



# 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 WRITTEN COMMENTS WERE RECEIVED IN ADVANCE OF THIS MEETING AND WILL BE POSTED ONTO THE CITY'S WEBSITE FOR PUBLIC ACCESS AND TRANSPARENCY. ANY ATTACHMENTS TO THE E-MAILS MAY BE PUBLICLY INSPECTED BY CONTACTING THE CITY CLERK'S OFFICE DURING NORMAL BUSINESS HOURS.

THE COMMENTS ATTACHED ARE SUBMITTED BY MEMBERS OF THE PUBLIC. THE CITY DOES NOT CONFIRM THE VERACITY OF THE STATEMENTS PROVIDED BY MEMBERS OF THE PUBLIC.

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**[EXTERNAL] Public Comment for Feb. 24th meeting re: The Meadows Project**

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**From** Matthew Bryant [REDACTED]  
**Date** Tue 2/24/2026 9:28 AM  
**To** Public Comment <publiccomment@sierramadrec.gov>  
**Cc** Michael Bruckner <mbruckner@sierramadrec.gov>; Joshua Wolf <jwolf@sierramadrec.gov>; Public Comment <publiccomment@sierramadrec.gov>; Clare Lin <clin@sierramadrec.gov>; Gene Goss <ggoss@sierramadrec.gov>; Kristine Lowe <klowe@sierramadrec.gov>; Edward Garcia <egarcia@sierramadrec.gov>; Kelly Kriebs <kkriebs@sierramadrec.gov>; Robert Parkhurst <rparkhurst@sierramadrec.gov>; adutton@tollbrothers.com <adutton@tollbrothers.com>; office@maelyinc.com <office@maelyinc.com>

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Dear City Council:

Why is the Sierra Madre City Council and City Staff joining the developer Toll Brothers in rushing The Meadows project forward without adequate testing to safeguard the health and safety of the residents of Sierra Madre? The only explanation we can think of is that the City is too eager to get their hands on the additional revenue that has been promised to result from the 42 additional homes. There are also rumors of anonymous donations by the developer to the City. We can't think of any other reasons for why our City Council and City Staff would risk a lawsuit and put the interests of an out-of-area developer over the interests of the residents of the City who elected our City Council to look out for our interests and who also pay the salaries of the City Staff.

We had one of the worst urban fires in the history of California take place after the City approved the EIR report. Winds were blowing toxins around at almost 100 mph. That resulted in our house, despite closed windows and doors, being contaminated by ash, soot, char, and lead to such an extent that it was uninhabitable. Laboratory testing revealed the extent of the contamination. Our house borders on the west side of the Monastery grounds. Now we are asked to believe that the significant contamination that damaged our home and our neighbors' homes miraculously stopped right at the fence line between our properties and the vacant 19 acres where extensive grading is about to commence.

We have video and pictures of the extensive disturbance of the soil that has already taken prior to any testing having been done. Testing should have been done immediately. Instead, bulldozers were roaming around the property uprooting trees, leveling the ground, digging holes and putting in fences. Our videos literally document the dust getting kicked up in the process. That resulted in contamination being dragged all over the property from more contaminated areas to less contaminated areas.

Evidently, some testing has finally been done. But the devil is in the details. Who paid for the testing? Was it the developer who stands to make millions of dollars from the project? Where was the testing done? How many samples were taken? Shouldn't the City pay for independent testing to insure there is no conflict of interest from the developer paying for the testing?

After having spent almost a year in a hotel and over \$200,000 to remove the contamination, our home has been re-tested and cleared for us to move back in. If our property tests positive for contamination again after the developer completes the extensive grading the project requires, we are not going to scratch our heads trying to figure out how that could have possibly happened. Quite

frankly, I don't think a judge or jury is going to have to look too far to figure out how that could have happened either.

We attended a seminar put on by LA Fire Justice, an Eaton fire lawyers team, which is one of many law firms seeking redress for the victims of the fire. One of the speakers was Erin Brockovitch who successfully sued PG & E and is now helping with fire-related litigation. She said that "No level of contamination is safe". The fact is that the EPA lowers their threshold for what constitutes safe levels of contamination all the time as further understanding is learned about the health effects resulting from urban fires. As it stands, we have families that border the project with young kids. Are they allowed to play in their back yard? Is it safe for them to breath in the air? Even residents who don't border the project will be subject to the adverse health impacts from the dust that surely will be kicked up no matter what mitigation measures are taken. In addition to soil testing, has anybody taken air samples in conjunction with the disturbance of the soil that has already taken place and will air samples be taken during the entire duration of the grading process?

A few years back, Mater Dolorosa sprayed their entire field with a chemical that was so toxic it killed every living thing on the lower 19 acres. The once green field turned as barren as a desert. It took years for vegetation to grow back again. Mater Dolorosa provided no notice to anyone about the spraying. When I complained to Mater Dolorosa and to the City about this, the explanation was that it was done to kill "tumbleweeds" despite the fact that we have lived next to the property for 10 years or so by that time and had never seen a tumbleweed on that property. The only explanation we could think of for why it was done was to make the property look as ugly as possible so that people wouldn't be motivated to save it. Shortly after it was made barren, the winds kicked up. I sent a video to the former City Manager, Gabe England, of dust clouds rolling off the barren land heading south toward all the homes in that area. God only knows what chemicals people were breathing in as a result of the toxins in the soil becoming airborne.

As someone who has been in real estate for over 35 years, I wonder how Toll Brothers is going to handle disclosures to potential buyers of the homes they intend to build. Are they going to look into the chemical that was sprayed on the property a number of years ago to kill all the vegetation and disclose that to potential buyers? Are they going to disclose the soil testing and hopefully air sample results to potential buyers as well?

Developers do what developers do. They don't want delays and they want to maximize their profit. They also don't live in Sierra Madre. Once the project is done, the developer will be long gone. The residents of Sierra Madre will then be left with the consequences. But I go back to the first question. Why is City Staff rubber stamping every request by the developer to advance this project as quickly as possible when it puts the health and safety of the residents at risk? I suspect that if anyone on the City Council lived on the border of this project or close by, and particularly if they had young children who are more susceptible to the health consequences of these kinds of contaminants than adults, they would feel the same way we would and, more importantly, do something about it. You have all been put on ample notice about the concerns. To proceed forward despite these concerns is reckless and irresponsible.

Matthew and Mahvash Bryant  
[REDACTED]

**[EXTERNAL] Meadows at Bailey Canyon Soil Toxins and Construction**

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**From** Maria Karafilis [REDACTED]

**Date** Tue 2/24/2026 10:48 AM

**To** Michael Bruckner <mbruckner@sierramadrec.gov>; Kristine Lowe <klowe@sierramadrec.gov>; Gene Goss <ggoss@sierramadrec.gov>; Edward Garcia <egarcia@sierramadrec.gov>; Kelly Kriebs <kkriebs@sierramadrec.gov>; rparkhurst@sierramadrec.gov <rparkhurst@sierramadrec.gov>; Public Comment <publiccomment@sierramadrec.gov>

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I have been a resident of Sierra Madre for over 25 years, and I write to impress upon you my deep concern about the construction project in Bailey Canyon. Given that the Soil Report available on the City website shows the existence of toxins, that the Toll Brothers Development Company is being allowed to unsettle the soil and begin construction threatens the health and safety of residents.

We need to see evidence that all toxins have been removed from the soil and that construction will not spread toxic material. The City Council's job is to protect residents and the environment of our town. I urge you not to let construction begin until toxins have been removed from the soil and resident and environmental protections are assured.

Sincerely, Maria Karafilis

[REDACTED]

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[EXTERNAL] City Council Meeting February 24th 2026

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**From** Amy Wasson [REDACTED]  
**Date** Tue 2/24/2026 2:55 PM  
**To** Public Comment <publiccomment@sierramadreca.gov>

<table border "0" cellspacing "0" cellpadding "0" align "left" width ""100%`""> <td width ""100%`"" style "width:100.0%;background:#783973;padding:5.25pt 3.75pt 5.25pt 11.25pt; word-wrap:break-word" cellpadding ""7px"> CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

I remain concerned about the toxic soil at the monastery property, and the potential long term impact on our community. The developer is focused on completing their project, and not Sierra Madre residents. It is imperative that our city leaders hold all developers accountable, and protect our community. The concern of roads not being able to adequately handle large emergency equipment or a safe evacuation must also be addressed.

Regards,

Amy Wasson  
Sent from my iPhone