



CITY OF SIERRA MADRE

MEMORANDUM

CITY MANAGER'S OFFICE

March 2, 2026

RE: Meadows Project

Dear Neighbors,

I am writing to provide you with a factual summary of the actions the City and Toll Brothers have taken to date regarding soil conditions at The Meadows at Bailey Canyon site, and to explain where things stand as of today. I want to be direct about what has been completed and what remains in progress.

WHAT HAS BEEN DONE

Independent Soil Testing — Completed

At the City's direction, Toll Brothers commissioned a supplemental soil study conducted by Hillmann Consulting. That study tested for arsenic, lead, cobalt, benzo(a)pyrene, naphthalene, and dioxins (TEQ). The full report is posted on the City's Transparency Portal at sierramadrea.gov/meadows.

FS-2 Dioxin Area — Identified, Remediated, and Confirmed

Testing identified one area (designated FS-2) where dioxin levels exceeded residential screening thresholds. Approximately 100 cubic yards of soil were excavated and transported to a licensed disposal facility. Confirmation sampling was then conducted on February 9, 2026, with results received February 12, 2026. Those results have been posted to the Transparency Portal. The confirmation sampling confirmed that the FS-2 area now meets applicable residential health standards.

Remainder of the Site — No Detectible Contaminants

With the exception of FS-2, Hillmann's investigation found no pesticide contamination, no harmful vapor levels, and only low, naturally occurring background metals typical of Southern California soils. Post-Eaton Fire supplemental sampling confirmed that nearly all results across the remainder of the site met rigorous state and federal environmental safety standards.

Soil Management Plan — In Place

Hillmann Consulting prepared a Soil Management Plan (SMP), including a Health and Safety Plan and laboratory analytical results, which governs how any soil-disturbing activities are conducted on the site. This document is available on the Transparency Portal.

Design Review and CEQA — Approved

The Planning Commission approved Design Review Permit DRP25-02 on January 15, 2026, with supplemental soil testing as a condition of the grading permit. The City Council conducted a public hearing on appeal and affirmed approval of DRP25-02 on February 24, 2026. A Notice of Exemption was filed on February 26, 2026, consistent with CEQA Guidelines for residential projects implementing a certified specific plan. The 2022 EIR and the confirmed soil remediation support that finding.

Dust Control – In Progress

The project is required to comply with South Coast AQMD Rule 403 fugitive dust standards during all grading and construction activity. These requirements include watering of active grading areas, covering of soil transport trucks, stabilization of disturbed surfaces, and prevention of visible dust beyond the property line. For concerns specifically related about dust control, please contact Toll Brothers at (951) 757-5356 or South Coast AQMD at 1-800-CUT-SMOG.

WHAT THIS MEANS FOR YOU

The FS-2 dioxin soil has been removed and remaining soil has been independently confirmed clean. The rest of the site tested within safe limits. The Soil Management Plan governs all further soil work, and grading is required to comply with dust control law.

All of the above documents — soil reports, the SMP, confirmation sampling results, CEQA filings, and project approvals — are available for your review at sierramadreca.gov/meadows.

WHAT COMES NEXT

I met with senior representatives from Toll Brothers this morning and have secured additional commitments from the developer regarding ongoing site monitoring, dust control protocols including air sampling, and a biweekly progress update that will be posted on the City's website. Additionally, Toll Brothers will be setting up a dedicated email for additional inquiries. The City will follow up with another communication once those commitments are finalized.

OUR COMMITMENT

The City takes seriously its responsibility to ensure that development within Sierra Madre proceeds safely and in full compliance with applicable environmental and public health standards. From the City's perspective, all responsible measures have been taken, are currently in place, and will continue to be required throughout the life of this project. Toll Brothers has, to date, engaged constructively with the City's oversight process: commissioning testing, completing required remediation, and providing documentation for public review. We will hold them to that same standard going forward.

We understand that living adjacent to an active construction site is stressful, and that concerns about soil contamination and air quality are deeply felt by the City Council and the professional administrators assigned to this project. Those concerns are legitimate and the City has heard them. Additionally, it is also worth noting that Toll Brothers has a vested interest in protecting their brand reputation, the health and safety of their workers, and in selling homes to future Sierra Madre residents that are free from any doubt about the safety of the ground beneath their feet.

At the same time, residents should know that this project is proceeding in accordance with all applicable legal standards, environmental requirements, and permit conditions. The testing has been conducted, the contaminated soil has been removed and confirmed safe, and the regulatory framework governing the remainder of construction is in place and being enforced. The City will not ask the developer to stop work that is otherwise lawfully permitted and in compliance, but we will continue active oversight and expect full transparency from Toll Brothers at every stage.

We have a dedicated staff member, Senior Planner Joshua Wolf at jwolf@sierramadeca.gov, who is available if you have questions or concerns.

Thank you for your continued commitment to staying informed and engaged. Your questions have made this process better, and the City will continue to be transparent as construction proceeds.

Sincerely,



Mike Bruckner
City Manager

cc: City Council
Toll Brothers