifically addressed through the CEQA process. Please see Response to Comment I28-5.

195-8: G HICKMAN: 03.01.22: APPLICANT'S REPLY TO I95-8 AND I28-5 AVOIDS ADDRESSING THE ADU'S AS A SCOPING FACT WITH SCOPE IMPACTS. THIS ISSUE MIGHT WARRANT A LEGAL OPINION TO AVOID A CEQA CHALLENGE AND POTENTIAL FUTURE CLAIMS. APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST AND RISK. SEE G.HICKMAN RESPONSE TO 195-1.

- I95-9 The comment provides the following suggestions for the proposed neighborhood park: exclusive use for the City's residents; a mature landscaping installation; an-ADA compliant toilet facility; vertical grade separation above existing residential development; an incorporation of an 8-foot high fence. Additionally, the comment states that the park is not a community accessible park and has inadequate parking. The comment does not raise any issue concerning the adequacy of the Draft EIR. Final EIR Section 3.3.2 provides details regarding the proposed neighborhood park.

195-9: G.HICKMAN: 03.01.22: APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST AND RISK. SEE G HICKMAN RESPONSE TO 195-1.

- I95-10 The comment provides the following suggestions related to transportation: no gates; no access through Crestvale Drive; and no use of North Grove Street. It should be noted that access through Crestvale Drive will not occur as a result of the project. The comment does not raise any issue concerning the adequacy of the Draft EIR; therefore, no further response is required or provided.

195-10: G HICKMAN: 03.01.22: APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST AND RISK. SEE G.HICKMAN RESPONSE TO 195-1. APPLICANT IS NOT RESPONSIVE, TRAFFIC IMPACTS AND ROUTES SUCH AS THROUGH CRESTVALE DRIVE AND NORTH GROVE ARE IN FACT CEQA RELEVANT.

- I95-11 The comment expresses concern about Carter Avenue being used as a secondary ingress and egress to the project site and notes that the current state of West Carter Avenue needs improvement if it will be used as an ingress and egress before the implementation of the project and should be a cost paid by the development. Please refer to Global Response GR-5.

195-11A: G.HICKMAN: 03.01.22: APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST AND RISK. SEE G.HICKMAN RESPONSE TO 195-1. GLOBAL RESPONSE GR-5 ACKNOWLEDGED.

The comment also brings up issues not related to the adequacy of the Draft EIR, such as who would pay for development of Lima Street. The comment also provides a brief summary of the project's proposed stormwater plan. However, this comment does not raise any issue concerning the adequacy of the Draft EIR.

195-11B: G.HICKMAN: 03.01.22: APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST AND RISK. SEE G.HICKMAN RESPONSE TO 195-1. APPLICANT IS NOT RESPONSIVE, MITIGATION TO TRAFFIC IMPACTS AND ROUTES IS IN FACT CEQA RELEVANT AND SPECIFICALLY IN REGARDS TO WEST CARTER.

- I95-12 The comment requests traffic flow modeling results that show project impacts on streets such as Grove Street, Fairview Avenue, Grandview Avenue, Carter Avenue, Lima Street, and Sunnyside Avenue. Appendix K, Traffic Conditions Analysis, of this Final EIR has been provided in response to public comments on surrounding street segments. It should be noted that Appendix K has been provided for informational purposes only and does not constitute new information under CEQA, nor does it change

or modify the findings of the Draft EIR. Please refer to Appendix K of this Final EIR for additional information on surrounding roadway segments and intersections analyzed and taken into consideration as part of the proposed project. Please refer to Global Response GR 6.

195-12: G.HICKMAN: 03.01.22: RESPONSE ACKNOWLEDGED.

- I95-13** The comment expresses concern about the performance of the stormwater retention storage gallery and how it would impact existing infrastructure connected to it. Additionally, the comment expresses concern about debris basin failure. As stated in Draft EIR Section 4.19, Utilities and Service Systems, through the implementation of the drainage plans, impacts to drainage facilities would less than significant levels. In addition, the northeastern portion of the Mater Dolorosa Retreat Center, located north of the site, flows to the Bailey Canyon Debris Basin to the east and discharges into Arcadia Wash. The project site does not flow towards the Bailey Canyon Debris Basin.

195-13A G HICKMAN: 03.01.22: APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST & RISK. SEE G.HICKMAN RESPONSE TO I95-1.

The comment raises economic issues related to the proposed storm drain system that do not appear to relate to any physical effect on the environment. In addition, the comment misquotes the information presented on Draft EIR page 4.19-14 and states that the new 24-inch surface culvert would result in inundation. As discussed on page 4.19-14 of the Draft EIR, a 24-inch RCP would be located in the southeastern portion of the project site and would run in the east to west direction into the proposed retention gallery, within the proposed park. The proposed retention storage gallery would be approximately 24 inches below ground and will promote water quality treatment through infiltration. Stormwater that is not retained in the underground storage gallery retention system or infiltrated into the ground would be routed to the southeast corner of the proposed park and exit to Crestvale Drive via a 24-inch surface culvert to the MS4 downstream to Arcadia Wash. Flows would then be conveyed via the MS4 to the receiving waters of Arcadia Wash, an open concrete lined channel located approximately 1 mile southeast of the project site. Therefore, this proposed feature would not result in inundation.

195-13B G HICKMAN: 03.01.22: APPLICANT'S REPLY IS CONSTRAINED TO CEQA AND NOT RESPONSIVE TO THE ENTIRE ENTITLEMENT PROCESS AND SIERRA MADRE STAKEHOLDER COST AND RISK. SEE G.HICKMAN RESPONSE TO I95-1.

Regarding impacts on the project associated with Bailey Canyon Debris Basin failure or inundation, it should be noted that this would be considered an impact on the project from the environment and not vice versa. Therefore, this would not be considered a CEQA issue.

195-13C: G.HICKMAN: 03.01.22: OFFSITE ENVIRONMENTAL CONDITIONS SUCH AS SEISMIC ZONE, HAZARDOUS DUMP SITES, NUCLEAR FALLOUT BACKGROUND SHOULD BE ADDRESSED IF RELEVANT. A FOOTHILLS WATERSHED RETENTION BASIS IS NOT A TYPICAL LAND USE.

- I95-14** The comment states that the references section for Draft EIR Section 4.7 does not include references about site-specific geological hazards. Please refer to Appendix E of the Draft EIR for references for geotechnical report and Chapter 9 for additional references used to prepare Draft EIR Section 4.7.

195-14: G HICKMAN: 03.01.22: APPLICANT MIS-STATES THE COMMENT. APPENDIX E IS NOT SPECIFIC TO THE TWO ACTIVE FAULTS AND THE 1991 SIERRA MADRE 5.4 EARTHQUAKE.

**From:** [Randy Boyd · Cobraside Distribution](#)  
**To:** [Public Comment](#)  
**Cc:** [Planningcomission@cityofsierramadre.com](mailto:Planningcomission@cityofsierramadre.com)  
**Subject:** Monastery development  
**Date:** Tuesday, March 1, 2022 8:54:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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

I lend my voice to those of most of my neighbors in asking that whatever can be done with the Hillside Ordinance to limit the scope and impact of the development plans for the monastery property, be done. Most of us feel we have invested literally decades in fighting a rear-guard action to protect the quiet, safety and access to nature that drew us to Sierra Madre; now that you have decided not to heed our wishes and to approve the project, please, I would ask you to at least attempt to put some realistic limits in place to lessen the undesirable impact that is sure to follow.

**Randy Boyd**  
[REDACTED] Woodland Drive  
Sierra Madre, CA, 91024  
818-915-9001



**From:** [Helena Karafilis](#)  
**To:** [Public Comment](#); [planningcommission@cityofsierramadre.com](mailto:planningcommission@cityofsierramadre.com)  
**Subject:** NUW housing project  
**Date:** Tuesday, March 1, 2022 2:30:37 PM

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

Hello--Please enter this message into the record. I have lived in Sierra Madre my whole life and I request detailed responses to the following questions:

- 1) Will all those seeking exemptions to City rules and regulations be granted specific plans? Why is a special exemption/zoning being granted to New Urban West when our own residents do not receive such special treatment?
- 2) What SPECIFIC traffic and pollution mitigation efforts will be enacted on the surrounding streets? The streets are already in disrepair and the heavy increase in traffic will make them much worse.
- 3) Please respond ingenuously and seriously to the concerns over water and fire. I remember recently when the city was on the brink of well failure. What will you do when water in the future is either much more expensive or not available to buy at all?
- 4) If this project moves forward and our fire staging area is lost, what will you do instead? What plan do you have for emergency vehicles to have clear, accessible streets and to have a staging area to fight the inevitable fire that will occur in the San Gabriels above our city?
- 5) Citing specific evidence, please tell us how much revenue will the city gain from this project and how much will be spent in road maintenance, police and fire, city services, infrastructure, etc. I would like to hear specific data regarding this issue and what possible net loss the City may incur in the long and short terms.
- 5) I request that serious alternatives to this development be considered and presented to the residents so that the citizens may have a say in what they will have to live with.

Thank you for detailed answers. I have not been convinced that the proposed Bailey Meadows Project is in the best interests of residents or the City and have not heard serious discussion of alternatives. I urge the Planning Commission and City Council to oppose this project and to take seriously the many resident concerns.

**From:** [Colette Monell](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment  
**Date:** Tuesday, March 1, 2022 2:59:24 PM

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

Hello,

I am a resident/owner of a condo along W. Sierra Madre. A couple of comments for the Council to consider regarding the Meadows at Bailey:

Please take the following items into consideration:

- Traffic has changed since the COVID restrictions have been lifted. Was the change in traffic considered in the Greenhouse Gas Emission calculations?
  - As a person that lives near the intersection that will be heavily impacted from the additional houses, the increase is very noticeable from 2020 to present day.
- Size of Public Park. 3 acre public park seems very small considering the number of houses and access to the neighborhood.
  - Please reconsider the park size.
- Net Zero Water Usage – Has the Council considered the recent UCLA study that identified the 1,200 year drought and how that was factored into the development.
  - Source: <https://newsroom.ucla.edu/releases/megadrought-southwestern-north-america>
- Hillside Wilderness Preserve: Has the Council considered looking into the Hillside Preserve, such as the City of Monrovia adopted in 2012  
<https://www.cityofmonrovia.org/your-government/recreation/wilderness-preserve>
- Has the council considered how this development may change the CalEnviroScreen 3.0 and 4.0 scores? Scores are calculated from the scores for two groups of indicators: Pollution Burden and Population Characteristics.<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

Thank you,

Colette

(resident of Sierra Madre)

**From:** [Alexander Arrieta](#)  
**To:** [PlanningCommission; Public Comment](#)  
**Subject:** Questions for Joint Meeting on March 1  
**Date:** Tuesday, March 1, 2022 2:03:50 PM  
**Attachments:** [Questions for March 1, 2022- Joint Meeting.docx](#)

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

I would like the attached questions entered as part of the record for tonight's joint meeting and asked by Planning Commission or City Council to the developer.

Thank you.

Alex Arrieta

Protect Sierra Madre

## Questions for March 1, 2022 CC-PC-New Urban West Joint Meeting

The DEIR Geo Tech study required "Any infiltration systems shall be setback a sufficient distance from proposed structures and adjacent properties to avoid adverse impacts. These distances shall be determined with future studies."

The current EIR states that "Stormwater that is not retained and cleaned in the storage gallery or infiltrated into the ground will be routed to the southeast corner of the park and exit to Crestvale drive via a 24-inch surface culvert."

Despite having had that report (that the system should be setback a sufficient distance from ....adjacent properties") for many months before the release of the DEIR, the developer's current proposed design shows the detention basin located directly adjacent to nearby homes on Crestvale and plans to divert excess water to Crestvale via a surface culvert.



QUESTION: I WOULD LIKE A PC MEMBER OR A CC MEMBER TO ASK THE DEVELOPER WHY THEY CHOSE TO IGNORE THE INFORMATION PROVIDED IN THE GEO TECH STUDY THAT SAID THAT ANY INFILTRATION SYSTEMS SHOULD BE SETBACK A SUFFICIENT DISTANCE FROM ADJACENT PROPERTIES TO AVOID ADVERSE IMPACTS, AND WHY THEY PLACED THEIR PLANNED DETENTION SYSTEM AS CLOSE AS POSSIBLE TO THE NEAREST HOME ON CRESTVALE WITH NO SETBACK AT ALL.

QUESTION: I WOULD LIKE A PC MEMBER OR A CC MEMBER TO ASK THE DEVELOPER HOW MANY ACRES OF THE 3 ACRE PARK IS SLOPED AND HOW MUCH IS FLAT ENOUGH TO ACCOMODATE THE PLANNED DETENTION BASIN.

QUESTION: I WOULD ALSO LIKE A PC MEMBER OR A CC MEMBER TO ASK THE DEVELOPER - IF THAT PLAN DOES NOT SHOW WHAT THEY ACTUALLY INTEND TO DO, HOW CAN WE TRUST ANY OF THEIR PLANS.

## **NEIGHBORHOOD ANALYSIS**

After seeing that the Planning Application submitted by the developer did not include a Neighborhood Analysis, I decided to do it on my own. I created a table of 50 houses that were within 300 feet on the Monastery property line, located on the west and south sides of the main property. The houses were located on Edgeview, Gatewood, Sunnyside, Sierra Keys, Crestvale, Grove and Carter. Of the 50 existing houses, the average building square footage was 2008 sq.ft. and the median was 1918 sq.ft. Only 5 of the 50 are two-stories which would be 10% of the total.

**QUESTIONS:** I would ask how the developer proposed houses which are significantly larger than the existing average or median houses and claim to "blend with the neighborhood"?

Are more than 4 of the 42 of the proposed houses two-story since that is unclear?

If it is a yes to either question, then how were these determined?

### **Carter Offsite "Improvement"**

#### **QUESTIONS:**

*Why did the City enter into an agreement (the MOU) with developer that calls for chopping down protected trees in Bailey Canyon Park to widen Carter? Those trees and the park are valuable resources belonging to the public. The developer has no right to chop down those trees—they are not on the Retreat Center's property.*

*Explain the further loss of 17 more mature trees inside Bailey Canyon Wilderness Park, especially when the chain link fence surrounding Bailey Canyon Wilderness Park is removed and reestablished to widen the street and the deodor pines trees that were planted close to the chain link fence will have to be removed. To simply just sell 10 feet of land to widen the street is not how this will translate. Those deodor pines will have to be removed in order to widen the street. However, those mature trees are what make Bailey Canyon a Wilderness Park. Please explain the rationale behind this widening of a street not meant to be widened, and how you can justify the additional removal of 17 more mature trees inside a wilderness park.*

- *Doesn't this new information make the arborist report no longer valid in the final EIR?*

*If Carter cannot/should not be widened, how could the developer meet requirements for two evacuation routes?*

*Given that both the developer and the City planned for the widening of Carter at the signing of the MOU in March 2020, why was the "Off-Site Improvement Plan" left out of the DEIR and only included after the comment period in the FEIR?*

### **Traffic**

CEQA now uses a Vehicle Miles Traveled (VMT) analysis of traffic conditions so the developer only directed that a VMT analysis be conducted at the intersections of its choosing. VMT

analysis doesn't really reflect how the projected traffic increase would impact this particular hillside neighborhood. It's a very generic analysis.

MIG, the independent reviewer, asked the City if it also wanted a Level of Service (LOS) analysis of traffic conditions because many other cities have been asking for this kind of analysis for non-CEQA purposes. So, for example, level of service analysis might be better for evaluating whether the increase in traffic contravenes city policies regarding pedestrian safety which was not evaluated in the EIR.

One of the members of the Planning Commission at the meeting held specifically on traffic indicated that he would like to see an analysis of the traffic impact at the intersection of Carter and Grove where many pedestrians and cars access Bailey Canyon Park. One of the City's policies is to maintain safety and efficient circulation without impacting the village atmosphere.

### **QUESTIONS:**

*Is there any plan to conduct a Level of Service Analysis and/or the impact of traffic at the intersection of Carter and Grove?*

*Is there any plan to conduct a study on the impact of expected traffic patterns on pedestrian safety and atmosphere on surrounding streets?*

A report produced by one of NUW's own consultants indicates traffic will increase by more than double causing significant impact to local residents including concerns of public safety. This neighborhood has no sidewalks and lots of pedestrians and bikers because of Bailey park. *Why is this not a concern and how in good conscience can city council support this project just based on this concern?*

*Is there any plan to evaluate the impact of increased traffic in conjunction with the increased traffic anticipated by the Stonegate project and the expansion of Alverno? There is already greatly increased traffic on Michillinda, Grandview, and surrounding streets due to the Alverno expansion and that has yet to be taken into consideration.*

### **Impact on Fire Risk**

City Councils in the county of San Diego have recently rejected significant housing developments for their cities due to being proposed to be built in high fire zone areas.

#### **Questions:**

*Given the excessively large footprint on each lot and that these homes are being built of similar materials that have burnt in 2021 and 2020 wildfires, how does the developer propose to safely build 42 huge homes in an extremely high fire risk zone*

- *The proposed building site has been used as a staging area for helicopters in firefighting, most recently in the 2021 Monrovia fires. Despite the fire chief indicating he's not aware of this, there are resident eyewitness accounts and pictures to support. Knowing we live in an extreme fire area how does building on this site enable appropriate firefighting efforts?*
- *From 2019-2021 close to 20,000 homes in fire risk areas were destroyed by wildfire in California with many homes being similar newly built tract homes, made from the same materials NUW will be using. Why does NUW believe it will be safe to build on the meadows knowing there will be limited fire engine access and no access for helicopters to stage*

#### **Impact on Water Supply:**

- *New Urban West in earlier marketing materials said this project would have Net Zero Impact on our already tenuous water supply and purchase the water for the next 50 years of the project. However, our city manager has stated that the water can't be purchased in advance as no place to store it. And it is unknown what the water resources will be other than in the near future. New Urban West has since stopped using this in their marketing materials. Recently, NUW has said they will use other measures to get to net zero impact but NONE of them can do that. California is in the worst sustained drought in its history. Why should NUW have any credibility on this issue when they have flat out lied on this topic?*

*These houses will be there for probably 100 years so why is the talk only of water for 50 years.*

#### **Impact to Endangered Species and Wildlife**

- In the Fish and Game Report of the EIR that was ignored by the city, The mountain lion is now considered an endangered species in the state of California. The mule deer which come each year to feed on the meadows is considered food for the mountain lion. By removing the meadows from their current state to having the meadow being under a housing development, the herd of mule deer will no longer come to the monastery meadows to feed. Interrupting this fragile ecosystem that exists between the mule deer and the mountain lions will have cataclysmic consequences.
- What about the Townsend bat? And how their habitat is the 101 plus trees in the meadow and bailey canyon trees along carter?
- How will this housing development go forward knowing full well they are going against the State of California and the survival of this species of mountain lion?

#### **Loss of Remaining Open Space in Sierra Madre**

- With the building of 42 large homes, the remaining 'open space' at Sierra Madre will be destroyed and gone forever. The developer fully knows that by 'donating' the land in the hills above the meadows that this land could never be developed. Nor can it be used by residents for anything, so it's not a donation the city should accept. It puts the city at increased liability to control wildfires and potential subsequent mudslides *Why isn't the city requiring a more moderate development that helps preserve some of the meadows?*

The General Plan has specific maximum gross square footage footprints for homes given lot sizes. Based on the provided minimum lot size, average lot size, and minimum and maximum net square footage, the houses exceed the maximum gross square footage coverage by more than 50%. There is no reason that the Specific Plan should not abide by these same requirements. **Please ask NUW to provide all the 42 individual lot sizes and the house sizes they are planning to put on each lot.**

In the general plan, it is stated that new development needs to meet the character of the neighborhood. The adjoining neighborhood to the proposed development is 10% two-story and 90% one-story. **How many of the houses in the proposed development will be single story and how many will be two story?**

**From:** [Jessica Sarber](#)  
**To:** [Public Comment](#)  
**Subject:** Regarding The Meadows at Bailey Canyon Contemplated Project - Comment for meeting tonight March 1, 2022  
**Date:** Tuesday, March 1, 2022 3:00:29 PM

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

February 28, 2022

Dear Mayor Goss, City Council Members and Planning Commissioners,

My name is Jessica Sarber, and my sisters and I are speaking on behalf of our mother, Queenie Shore, whose home borders the southeast corner of the Mater Dolorosa property.

We are neither for nor against the owner's plan to develop the property. We believe, however, that the development as currently proposed will negatively impact my mother's home, health, quality of life and financial resources. We are directly appealing to you to stop or lessen certain aspects of this or any other proposed development that would similarly negatively impact and devalue my mother's property and harm her well-being. As proposed, the Meadows at Bailey Canyon are significant and not adequately mitigated.

My mother and father have been residents of Sierra Madre since 1963. In 1974, they bought and moved into 501 Crestvale Drive -- the last house on the left at the top of Crestvale Drive. The house's quiet location and the view of the mountains have always been its main features. My parents invested 47 years of their time and hard-earned money into this property. The value of this house is an important resource for my mother's well-being and future.

Arguably, the proposed Meadows at Bailey Canyon development impacts 501 Crestvale Drive more than any other property. My mother's home and land sit at the lowest elevation of the development: Her property includes and extends beyond the retaining wall behind which the developer intends to build the main sewer line and drainage egress, the proposed park, a public parking lot, and a children's playground.

In the last six years, not one person has asked my parents whether they approve of a parking lot, public recreation area or children's playground within feet of their home and earshot of their backyard and family room. No one has approached my parents detailing the construction required to dig drainage and install sewer lines for a 42-

home development and the impact on the existing retaining wall. And no one has asked my mother if noise, traffic and trees are an acceptable replacement to her home's current panoramic mountain view stretching from Bailey Canyon to Hastings Ranch and its related value.

To protect my mother's asset and well-being and mitigate these significant impacts, we seek the following changes to the proposed project:

<!--[if !supportLists]-->1) <!--[endif]--> Eliminate the park and parking spaces in the south border buffer zone. There is already an existing public park and recreation area adjacent to proposed development, so there is no need for an additional public park and parking spaces. The buffer zone can be maintained as a walkway with a setback so as not to encroach on the existing homes' privacy beautified by low native grasses. This will allow the area to be used as a beautiful walking or running path without adding noise, pollution, and additional traffic to the area that will be a nuisance to both the existing homes and any new houses.

<!--[if !supportLists]-->2) <!--[endif]--> A survey of the existing retaining wall and an assessment of the existing property lines and conditions must be conducted at the developer's expense prior to any government actions on the environmental impact report, zone changes, issuances of permits, and any other official acts that would advance the proposed development. Results of the survey must be provided to all homeowners along the retaining wall and they must be given time to review and comment on the findings prior to any official action.

<!--[if !supportLists]-->3) <!--[endif]--> The developer must establish a fund and offer compensation for property damage, air quality impacts, and other problems resulting from the project.

We acknowledge certain infrastructure must be put in place should the empty field be developed. It is unconscionable, however, for the owner and/or developer to profit at the neighbors' expense. Again, as proposed, this development impacts our mother's physical health, encroaches upon her quiet location and privacy, eliminates her view, and devalues her property without her prior consent or compensation. We ask that you do what it takes to remedy this situation and ensure a fair and beneficial outcome for our mother and all others directly impacted by the proposed development of the Mater Dolorosa property.

Thank you for your considerations.

Sincerely,

Jessica Sarber

Natalie Shore Peterson

Sally Shore

On behalf of Queenie Shore



**From:** [Jody Gunn](#)  
**To:** [Public Comment](#); [planningcommission@cityofsierramadre.com](mailto:planningcommission@cityofsierramadre.com)  
**Subject:** Regarding the Proposed Monastery Development for Hearing This Evening  
**Date:** Tuesday, March 1, 2022 1:55:37 PM

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

Representatives,

I am an over 30 year resident and homeowner in Sierra Madre. I am very concerned about the proposed development on the Monastery property for many reasons, including increased traffic, which is at the top of my list. I have seen nothing that meaningfully addresses increased traffic flow, especially out of the Sunnyside egress. Much of this traffic will either go down to W. Grand View, W. Alegria, or Fairview onto Michillinda. Speaking as a Grand View homeowner, the traffic is already heavy during peak hours and getting worse as Alverno expands its number of students. The impact of these two situations (Alverno expansion and Monastery development does not appear to have been considered. It is difficult to pull out of the driveway during these hours already. What is being done to address and mitigate this in a meaningful way?

Respectfully,  
Jody Gunn  
[REDACTED] W. Grand View Ave.

**From:** [Mary L. Doyle, MD](#)  
**To:** [Public Comment](#)  
**Cc:** [John Doyle; Jonathan Frankel](#)  
**Subject:** Support for the Meadows at Bailey's Canyon  
**Date:** Monday, February 28, 2022 9:23:01 PM

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

Dear Esteemed City Council Members and Residents of Sierra Madre,

I live on Sierra Madre Blvd and have been a resident of Sierra Madre for 9 years. I fully support re-zoning to accommodate the proposed project named "The Meadows at Bailey's Canyon". I do so for 3 reasons:

1. Under current zoning laws, the Passionist Priests would be well within their right to develop the property in ways much more detrimental to city of Sierra Madre in terms of allowing high density use for schools, retirement living communities, and affordable multi-unit housing projects. The proposed project is a much preferred alternative: it is environmentally sound, with designs consistent with existing architecture and promotes family living. It is preferable that Sierra Madre retain control of the type of housing that is built rather than be mandated by State and Federal laws to follow designs and density of their choosing.
2. The Passionists have been excellent community partners who have a moral responsibility to take care of their own and to do so using the means available to them. Retreats alone will not support the care needs of retired religious people. They cannot generate income from bare land. They have always kept the grounds open for all of us, have not enforced significant encroachments on their property by homes surrounding the retreat center and have remained flexible in how they served the community during the pandemic and other crises.
3. The project includes additional benefits and protections for all residents of Sierra Madre including a new park which will be maintained by the 42 homeowners of that development, preservation of the land behind the monastery and improvement to the existing Bailey Canyon park and trails.

The Passionists have been here for the community of Sierra Madre, it is time that the community of Sierra Madre is there for them.

Respectfully submitted,  
Mary Doyle

**From:** [Dave Banis](#)  
**To:** [Public Comment](#); [PlanningCommission](#); [Rachelle Arizmendi](#); [Edward Garcia](#); [Gene Goss](#); [Kelly Kriebs](#); [Robert Parkhurst](#)  
**Cc:** [Carly Keatts](#); [MCunningham@MaterDolorosa.org](mailto:MCunningham@MaterDolorosa.org); [Filippo Fanara](#); [Fr Mike Higgins](#); [Fr. Bruno D'Souza, CP](#)  
**Subject:** Support for the Meadows Project at the Monastery - Special Joint Meeting on 3/1/22  
**Date:** Monday, February 28, 2022 10:54:41 AM

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

Mayor Goss, City Council Members, Chair William Pevsner, Planning Commission Members:

My name is Dave Banis.

I am a Sierra Madre resident.

I support individual rights. I support property rights.

**\*\*\*\*I support the Meadows Project at the Monastery.\*\*\*\***

I do not want the State to possibly come in and dictate how Sierra Madre develops property within the City limits.

I do not support the Project Sierra Madre Petition/Initiative. To paraphrase a quote from the 1930s, "Everything is OK until they start coming after you and your property."

I appreciate your attention to this e-mail and this matter.

Thanks.

Dave

**From:** [Henry Leung](#)  
**To:** [Public Comment](#)  
**Subject:** The Meadows at Bailey Canyon - March 1, 2022 Meeting  
**Date:** Sunday, February 27, 2022 7:07:44 PM

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

My name is Henry Leung. My family and I live at [REDACTED] Sunnyside.

After seeing that the Planning Application submitted by the developer did not include a Neighborhood Analysis, I decided to do it on my own.

I created a table of 50 houses that were within 300 feet on the Monastery property line, located on the west and south sides of the main property.

The houses were located on Edgeview, Gatewood, Sunnyside, Sierra Keys, Crestvale, Grove and Carter.

Of the 50 existing houses, the average building square footage was 2008 sq.ft. and the median was 1918 sq.ft.

Only 5 of the 50 are two-stories which would be 10% of the total.

I would ask how the developer proposed houses which are significantly larger than the existing average or median houses and claim to "blend with the neighborhood"?

I would also ask if more than 4 of the 42 of the proposed houses are two-story since that is unclear.

If it is a yes to either question, then how were these determined?

-Henry Leung  
[REDACTED]

**From:** [Katrelya Angus](#)  
**To:** [Public Comment](#)  
**Subject:** The Meadows at Bailey Canyon Development  
**Date:** Tuesday, March 1, 2022 1:45:40 PM

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

Katrelya Angus  
[REDACTED]

There are two dangers that will occur, should the Development Project be approved.

First, there will be toxic fumes, both during construction and once the houses and the park are in place. Machinery is needed for building, and machinery needs fuel that will directly affect the Bailey Canyon Park.

Secondly, once the houses and the development's park are in place, there will be leaf-blowers and lawn mowers and the spraying of herbicides. This pollution can spread to 1/4 of a mile, putting the health of wildlife and park visitors in grave danger, not to mention the killing of native plants in the Wilderness Park. The Development does NOT need a park - such a park may be kept in "pristine" condition with the use of herbicides and leaf-blower fuel. As a young Girl Scout, particularly during my cherished Brownie years (2nd and 3rd Grade), I loved playing in Bailey Canyon with my Sister Scouts! We do not need a new park - and will the City pay for the upkeep of this monstrosity next to our beloved Bailey Canyon? Along the line of leaf-blowers and other machinery, I understand that each proposed house would be only 10 feet apart from its neighbor; that is only 4 feet more than the 6 feet of Social Distancing in the market or bank! What can be put between the houses? Most likely lawns!

Thirdly, there will be the problem of animals, both predators and prey. The most common domestic animal is the dog. Dogs attack rabbits (whom I have seen at Bailey Canyon), opossums, squirrels, and other small animals. If each house had at least one dog, then what would happen to our wildlife? Dogs even attack humans, as I, as a teenager, once experienced firsthand, being bitten by a dog on the first day of Summer Vacation!

On the other hand, there will probably be domestic prey animals outside the dwellings, such as cats, rabbits, guinea pigs, chickens, and macaws. Wild animals such as coyotes attack such animals. The Proposed Development is dangerously close to the Wildlife Habitat of Bailey Canyon.

There is only one word for the proposed development: Danger! I am strongly urging that the proposed development be denied.

Sincerely,

Katrelya Angus

**From:** [Nancy Beckham](#)  
**To:** [Public Comment](#)  
**Subject:** Townsend's large eared Bat for the March 1st public hearing, Nancy Beckham  
**Date:** Monday, February 28, 2022 8:43:49 PM  
**Attachments:** [Bat Youtube video on Townsend.docx](#)

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

Hi, I spoke with Jose Reynoso and was told to send this to public comment as I have his permission to show this endangered species video at the March 1 public hearing at the middle school. I will be speaking regarding the endangered species. This is one of the animals that is endangered but lives in the trees at the meadows in the trees the developer would like to remove. Put the url in the you tube search bar and the video will play. it is one minute in length, and if there is no sound the words are printed on the screen. It will be okay if people can not hear the background music. At least they can see the bat and the words that appear on the screen. Any questions contact me on my cell phone at [REDACTED] Thank you so much in advance for all your help. I think you will agree with me that this is a very cute bat.

Nancy Beckham

**From:** [Barbara Velluro](#)  
**To:** [Public Comment](#); [PlanningCommission](#)  
**Date:** Tuesday, March 1, 2022 2:32:40 PM

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

Question for the Joint meeting (please make this part of the record)

The proposed development agreement negotiated between the City Attorney and the developer includes the dedication to the City of land to be permanently precluded from development.

The city of Sierra Madre is facilitating a change in the current use of a monastery owned parcel located in Unincorporated LA County. The dedication of the parcel to the City as preserved Open Space is being done as a concession to the city in exchange for concessions made to the developer.

That parcel 5760-027-013 is zoned residential according to the LA County Assessors website

SB330 prohibits any land where housing is an allowable use to be downzoned, or housing prohibited

Please ask the City Attorney to explain why they are able to negotiate for the City the removal of the housing allowed on that property, apparently contrary to the provisions of SB330.

Please also ask whether the County District which has jurisdiction over that residentially zoned parcel has been given notice of the City's and the Developer's Plan to remove the right of housing on that property and whether they have agreed to the change in permitted use.

Thank You

Barbara Velluro