



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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

Date: June 24, 2020

To: State Clearinghouse, Los Angeles County Clerk-Recorder, Responsible and Trustee Agencies, Interested Parties, Organizations, and Native American Heritage Commission

Subject: Notice of Preparation of a Draft Environmental Impact Report in Compliance with the California Environmental Quality Act

NOP Comment Period: End of posting period is Thursday, July 30, 2020 by 5:00 PM

Contact: Vincent Gonzalez
Director of Planning & Community Preservation Department
City of Sierra Madre
232 West Sierra Madre Boulevard
Sierra Madre, CA 91024
(626) 355-7138

NOTICE IS HEREBY GIVEN THAT the City of Sierra Madre is the Lead Agency for this project and intends to prepare an Environmental Impact Report (EIR) to comply with the requirements of the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines Section 15082, after a Lead Agency decides an EIR is required, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared.

Agencies: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(a).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

Project Title: Sunnyside Terrace

Project Applicant: The Congregation of the Passion, Mater Dolorosa Community

Project Location: A southerly 20 acres of the Site of the Congregation of the Passion, Mater Dolorosa Community, 700 N. Sunnyside Avenue, Sierra Madre, CA 91024

Project Description: The proposed project will develop approximately the lower 20 acres of property with a residential development of 42 detached single-family dwellings, a 3 to 3.5 acre dedicated neighborhood park, and dedication of approximately 45+/- acres of open space to the City of Sierra Madre as shown in the project vicinity and site maps included in Attachment A, Project Configuration described in Attachment B, and Street Improvement shown in Attachment C.

Requested Actions: The project applicant is requesting that the City take the following actions:

- **General Plan Amendment** - The property is identified as an institutional land use in the General Plan. The General Plan will be amended to include Open Space, Civic/City Park, Institutional, and One Family Residential (7,500 sq. ft. minimum) land use designations.
- **Zoning Code Amendment** – To amend the Municipal Code to define the open space parcel, Civic/City Park, Institutional, and One Family Residential (7,500 sq. ft. minimum) zoning designations.
- **Map Amendments** – Amendment to update the Land Use and Zoning Maps
- **Specific Plan** – Preparation of a Specific plan that provides zoning and development standards that allow for greater gross floor area, lot coverage, reduced parking requirements and setback standards for the new residential development parcels

Initial Study: Pursuant to 14 CCR §§ 15060(d), 15063(a), an Initial Study was not prepared because this project clearly requires an Environmental Impact Report.

Probable Environmental Effects: The City expects that the EIR would evaluate Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Transportation and Traffic, Tribal Cultural Resources, and Utility Systems.

Public Review Period: The City has made this Notice of Preparation (NOP) available for public review and comment pursuant to Californian Code of Regulations, Title 14, Section 15082(a). The comment period for the NOP begins July 1, 2020 and ends August 1, 2020.

Comment: This notice commences a thirty-day review period during which the City welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. Comment should be submitted by July 31, 2020. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Please direct your comments to Vincent Gonzalez, Director of Planning and Community Preservation Department, City of Sierra Madre, 232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024; (626) 355-7138; vgonzalez@cityofsierramadre.com.

Document availability: Documents related to this project are available for review during regular business hours at the City of Sierra Madre Planning and Community Preservation Department, 232 W. Sierra Madre Boulevard, and on the City of Sierra Madre Website at: <http://cityofsierramadre.com/news/Mater Dolorosa Project>

Date: June 24, 2020

Signature:  _____

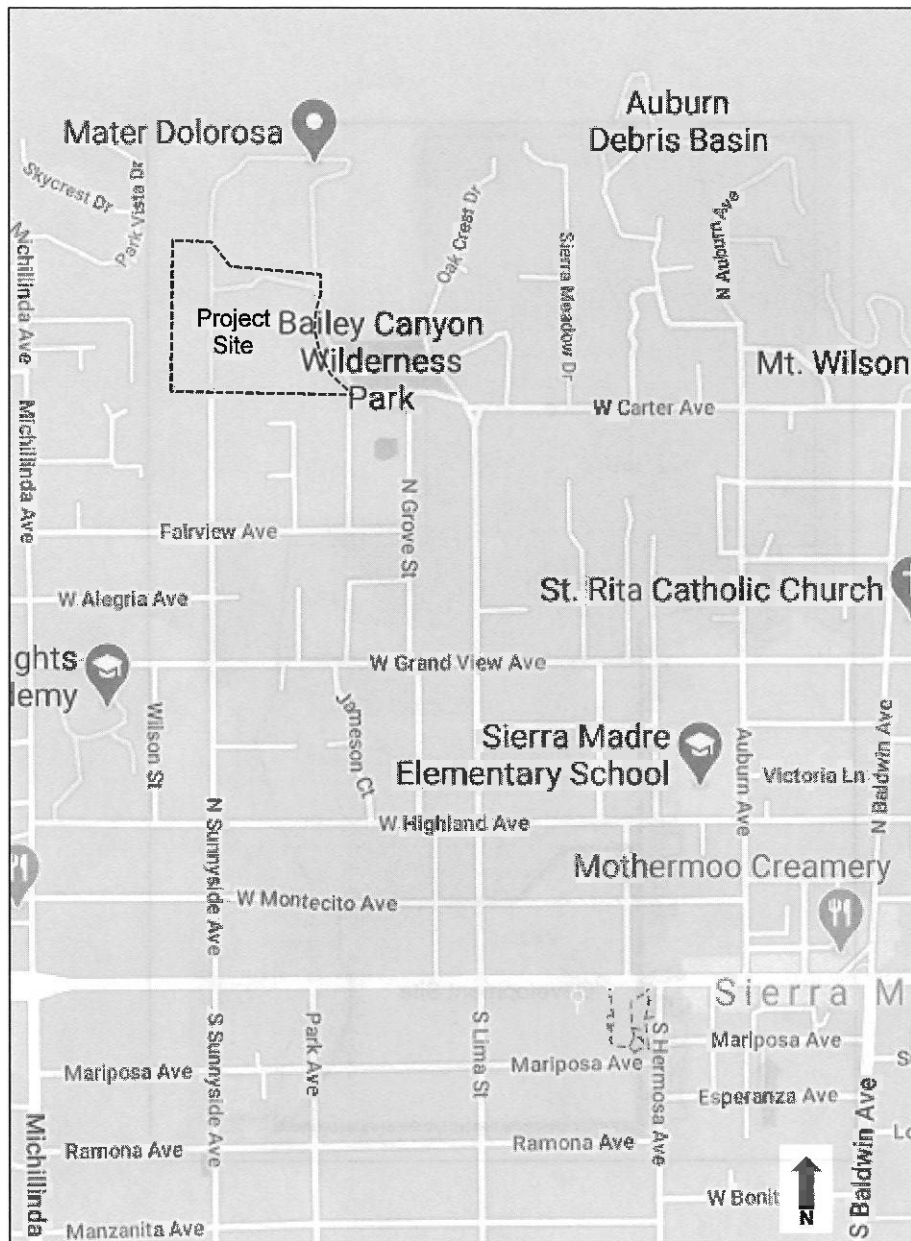
Vincent Gonzalez

Title: Director of Planning and Community Preservation Department

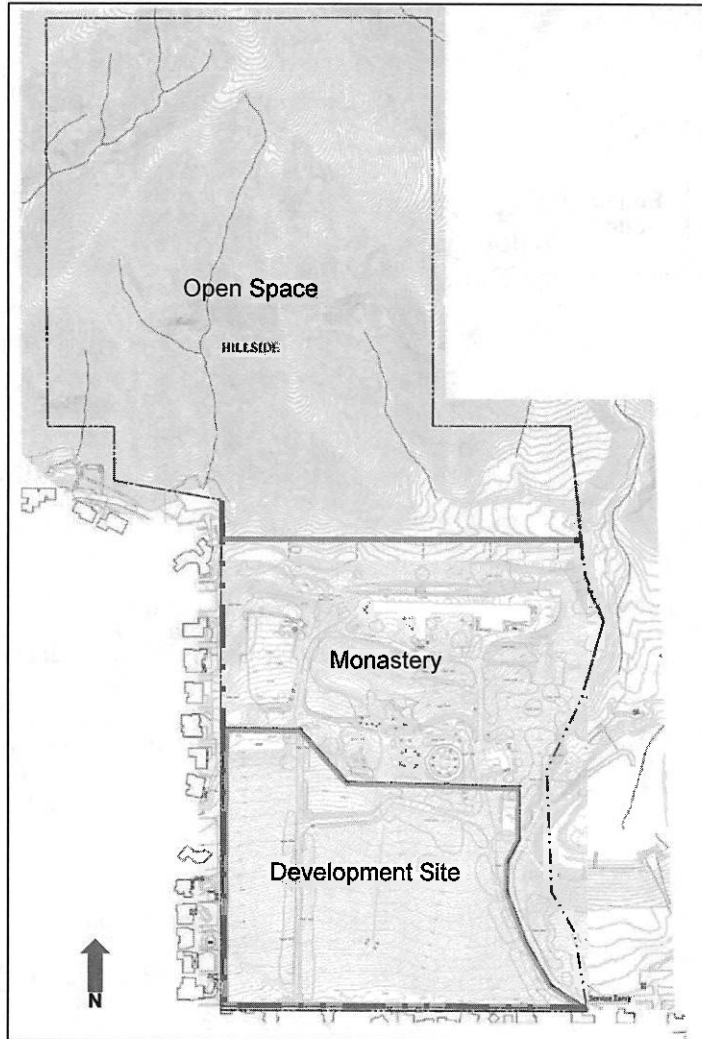
Telephone: (626) 355-7138

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

ATTACHMENT A VICINITY MAP

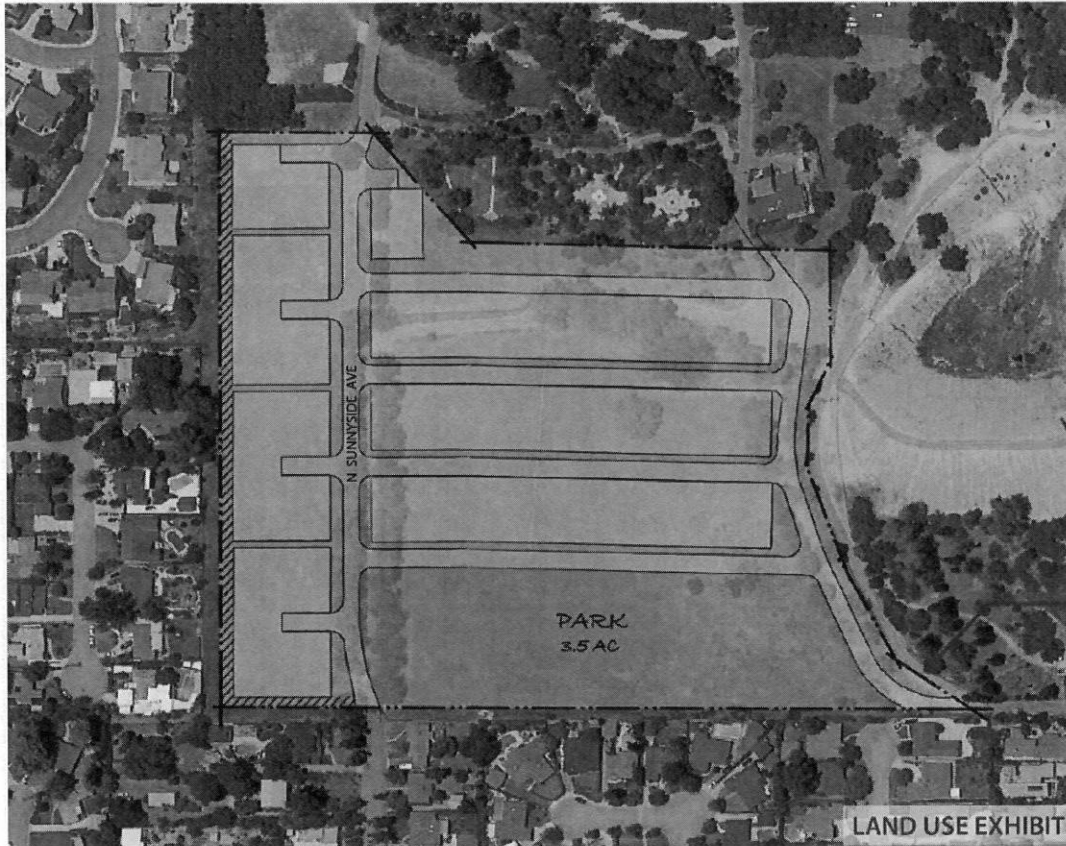


SITE LOCATION MAP



ATTACHMENT B PROJECT CONFIGURATION

EXHIBIT B - PROJECT CONFIGURATION



LEGEND	PARK	HOUSING	SLOPED AREA	20' BUFFER	STREETS
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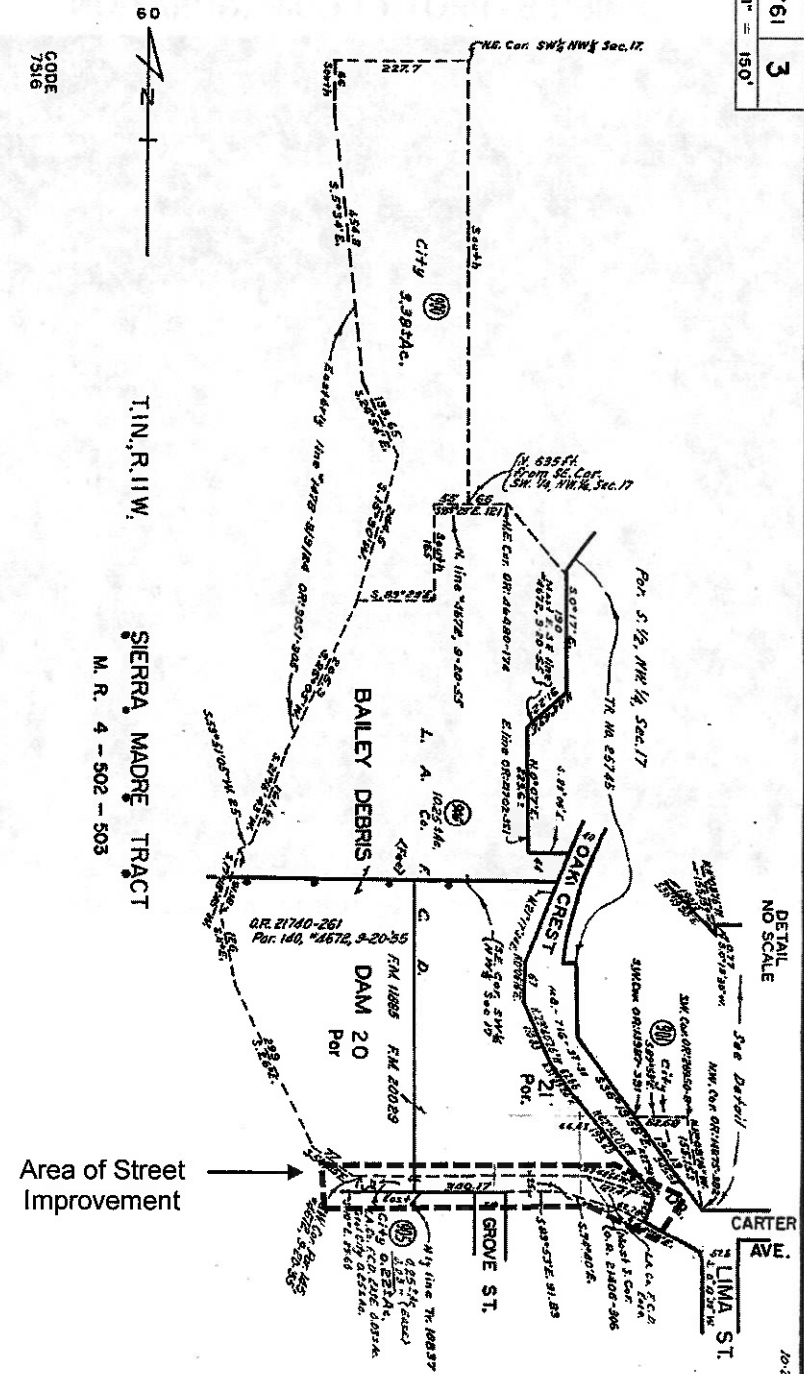
ATTACHMENT C STREET IMPROVEMENTS

5761	3
SCALE 1" = 150'	

DETAIL
NO SCALE

10-21-55

REVISIONS:
4-4-55
1-11-55
5-20-55



FOR PREV. ASSM'T. SEE: 66-204, 205, & 207

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sunnyside Terrace

Lead Agency: City of Sierra Madre Contact Person: Vincent Gonzalez
 Mailing Address: 232 W. Sierra Madre Boulevard Phone: 626-355-7138
 City: Sierra Madre Zip: 91024 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Sierra Madre
 Cross Streets: 700 N. Sunnyside Avenue and Fairview Avenue Zip Code: 91024

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 20

Assessor's Parcel No.: 5761-002-008 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 210 Waterways: _____
 Airports: _____ Railways: Metro Gold Line Schools: Sierra Madre Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 42 Acres 17 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: 3 Acre Neighborhood Park Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>EIR to be prepared</u>

Present Land Use/Zoning/General Plan Designation:

Institutional / Institutional

Project Description: (please use a separate page if necessary)

The proposed project will develop approximately the lower 20 acres of the property with a residential development of 42 detached single-family dwellings, a 3.5 acre dedicated neighborhood park, and dedication of approximately 45+/- acres of open space to the City of Sierra Madre. Requested Actions:
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Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 1, 2020 Ending Date August 1, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>New Urban West, Inc.</u>
Address: <u>605 Third Street</u>	Address: <u>2001 Wilshire Blvd, Suite 401</u>
City/State/Zip: <u>Santa Mopnica, CA 92024</u>	City/State/Zip: <u>Santa Monica Boulevard, CA 90403</u>
Contact: <u>Carey Fernandes</u>	Phone: <u>310-864-2427</u>
Phone: <u>760-473-5879</u>	

Signature of Lead Agency Representative: Vincent Gonzalez Digitally signed by Vincent Gonzalez
Date: 2020.06.23 09:23:50 -0700 Date: June 23, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.