



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.

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.

Amber Tardif

From: Jessica Sarber [REDACTED]
Sent: Saturday, September 17, 2022 12:25 PM
To: Public Comment; Gene Goss; Edward Garcia; Rachele Arizmendi; Kelly Kriebs; Robert Parkhurst
Cc: Vincent Gonzalez; Aleks Giragosian; Blonde and Brunette Productions; Natalie Peterson
Subject: Letter to City Council regarding Proposed Meadows at Bailey Canyon Development - Response to Sep 15 City Council Meeting discussion concerning the property and owner at 501 Crestvale Drive
Attachments: The Meadows at Bailey Canyon_Uilities and Conceptual Drawings_07_07_2022.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mayor Goss, Mayor Pro Tem Garcia, and City Council Members,

My name is Jessica Shore Sarber and I am writing in response to a few specific questions and issues which were brought up at the City Council special meeting on September 15, 2022. I am also writing on behalf of my mother, Queenie Shore, and our family property at [REDACTED], located at the southeastern border of the proposed Meadows at Bailey Canyon development which is a critical area in the development design. My family is neither for nor against the Mater Dolorosa development of their property. Please consider that the points present below are and would be issues for any future development at the Mater Dolorosa location, regardless of a R-1, R-4 or Industrial designation.

Where will the utilities be located per the Specific Plan?

As per the Specific Plan, the west side homes will connect to pre-existing utilities. The east side water, sewer, and main electric line for the development will need to be newly laid and are designed to culminate at our property and the top of Crestvale Drive. Attached is an excerpt of the proposed east side utility design from the Specific Plan.

There has never been direct contact with us regarding the infrastructure of the east side utilities, which will negatively impact my mother's property and well-being. Since there has not been any assessment of the integrity of the retaining wall or the soils at this exact location, this design is highly questionable and impacts the design of the entire parkland. Approving the Specific Plan before determining whether the location of the utilities is viable may lead to additional minor or major modifications and unnecessary extra costs for all parties down the line. It has been our request to redesign the utilities out and away from the border to minimize the impact. Councilman Parkhurst also suggested this in the September 15th meeting, because it is logical. The Developer has rejected changing the utilities layout in order to fit the underground water retention storage tank, a playground, a parking lot and a public bathroom. We contend that the design of the amenities is not the priority, and that these amenities can be located elsewhere within the parkland to best address the underground utilities first.

How will the design impact the line of sight for the homes at the southern border of the development?

The Development is required to adhere to the city's ordinances and rules to retain the line of sight and hillside views for the homes at the southern border. There is no ordinance variance in the Specific Plan. The depictions presented by the developer of the line of sight from the southern bordering residents have been revealed as grossly erroneous, possibly because the NUWI designer had no first-hand knowledge or actual measurements of the homes they were depicting. (Please see the attached disputed depictions by me at the Planning Commission meeting on July 7, 2022.) Since that time, the side view at [REDACTED] has been updated in the presentation, and 502 Crestvale was omitted, however the rest of the depictions remain grossly out of proportion. Accuracy has been requested many times throughout the planning commission meetings. **Please compel accuracy in this presentation and drawings as well as a detailed and exact review for the line of site for all bordering homes to be a condition of approval of the design.**

Discussion of the proposed berm at the bordering the homes to the south:

The berms serve a dual purpose: to provide a partition between the park and the existing residents, and to bury the utilities. Please remember that the park is just the surface layer of the development's utility infrastructure. It is what lies underneath that dictates the design of this area.

The Planning Commissioners has addressed the berm design by requiring a shorter height and omitting trees at this exact location to avoid full blockage of the line of sight and existing views as originally proposed. An unaddressed key factor is that a higher berm meant a shallower laying of the infrastructure and drainage, so a lower berm means that the development (any development) must trench deeper. We have repeatedly asked for considerations that the utilities be designed further north in the parkland area and that any utilities which must touch the southern border be redesigned to extend straight out from the southern border and further away from the existing retaining walls, instead of along the border. To date, the Developer has rejected this request in lieu of being able to provide extensive amenities including an unnecessary parking lot adjacent to the southern border homes. **I ask that discussions of the berm include the layout of the utilities infrastructure and vice versa as these two components are inseparable.**

The structural integrity of the retaining walls at the southern border:

It is our contention this the entire design of this or any development is predicated on the placement of the utilities at the lowest elevation and the viability of the location. The Developer has recognized the need to complete a structural engineering study of the southern border retaining walls and a geotechnical study of the soils at the retaining walls, neither of which has been completed to date. NUWI plans to complete these actions prior the start of construction, which is five steps after the design is approved, and after the parkland is designed and approved. It does not make chronological or fiscal sense to approve a design when it is clearly unknown whether the location can sustain the proposed infrastructure or expected increase in water flow to this area. The residents have not been directly contacted as to the amount of construction at this particular area, and there has been no request to obtain permission to be on the property owners' premises, or to work on the retaining walls if necessary. To the best of our knowledge, none of the residents' properties at the south are public easements, thus the Developer has no rights to access our properties or work on the retaining walls without our permission. **Please compel the completion of a licensed third-party structural engineering review to be a mitigation measure to be a condition of approval of the design. Please also compel that the residents adjacent to the southern border be directly provided the results and to require written authorization from the property owners if construction and access to their properties is required.**

Water Retention – Impermeable versus Permeable Surfaces:

There are many concerns about the water: usage, retention, flow, capture and probably flooding which will be exacerbated by the drought. The current development design calls for the use of impermeable paving and surfaces. Developments in similar areas use impermeable (porous) paving and surfaces in order to best allow water to flow into the ground and not accumulate at the lowest elevation levels. Impermeable surfaces also allow for more efficient capture methods and flow to the natural water table. The request for impermeable pavement has been dismissed by NUWI, it was explained directly to me by Ms. Tham that water flow may result in ground movement and damage to the underlying utilities. My consultant informed me, however, that if ground movement is a concern, the ground for part or the entire development may not be stable enough to be developed. We respectfully request that a third party review this component to confirm whether impermeable surfaces can or should be used, and if so, that it be a requirement as a part of necessary mitigation for the flow and capture of water. It is also my understanding that porous surfaces may also reduce the needed size of the water retention facility.

Additional comments on key points brought up during open public comment:

1) **Community Involvement:** I request that the City Council hold the Developer and Mater Dolorosa staff accountable to their general statements of community involvement particularly in regard to NUWI's and the Mater Dolorosa's follow through on direct communication with the residents at the Southern and Western borders.

Several persons including the Planning Department stated that there was community involvement. The Developer had been tasked earlier this year to speak directly and specifically to residents on Crestvale Drive. To the best of our knowledge, none of the residents on Crestvale, Grove, Fairview, or Sierra Keyes have been directly addressed nor has their feedback been solicited during the last two years. Only a couple of the residents on Sunnyside have been directly communicated with in any significant manner. Our personal communication with the Developer and a representative at the Mater Dolorosa has only occurred because communication was initiated by us. Additionally, the elderly residing on the adjacent streets have been specifically excluded and marginalized by the methods of communication and by holding key meetings during the Covid-19 pandemic, which may be construed as an intentional exclusion of the elderly residents. We have requested that the Developer provide substantive and written proof, in the case that our information is incorrect, as to who attended the meetings and which residents or addresses have provided feedback. It is our opinion that the Developer has not satisfied their commitment in the Specific Plan nor has the Planning Department followed through on the specific requests made for direct contact and outreach to the residents who live on the adjacent streets.

2) **Minor versus Major Modifications and amendments to the Specific Plan Sequential Schedule I and lists of sequential responsibilities of all the different parties.** We ask that the list be modified to include that the structural review of the southern border retaining walls and a geotechnical study of the soils at the retaining walls must occur BEFORE the final design review. Additionally, please require that a full report of the results of these studies and any ensuing construction required to strengthen the southern border be submitted to the residents along the southern border including 502 Crestvale Drive due to the impact on this property of the widening of Carter. Please state that the report be delivered to the bordering residents by a specific and reasonable date

3) **Soil studies:** There has not been a soil study at the retaining walls. Although Mr. Gonzalez stated, "I am sure there have been a number of soil studies", there is no evidence of soil studies at the retaining walls in the EIR, and the nearest soil study was 30 feet north of the wall. The following is a response from our consultant, a licensed commercial architect who has 40 plus years of developing major construction projects throughout California: "*Yes, absolutely the analysis needs to be done now, before issuing a building permit. The input should come not only from the structural engineer but with input from the geotechnical engineer regarding the soil that is supporting her wall. This soil could be very different from the soil in other parts of their project. For example, the soil could be very expansive. In a rain event the soil could actually crack the wall! Additionally, if they are putting water on the backside of the wall, they need to make sure there is a foundation drain there and that swales or impervious diverters shed the water to a properly designed storm drain.*" **Please compel this mitigation measure to be a condition of approval of the design.**

4) **Communication "Very early in the process":** If community involvement and other issues were satisfied "very early in the process", the review and approval process would not be dragging on today. As a couple of the commenters correctly stated, this process is taking much longer than expected. The vague original EIR and Specific Plan, along with its omissions and failures to address specific needs, render it necessary to continue to delve into and improve the details of the

development. Since the process is still in phase one, we respectfully request that the City council continue to take as much time as is necessary to further address and resolve the serious pending issues and questions before locking the City and Community into phase two.

Finally, the point of the Passionist's well-being, retirement and the continuation of their mission has been presented by the Mater Dolorosa as their right. They also have repeatedly stated how hard they have worked to retain their peaceful privacy. We do not disagree. I do not believe, however, that their rights can be upheld at the expense of their neighbors' rights. The development at my mother's property negatively impacts her property value by placing utilities within a foot of her property, a parking lot within 30 feet of her roofline, a berm altering her line of sight and years of construction robbing her of her own peaceful existence and well-being. Most unfortunately, no one has ever asked her or my father who is now passed, for their consideration or permission. The value of her home is a key asset for her livelihood, one for which she has worked two jobs during most of her working life. Additionally, if being a good person, feeding the hungry, donating one's time to the needs of others, and being a long and upstanding resident of Sierra Madre is the barometer for making your decisions, as suggested by the elderly men of the Mater Dolorosa, then this one elderly woman, my mother, needs to be provided equal or more considerations and respect than she has been afforded to date.

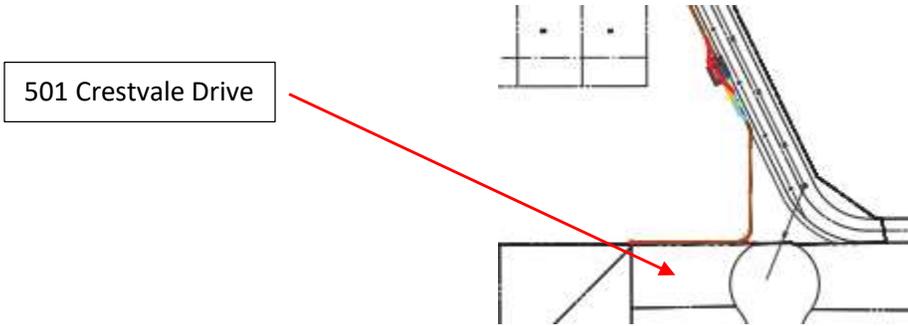
Thank you for your due diligence, representation of your constituents, and all your considerations.

Sincerely,

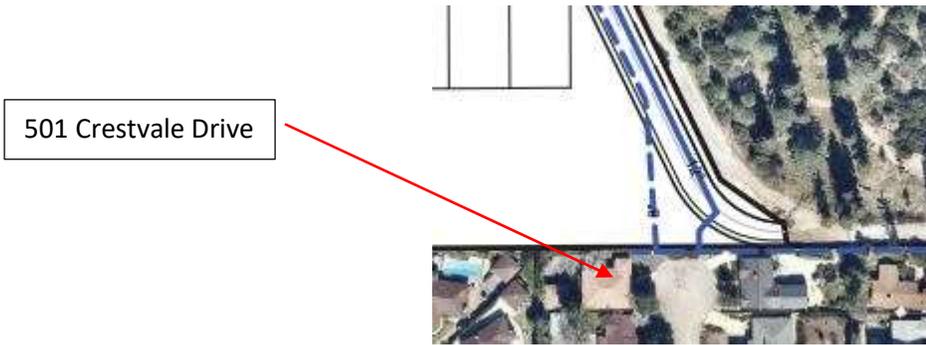
Jessica Shore Sarber

A solid black rectangular redaction box covering the signature area.

UTILITIES CONVERGING AT 501 CRESTVALE DRIVE



Proposed Dry Utilities (The Meadows Specific Plan Figure 4-8)



Existing and Proposed Water System (The Meadows Specific Plan Figure 4-7)



Existing and Proposed Wastewater System (The Meadows Specific Plan Figure 4-8)



Storm Water Drainage (The Meadows Specific Plan Figure 4-6)



SECTION F:
501 CRESTVALE DR.
SIERRA MADRE, CA 91024



139

Inaccuracies:

- Height of house (house is single level)
- Height of average person is overstated
 - Height of wall (s/b 6 ft)
- Width of space between wall and house (s/b 12 ft)
 - Cinderblock wall is referred to as a fence
- Parkland / dirt on the Mater Dolorosa property is level to the top of wall
- No reference to underground utilities as proposed in the Specific Plan
 - Parking lot is proposed where children are playing.

Actual photo of 501 Crestvale Drive



- The cinder block wall on the right is 6 ft high and borders the Mater Dolorosa property.
- Driveway is 12 feet wide between house wall and cinder block wall.
- Roof eaves is 10 feet from the top edge of the wall
- Height of average person is 6 inches less than the cinder block wall

502 Crestvale Drive



SECTION G:
502 CRESTVALE DR.
SIERRA MADRE, CA 91024



140

Inaccuracies:

- Height of house (house is single level)
- Height of average person is understated
 - Height of wall (s/b 3 to 4 ft)
- Cinderblock wall is referred to as a fence
 - County road is behind the wall
- Road leading to Carter is located where the children are playing.
 - Trees cannot be planted at this location.
 - The width of a berm is impossible at this location.

Amber Tardif

From: Barbara Vellturo [REDACTED]
Sent: Sunday, September 18, 2022 11:00 AM
To: Rachelle Arizmendi; Gene Goss; Edward Garcia; Kelly Kriebs; Robert Parkhurst; Public Comment; PlanningCommission
Subject: Alternative discussed at City Council Meeting of Sept 15

Follow Up Flag: Follow up
Flag Status: Flagged

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

To the City Council Members re Watershed Conservancy

At your meeting on September 15, to Consider Approvals of the Meadows Project, Mrs. Elliott spoke of an alternative option which had been presented, but not addressed or discussed at a previous City Council meeting. She said that the speaker had included a letter and that the comments to the Council had included a possible way to fund the permanent conservation of the land presently proposed to be developed.

The letter she referenced is below and is from Jane Tsong of the Watershed Conservation Authority.

The presentation to the City Council had referred to a discussion with Senator Portantino in which he had said that the State had monies intended to assist Cities and Conservation groups fund the purchase of important and threatened land.

The Speaker to the City Council at that time had requested that Ms Tsong be allowed to speak to the Council on the serious environmental impact of destroying a rare and threatened Alluvial Fan. Then Mayor Arizmendi said that Ms.Tsong would not be allowed to speak to the Council.

The destruction of the important and irreplaceable geological feature has never been addressed by this Council. It is incumbent on you to consider your obligations to the Citizens, the land and the Future. Because most of the homes of the Meadows Project will be on tiers, sloping down towards the City, the developers new hydrology plan (entirely different from what was studied in the EIR) directs all storm water from both sides of the project into the huge Bio swale under (and above) the park with all overflow directed above ground to Crestvale. The developers' Engineer, well after the completion of the FEIR and its two amendments, stated that the large Berm planned was NECESSARY FOR DRAINAGE. (Suggestions to the council that there could be changes to that Berm at a later stage were, obviously, not possible) That statement by the engineer is not included in the Specific Plan which only says that the Berm is a buffer.

The Developer would not have been able to build houses on the land donated for the Park. The huge Swale was necessary to manage all the water being diverted from the Alluvial fan.

The Planning Commission stated that they were comparing the Meadows Project to an Institutional Project. You also have other options before you.

One of the Options is to defer your decision until after the election. That would not only show respect to the Citizens, it would also give you time to carefully consider all the irreversible impacts of this Project and potential options. The City's ballot arguments recognized that everyone's preference was that the land remain Open Space. You can make that happen.

If passed, the Peoples Initiative Measure HR would protect a great deal of open land by requiring 2 acre lots. BUT, it ALSO allows any change by vote of the people. If the City were able to negotiate a packet of

funds to protect that land, and the Council put the matter on the ballot, there is no question that the Citizens would overwhelmingly approve it! The “Monastery” would have it’s funds and the Serenity it says it needs for it’s retreats. The City, the People AND the Retreatants would have 17 acres of land and trees and wildlife to enjoy. The waters would drain into the land as they were meant to. 100 mature trees would remain as habitat and to protect the air we breathe. 17 acres would be available to enjoy and not be bulldozed 5 to 18 feet deep as is planned.

The future is up to you. You are allowed to defer a decision. Please take the time to consider all the facts!

A comment in the EIR:

This information was submitted to the City Council and is an important consideration in the Environmental Impact of the Housing Project. Letter Below

The Permanent and irreversible impact of the loss of this resource, HAS NOT been considered in the DEIR and MUST be considered and responded to, in the final EIR.

.....

Mayor Arizmendi, Mayor Pro Tem Goss, and Council Members Garcia, Kriebs, and Parkhurst,

Thank you for your commitment to serving the people of Sierra Madre. The community of Sierra Madre prides itself on being stewards of the San Gabriel Mountain Foothills, and the commitment to safeguard Sierra Madre’s character and natural resources is enshrined as a guiding principle of the City’s General Plan.

Watershed Conservation Authority’s mission is to expand the open space and recreational opportunities in the San Gabriel and Lower Los Angeles Rivers Watershed area consistent with the goals of flood protection, water supply, and groundwater recharge. It is in this spirit that I want to share a consideration for the Mater Dolorosa land, which is proposed as a site of a residential development.

This development will be situated on the very last large parcel of land in the Eastern San Gabriel foothills which retains a connection between the canyons and the alluvial fan. Alluvial fans have particularly high rates of infiltration. There, water can sink deep into the ground and recharge aquifers. Keeping remaining recharge areas as undeveloped as possible is a critical part of protecting our region’s watersheds. This land was ranked very in high in conservation value in our agency’s Foothills Open Space Acquisition Study due to its watershed value, adjacency to protected lands, potential for habitat restoration, and for public access.

The opportunity to optimize the recharge potential on any remaining undeveloped alluvial fan land has the potential to benefit all users of the Raymond Basin far into the future. It may also serve as a buffer to absorb flows from the mountains above in an era of climate change uncertainty. If this land is covered by houses and roads, it would be prohibitive to regain all these functions in full. Please give full consideration to an alternative scenario: to acquire the land for regional public benefit and to optimize its capacity to enhance biodiversity, aquifer recharge, as well as provide flood control.

There are various funding opportunities for the purchase and management of conservation land and we would be happy to provide information. Thank you for your time.

Jane Tsong
Project Manager
Watershed Conservation Authority

Amber Tardif

From: Dave Banis [REDACTED]
Sent: Sunday, September 18, 2022 12:02 PM
To: Public Comment
Cc: MCunningham@MaterDolorosa.org; Filippo Fanara; Fr. Bruno D'Souza, CP; Fr Mike Higgins
Subject: City Council Meeting of 9/20/22 - Continued Public Hearing from 9/15/22

Follow Up Flag: Follow up
Flag Status: Flagged

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

Mayor Goss and City Council Members:

My name is Dave Banis.

I am a Sierra Madre resident.

I support individual rights. I support property rights.

I support the Meadows at Bailey Canyon Project.

I request that you approve all items which will allow this project to proceed.

Thank you.

Dave

Amber Tardif

From: Elsa Saldaña [REDACTED]
Sent: Sunday, September 18, 2022 12:17 PM
To: Rachelle Arizmendi; Gene Goss; Edward Garcia; Kelly Kriebs; Robert Parkhurst; Public Comment; PlanningCommission; Jose Reynoso
Cc: Nasrat A. Raouf
Subject: Consideration of request - Re: Alternative discussed at City Council Meeting of Sept 15

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello City of Sierra Madre City Council, Planning Commission and City Officials,
My name is Elsa Saldaña and my husband's name is Nasrat Raouf. We have lived at [REDACTED] since 1996.

We fear we will lose the tranquility we enjoy living in the upper Northwest quadrant of Sierra Madre with the addition of 42 homes and the resulting congestion and various types of pollution they will create. Some of these 42 houses are to be built so close to each other, like sardines packed in a tin can, and these houses are not being built according to our City's General Plan. Why not build fewer homes?

I am forwarding the email below addressed to you from a follow citizen of Sierra Madre.

I respectfully request your attention to their suggested recommendations.

My husband and I have worked very hard to be able to maintain our lifestyle living in Sierra Madre. Please consider other means of protecting the quality of life offered by living in Sierra Madre.

Thank you all for your hard work and your consideration.

Sincerely yours,

Elsa Saldaña

Gatewood Lane

Sent from my iPad

On Sep 18, 2022, at 11:00 AM, Barbara Velluro [REDACTED] wrote:

To the City Council Members re Watershed Conservancy

At your meeting on September 15, to Consider Approvals of the Meadows Project, Mrs. Elliott spoke of an alternative option which had been presented, but not addressed or discussed at a previous City Council meeting. She said that the speaker had included a letter and that the comments to the Council had included a possible way to fund the permanent conservation of the land presently proposed to be developed.

The letter she referenced is below and is from Jane Tsong of the Watershed Conservation Authority.

The presentation to the City Council had referred to a discussion with Senator Portantino in which he had said that the State had monies intended to assist Cities and Conservation groups fund the purchase of important and threatened land.

The Speaker to the City Council at that time had requested that Ms Tsong be allowed to speak to the Council on the serious environmental impact of destroying a rare and threatened Alluvial Fan. Then Mayor Arizmendi said that Ms.Tsong would not be allowed to speak to the Council.

The destruction of the important and irreplaceable geological feature has never been addressed by this Council. It is incumbent on you to consider your obligations to the Citizens, the land and the Future. Because most of the homes of the Meadows Project will be on tiers, sloping down towards the City, the developers new hydrology plan (entirely different from what was studied in the EIR) directs all storm water from both sides of the project into the huge Bio swale under (and above) the park with all overflow directed above ground to Crestvale. The developers' Engineer, well after the completion of the FEIR and its two amendments, stated that the large Berm planned was NECESSARY FOR DRAINAGE. (Suggestions to the council that there could be changes to that Berm at a later stage were, obviously, not possible) That statement by the engineer is not included in the Specific Plan which only says that the Berm is a buffer.

The Developer would not have been able to build houses on the land donated for the Park. The huge Swale was necessary to manage all the water being diverted from the Alluvial fan.

The Planning Commission stated that they were comparing the Meadows Project to an Institutional Project. You also have other options before you.

One of the Options is to defer your decision until after the election. That would not only show respect to the Citizens, it would also give you time to carefully consider all the irreversible impacts of this Project and potential options. The City's ballot arguments recognized that everyone's preference was that the land remain Open Space. You can make that happen.

If passed, the Peoples Initiative Measure HR would protect a great deal of open land by requiring 2 acre lots. BUT, it ALSO allows any change by vote of the people. If the City were able to negotiate a packet of funds to protect that land, and the Council put the matter on the ballot, there is no question that the Citizens would overwhelmingly approve it! The "Monastery" would have it's funds and the Serenity it says it needs for it's retreats. The City, the People AND the Retreatants would have 17 acres of land and trees and wildlife to enjoy. The waters would drain into the land as they were meant to. 100 mature trees would remain as habitat and to protect the air we breathe. 17 acres would be available to enjoy and not be bulldozed 5 to 18 feet deep as is planned.

The future is up to you. You are allowed to defer a decision. Please take the time to consider all the facts!

A comment in the EIR:

This information was submitted to the City Council and is an important consideration in the Environmental Impact of the Housing Project. Letter Below

The Permanent and irreversible impact of the loss of this resource, HAS NOT been considered in the DEIR and MUST be considered and responded to, in the final EIR.

.....

Mayor Arizmendi, Mayor Pro Tem Goss, and Council Members Garcia, Kriebs, and Parkhurst,

Thank you for your commitment to serving the people of Sierra Madre. The community of Sierra Madre prides itself on being stewards of the San Gabriel Mountain Foothills, and the

commitment to safeguard Sierra Madre's character and natural resources is enshrined as a guiding principle of the City's General Plan.

Watershed Conservation Authority's mission is to expand the open space and recreational opportunities in the San Gabriel and Lower Los Angeles Rivers Watershed area consistent with the goals of flood protection, water supply, and groundwater recharge. It is in this spirit that I want to share a consideration for the Mater Dolorosa land, which is proposed as a site of a residential development.

This development will be situated on the very last large parcel of land in the Eastern San Gabriel foothills which retains a connection between the canyons and the alluvial fan. Alluvial fans have particularly high rates of infiltration. There, water can sink deep into the ground and recharge aquifers. Keeping remaining recharge areas as undeveloped as possible is a critical part of protecting our region's watersheds. This land was ranked very in high in conservation value in our agency's Foothills Open Space Acquisition Study due to its watershed value, adjacency to protected lands, potential for habitat restoration, and for public access.

The opportunity to optimize the recharge potential on any remaining undeveloped alluvial fan land has the potential to benefit all users of the Raymond Basin far into the future. It may also serve as a buffer to absorb flows from the mountains above in an era of climate change uncertainty. If this land is covered by houses and roads, it would be prohibitive to regain all these functions in full. Please give full consideration to an alternative scenario: to acquire the land for regional public benefit and to optimize its capacity to enhance biodiversity, aquifer recharge, as well as provide flood control.

There are various funding opportunities for the purchase and management of conservation land and we would be happy to provide information. Thank you for your time.

Jane Tsong
Project Manager
Watershed Conservation Authority

September 19 , 2022

Dear City Council,

There is a possibility I might not be able to speak on Tuesday night, September 20th, but I will try my best to arrive and refer to what is in this packet. **Clearly, you do not read all the information given to you or Mr. Goss would have remembered the Watershed Conservancy's wish to be able to present their alternative to the New Urban West Proposal. THAT IS THE REASON I USED GREEN PAPER SO AT LEAST I AM TRYING TO GET YOUR ATTENTION AND YOU WILL KNOW WHO SENT IT TO YOU.**

Mayor Arizmendi would not invite The Watershed Land Conservancy to present their proposal. Instead, the letter from Jane Tsong of the Watershed Land Conservancy was presented as a letter by Gary Hood on my behalf on July 5, 2022. Jose Reynoso spoke with both Jane Tsong and the head of this agency in late August or early September of 2021. The letter regarding that information is also attached. State Senator Portofino tried to help the residents because he reached out to other land conservation agencies in order to help us locate money to purchase this land. State Senator Portofino knew the state had considerable money, because they had just funded those agencies to help them continue to acquire land to protect from development in the State of California. **See my cover letter dated July 5, 2022, and the letter from Jane Tsong submitted in August of 2021 in this packet.**

My second area of concern is the lack of **TRAFFIC MITIGATIONS** if this development goes forward. Traffic concerns were submitted in the draft EIR, because I know my comments were detailed and organized street by street. I pointed out that none of the streets above Grandview have sidewalks. The north side of Grandview also does not have a sidewalk. I have spoken with Chris Cimino and Jose Reynoso regarding this, written a letter to the Mountain View News, took and gave pictures of possible solutions that were used in my old neighborhood on S. EL Molino Ave, and gave a detailed explanation Jose Reynoso on how to deal with North Grandview's Oak Tree root problem. That Oak Root problem can be solved and was solved in Pasadena working with huge camphor roots a few doors south on my former home. **Please read the second document in this green packet because it was submitted on July 9, 2021, but never addressed.**

You have heard me speak regarding the animals and the loss of their habitat, the bats including a 3 minute video shown at the joint meeting at the Middle School in March or April of 2022, I sent information on the Crotch bumblebee that is almost extinct that lives in the Meadows when I could not attend due to cataract surgery,. I spoke regarding the predatory birds who live in Bailey Canyon in the Deodor Pine Trees. Mr. Parkhurst might remember that information because he did not realize the rat population would increase if those owls lost the trees which are their habitat. If those trees are removed in order to widen Carter Avenue the natural balance will no longer be in balance in Bailey Canyon. Those owls keep that rat population in check.

You also heard me speak regarding the removal of the 101 mature trees. and I purchased a poster of that iconic fig tree to remind you of what you are allowing to be removed. The poster traveled with me to the meetings at city hall. That tree cannot be moved, but instead the development (if it goes forward) should have one less home that that land be used to create an additional green space around that tree. I do not know how you could live with yourselves if that tree is destroyed.

Thank you for taking the time to read my letters to you. I hope this time you will read them.

Nancy Beckham



Resubmitted September 20, 2022 by Nancy Beckham at a City Hall Meeting

July 5, 2022

Dear City Council,

I made copies of the attached letter that was sent to the city council about 10 months ago from Jane Tsong. Jene is the representative from the Watershed Land Cionservancy In the letter she tells the city council that the monastery land is on the last very large parcel of land and the reasons why this land should not be developed with houses and roads. It is an alluvial fans that when it rains the water seeps through the ground and helps to fill the underground wells and aquifers, State Senator Portantino began to reach out to the Santa Monica Land Conservancy because the land conservancies all over the state were flush with money. It takes some time to work on getting grants to put together a large amount of cash to purchase a parcel of land that size. Although Jose Reynoso spoke with Jane Tsong and her boss at the agency in August,of 2021, Jane's Tsong's boss could have made an offer for the land in order to keep the land as a land conservancy. Mayor Arizmendi would not let this idea be pursued because New Urban West had made a proposal. She would not allow a second bidder to come to the city council to present another idea. This is the reason the watershed conservancy has never been allowed to present their proposal. They were never invited to come to a city council meeting. They still want the land to be placed in a land conservancy, because it is one of the only large pieces of land that still exists in Southern California. They, as representatives of the State of California do not want it developed.

They would be very happy to come and present how the land would be used, but they must be invited by the city to do so. The invitation was never extended .

See attachment.

Nancy Beckham

[REDACTED]

[REDACTED]

Mayor Mayor Goss, and Council Members Garcia, Kriebs, Parkhurst, and Arizmendi,

Thank you for your commitment to serving the people of Sierra Madre. The community of Sierra Madre prides itself on being stewards of the San Gabriel Mountain Foothills, and the commitment to safeguard Sierra Madre's character and natural resources is enshrined as a guiding principle of the City's General Plan.

Watershed Conservation Authority's mission is to expand the open space and recreational opportunities in the San Gabriel and Lower Los Angeles Rivers Watershed area consistent with the goals of flood protection, water supply, and groundwater recharge. It is in this spirit that I want to share a considerations for the Mater Dolorosa land, which is proposed as a site of a residential development.

This development will be situated on the very last large parcel of land in the Eastern San Gabriel foothills which retains a connection between the canyons and the alluvial fan. Alluvial fans have particularly high rates of infiltration. There, water can sink deep into the ground and recharge aquifers. Keeping remaining recharge areas as undeveloped as possible is a critical part of protecting our region's watersheds. This land was ranked very in high in conservation value in our agency's Foothills Open Space Acquisition Study due to its watershed value, adjacency to protected lands, potential for habitat restoration, and for public access.

The opportunity to optimize the recharge potential on any remaining undeveloped alluvial fan land has the potential to benefit all users of the Raymond Basin far into the future. It may also serve as a buffer to absorb flows from the mountains above in an era of climate change uncertainty. If this land is covered by houses and roads, it would be prohibitive to regain all these functions in full. Please give full consideration to an alternative scenario: to acquire the land for regional public benefit and to optimize its capacity to enhance biodiversity, aquifer recharge, as well as provide flood control.

There are various funding opportunities for the purchase and management of conservation land and we would be happy to provide information. Thank you for your time.

Jane Tsong
Project Manager
Watershed Conservation Authority

Amber Tardif

To: Laura Aguilar
Subject: RE: Contact City Council 2022-09-20 08:18 AM(PST) Submission Notification

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

Contact City Council 2022-09-20 08:18 AM(PST) was submitted by Guest on 9/20/2022 11:18:35 AM (GMT-08:00) US/Pacific

Name	Value
------	-------

Email	[REDACTED] September 20, 2022 Dear Esteemed City Council Members, My name is Mary Doyle and I live at [REDACTED]. Unfortunately, I cannot be present at tonight's city council meeting, so I am writing to you instead, one last time, to lend my support for re-zoning of the Monastery Property to allow residential development as proposed in the Meadows Project. This support was initially based on a concern that the Passionists be allowed to develop their vacant, bare property to continue their Mission that has supported not only the residents of Sierra Madre, but countless others. My support is now affirmed after attending several public informational meetings put on by Urban West, after hearing the pro and con arguments of my fellow Sierra Madre citizens at numerous City Council and Planning Commission meetings, after listening to the careful deliberations of the City Council and
--------------	---

Message Planning Commission members, and after reviewing the documents about the project on the city's website. The City Council has done its due diligence. The Planning Commission has done its due diligence. The Passionists did not come to the City until they had explored other alternatives; they have been cooperative and responsive in every way to accommodate revisions to their plan; they have conducted themselves with the utmost dignity in the face of some very mean rhetoric and false information about their intentions or who they chose to develop the plan. It has been a long process but a careful one, and though tedious, there is no more to study, there are no facts we don't know, and safeguards will be in place designed to protect the quality of life we all enjoy in Sierra Madre as the project proceeds. It is time to approve this proposal and I support that action. Respectfully submitted, Mary L. Doyle

To view this form submission online, please follow the link below:

<http://www.cityofsierramadre.com/form/one.aspx?objectId=18960339&contextId=17460512&returnto=submissions>

Resubmitted without the last page because some changes have been made since I originally submitted it.

July 9, 2021

To whom this may concern,

I received the notice of the Public Scoping Meeting to be held on July 14, 2021. Although I did not attend the August 2020 workshops, I did attend the presentation in April, 2021 at Memorial Park regarding The Meadows at Bailey Canyon housing project the Mater Dolorosa Retreat Center is planning to develop. I had previously watched an on-line video before the April City Council meeting on the project and when I attended I brought about 10 copies of a letter listing my concerns. Those letters I gave to each member of the city council, the city manager Gabe Engeland, and the developer Jonathan Frankel from New Urban West Inc. .

Since April I have discussed my concerns with others who also live in Sierra Madre and gathered more information. I realize the Catholic Church owns the land, and something will be developed on the land. The Catholic Church is involved with continuing litigation and needs the money from the sale of the land. See attached Star News article. My concerns are many, but most deal with traffic and safety.

Additional traffic concerns for North Grove, Carter, North Lima, Grandview, Fairview and Sunnyside.

Carter In changing Carter into an egress near Bailey Canyon, more concerns have arisen. More traffic will be placed on Carter as the cars could use Carter to drive to Baldwin and then turn south into town. Apparently, the current thought is to remove parking on Carter to encourage cars to use Carter and drive to Baldwin. I have no idea if making Carter a one-way street has been discussed, but that might help the people who live on Carter. **No resident wants to lose parking on their street** due to a housing development. When they purchased their homes there were no restrictions on parking except overnight parking. Just because the Catholic Church is now being sued because of the terrible choices made by several of their priests I will not let my home become impacted as a result of these choices. By perhaps making the street one way traveling east the parking could be saved for the residents. This might be something to consider.

North Grove. Upper Grove is not really an option to accept more traffic. In fact, I do not consider upper Grove a regular north and south street because it is more like a lane in width above Grandview, and is actually called a lane just above Sierra Madre Blvd. The section adjacent to Sierra Madre Blvd it is only one car wide at the base of the street. It functions more like an alley in that location. One of the former city council members who lives on upper Grove St suggested cul-de-sacing upper Grove because the street is too narrow to absorb more traffic. This same solution was done to Crestvale Dr where it crosses Bailey Canyon and Carter. North Grove is too narrow to add sidewalks to protect walkers, but if the residents could have access to Bailey Canyon by putting in a walking access gate the residents as part of the cul-de-sacing could still enjoy living near Bailey Canyon. As much as I do not want to pit one street against another regarding the flow of traffic, this cul-de-sacing idea does make some sense, and now might be the time to make this change. By doing this Upper Grove could be protected.

Another possibility to protect this section of Grove above Grandview is the use of a casson or raised planted curb that extends into a street to stop vehicles from entering in one or both directions. If you do not know what I am talking about both Pasadena and Arcadia have used these traffic mitigations successfully. The closest set of cassons is on First Avenue just above Huntington Drive on the west side of the street. This set of cassons protects the parked cars on First Avenue from cars entering a parking lot. Pasadena used them effectively the corner of California Blvd and Los Robles to force cars into one lane moving south and

continuing on Los Robles. A caisson could be built at the top of grove that could stop traffic from entering grove, but could allow traffic to leave moving north on that street

North Lima St. I live on North Lima street just above Grandview the second street available to cars leaving the Bailey Canyon area.. The street is a normal residential street in width but does not have sidewalks. Currently people walk in the street or walk their dogs in the street as well. It has quite an incline as cars pick up speed quickly traveling down the street so no one walks in the middle of the street for that purpose. North Lima acts as an emergency access road by default. Last summer I watched the fire engines race up and down the street to fight the Bobcat Fire when our homes were threatened last September. Baldwin was too congested for the firetrucks, upper Auburn becomes too narrow. North Lima is the same width from top to bottom and is quite close to the fire station. . That was why it was used as the default emergency access route.

Lima also have a great number of overhead telephone poles. At least 3-4 times a year So Cal Edison comes to work on the telephone poles During those times the street is closed (even to neighbors) as the Edison trucks are so wide cars can barely get out. Instead we park the cars below Grandview and walk up and down the street. (See attached pictures.) However, if this residential development is accepted by the city council North Lima should be given sidewalks because the upper block on Lima does not have sidewalks. My home is 100 years old this year and it has never had a sidewalk . **At a minimum some of the money that will be given to the city for fees should be used to improve the infrastructure such as sidewalks be put on those streets that will be expected to carry more traffic...Grandview, Sunnyside, Lima, and Carter**

Forty-two homes **will generate more traffic** on my street, and this is one of my main concerns. North Lima is the first street a car can turn and begin to drive south into town. Many people will choose to go south and cut through using the neighborhood streets. There is an elementary school and playground just east of Lima on Auburn and Hermosa. That is another concern as well. Right now there are at least 50-60 people who walk on Grandview each morning with dogs or friends. The north side of Grandview once again has **no sidewalks** especially on either side of North Lima.

Sidewalks Apparently all the north/south streets above Grandview do not have sidewalks. That is also true of most of the east/west streets in this north west quadrant. Sunnyside and Fairview both will be forced to carry more traffic. The installations of sidewalks should be part of this project and to my knowledge I have seen nothing that indicates their installation will be part of this project for safety purposes. Many north /south streets have sidewalks below Grandview, but this is another concern. Sunnyside will be impacted the most and also does not have sidewalks. above Grandview . Increased traffic offers more possible chances for people, people walking dogs, or children walking from one home to another to get hit by a speeding car. The south side of Grandview did receive a sidewalks, but the north side of the street did not. Grandview will also be expected to carry more traffic, more traffic will be generated on several streets in this north west section of Sierra Madre.

You might remember the state of California decided to complete the Long Beach Freeway in the 1960's but the path for completion went through the city of South Pasadena. South Pasadena did want another freeway criss- crossing their town and the litigation began. For 60 years the battles were fought in the courts until a few years ago the state decided not to complete the Long Beach Freeway. Sometimes development can be stopped. But the success of a project like this one is how the developer can work with the city and its residents. I hope that will be the case here. Thank you for your attention to my ideas and thoughts.

Nancy Beckham

Amber Tardif

From: Chris Houser [REDACTED]
Sent: Tuesday, September 20, 2022 8:52 AM
To: Public Comment
Subject: City Council Meeting September 20

Follow Up Flag: Follow up
Flag Status: Flagged

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

To each City Council Person:

Sierra Madre is not a tract city; Sierra Madre is a city of individuals.

Please find a developer who will offer lots for sale.

You will be proud for what you did.

(No decision by the City Council should be rendered until after November 9 when the sense (Vote count) of the voting residents is known. To do so earlier would be a dereliction of duty.)

Thank you.

Chris and Diana Houser

Residents for 58 years

[REDACTED]

Amber Tardif

Subject: RE: Contact City Council 2022-09-20 10:11 AM(PST) Submission Notification

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

Contact City Council 2022-09-20 10:11 AM(PST) was submitted by Guest on 9/20/2022 1:11:39 PM (GMT-08:00) US/Pacific

Name	Value
Email	[REDACTED]

Dear Councilmembers, First, I want to thank each of you as well as the Planning Commissioners for your thoughtful and diligent work on the monastery project. It has been a collaborative journey involving many concessions by the property owners and the developer which has produced a well-vetted, measured project and a model for sustainable residential development in our city. What started out as a good concept has been greatly fleshed out and improved as a result of your hard work and attention to detail. You and the Planning Commissioners have visited and revisited many contentious issues and have had many difficult conversations during your sustained effort to get this one right. Because of your thorough due diligence, the project is ready for your approval, and it is time to act. It is also time to move past the misinformation and mean-spirited rhetoric put up by a small group of residents. You have heard their arguments, and I think you will agree that stopping the Project in its tracks and preventing any development is their only goal. They simply want to hinder, delay and ultimately defeat the Monastery Project and any other development that may be considered. For many reasons this is not in our town's best interests. It will lead to more litigation, it will violate the property rights and second amendment rights of the Passionists, it will prevent needed sustainable housing from being built, it will prevent 42 families from becoming part of our community, it may well cause the property to be sold and developed in ways that are far more problematic than the Monastery Project, and will diminish citizen input and city oversight of future development. The Planning Commissioners have unanimously approved the Project. The time has come for the City Council to do the same. Respectfully submitted, John Doyle

To view this form submission online, please follow the link below:

<http://www.cityofsierramadre.com/form/one.aspx?objectId=18960828&contextId=17460512&returnto=submissions>

▪

Amber Tardif

From: Jane Nelsen [REDACTED]
Sent: Tuesday, September 20, 2022 11:29 AM
To: Public Comment
Subject: Meadow Project

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

To : City Council Members

From: Jane Nelsen, Sierra Madre citizen of 24 years, avid hiker, conservationist, therapist, and Sierra Madre booster!

Dear Councilors,

I hope you hold off endorsing the Meadows plan until after the vote in November. If you have compelling reasons for rushing with this, please share them with community members. We don't understand the big rush to push this through. I know you may be concerned about legal stuff - but this is a classic tactic to bully people into being fearful responses and rushing.

There are some real concerns here that need to be considered before making final decisions, and the citizens of Sierra Madre need to be consulted and informed. Among the concerns closest to my heart are:

1) Wildlife and Tree impact. Why not have a development that builds around old growth California Oaks and other trees? Why not incorporate some meadows and a water hole for wildlife in this plan? We are always thinking about people at the expense of our wildlife who live in the natural environment. We need to do more to help them as the drought continues. The environmental impact statement is insufficient and not comprehensive enough, AND this out of state NUW company has made no effort to help the wildlife that will be displaced. What about a water hole, or a meadow area that is kept for the wildlife? We spend so much time talking about what people need, and no time talking about how we displace the wildlife from their homes and do nothing

to help them or give back to them as we take more and more away.

2) Fire Risk. This area is a buffer zone for fire, and has been used as a staging area for helicopters and fire staff in past fires.

3) New Urban West has not secured approval for Carter avenue widening or other changes wanted.

4) Traffic problems: I live near this area, and I am already concerned about people who speed down Sunnyside and Michillinda. This will only get worse with more cars up and down these streets.

5) Following the General Plan for the City. We should do that - that's the reason the plan was made. We need to respect that the wildlife urban interfaces need thoughtful and conservation minded use.

Please don't rush on this!

Jane Nelsen

Sierra Madre Resident

--

Jane Taylor Nelsen, LCSW, MSW
Licensed Therapist and Educational Consultant

Amber Tardif

From: Ian Campbell [REDACTED]
Sent: Tuesday, September 20, 2022 12:23 PM
To: Public Comment
Subject: Please forward to the City Council re: Meadows Project

Follow Up Flag: Follow up
Flag Status: Flagged

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

I would like to register my concerns over the Meadows Project in Sierra Madre.
Please forward my comments to the City Council.

List of concerns:

- 1) Increase in traffic by hundreds of cars up and down Michillinda, Sunnyside, Lima and other streets;
- 2) Water depletion;
- 3) Wildlife and Tree impact: destruction of 100 mature trees with no attempt to keep them in place, displacement of wildlife that are already pushed to the limit;
- 4) Carter Avenue widening has not been approved by the county of LA;
- 5) Fire risk;
- 6) Deficient Environmental Impact Report that did not include any resident input or sufficient mitigation analysis. Currently, the project does not follow the General plan for the city, nor does it conform to zoning laws for the urban/wildlife interface.

Thank you,
Ian Campbell
Lifetime resident of Sierra Madre

Amber Tardif

From: Lou Losorelli [REDACTED]
Sent: Tuesday, September 20, 2022 1:42 PM
To: Gene Goss
Cc: Edward Garcia; Rachelle Arizmendi; Kelly Kriebs; Robert Parkhurst; Public Comment
Subject: NUW Meadows Project Video

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mayor Goss:

I was extremely surprised by the events that occurred during the public comment session of the City Council meeting of September 15, 2022.

During that meeting Tricia Searcy was not able to complete her prepared three minute presentation in opposition to the Meadows Project, apparently because it may have referenced Measure HR. Yet the New Urban West contingent was permitted to run a professionally prepared and carefully scripted promotional video designed to engender praise of the Meadows Project. Was the running of that video appropriate for the public comment session? Absolutely not. It had no place whatsoever in a City Council Meeting. I felt personally assaulted by having to be subjected to its viewing. My immediate observation was to ask why the running of this video wasn't immediately terminated after it began, just as was Tricia Searcy's presentation. That video would not have otherwise reached the captive audience of the Sierra Madre community in attendance, and the wider audience of those who were viewing it remotely on the web, if it was not presented on the City Council's platform.

Let's not perpetuate any further replay of this video on the City's website and remove any footage of this video from the archive of the City Council's meeting of September 15, 2022.

Lou Losorelli
Sierra Madre Resident

Amber Tardif

From: Tricia Searcy [REDACTED]
Sent: Tuesday, September 20, 2022 1:54 PM
To: Gene Goss; Rachele Arizmendi; Edward Garcia; Kelly Kriebs; Robert Parkhurst; Public Comment
Subject: Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

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

Mayor Goss and City Council Members,

Your refusal to allow my public comment at last Thursday's City Council meeting was more than inappropriate. It was a clear abuse of power highlighting your bias in favor of the project and refusal to consider the views of your constituents. Suppressing public comments specifically regarding the one and only item on the agenda because they do not fit with *your* agenda is politics at its worst. As you know, a judge ruled that you wrote a false ballot argument for the purpose of promoting the project on the night's agenda. That's highly relevant, if embarrassing, information.

You were more than happy to allow the supporters of the project to speak at length about good works of the Passionists and even allowed an entire video presentation. While I laud their good works as well, you know as well as I do that they are not relevant to the project.

Requesting that the Council defer a decision on the project to allow your constituents to be heard on a measure they put on the ballot in response to the project is directly relevant.

Here is what you said when seeking election to the City Council:

"This is a democracy and it is very important that the public consensus rules," said Goss. "A political science professor should believe that, or he shouldn't be teaching political science!"

Let me suggest that you make good on the representations that got you elected.

Please find below the text of the public comment I was precluded from making at Thursday's City Council meeting:

I'm here to ask that you defer any decision on the Meadows project until after the upcoming election. Each of you was elected to represent the people of Sierra Madre and the people have spoken—1300 of us signed the petition to get it on the ballot.

To plow ahead with this project, ignoring the will of your constituents, would be a betrayal of your oath of office, your duty to represent the people who elected you and have clearly said that we want a voice in this fundamental change to our town that affects our rights, our safety, our lives. This isn't about one property owner's rights—it has to do with infringing on the rights, safety, and well being of the community. Bailey Canyon Wilderness Park does not belong to the Passionists. They have no property rights in the park or on Carter Avenue nor do they have the right to endanger the community by ignoring the very real fire hazard, the severity of the current drought, and failing to conduct a proper environmental review particularly with regard to the proposed offsite plan.

It is clear since you have each written the argument against the people's ballot measure that you are already firmly in the developer's camp on the Meadows project—a very public exhibition of improper bias.

To make matters worse, a judge recently ruled that information in your ballot argument is false. City Attorney Giragosian gave you that false information and you relied on it to the detriment of the community.

The judge ruled against you and awarded costs to the Sierra Madre resident who won the case because the judge agreed with her that this Council's statement was false. Regardless of what has been written to the contrary in the Mountain View News, that's what the judge ruled.

The judge said, and I quote: "the statement is not just imprecise. It is false. No matter whether a commercial entity or an individual, no single person can develop the property's 35 acres into 68 units. Neither SB9 nor the City's SB9 ordinance would permit it. Yet the statement's plain meaning is that a single developer could build up to 68 units on the property....The statement implies that a developer could build 68 units not over decades but rather in a single project of 68 units on 34 lots. That is simply not true. The point of the statement, of course, is to suggest that the Meadows project's more limited development of 42 single-family detached residential units on the Property's 17 undeveloped acres is vastly preferable."

The judge clearly called out that the argument you wrote was not only false, but that your clear intention as City Council members was obviously to argue on behalf of the Meadows project. That's a big problem given that you're not supposed to show bias let alone publicly argue for a project.

I urge you to take a closer look at Attorney Giragosian's false and misleading report. It is a heavily biased and unreliable source of information. He failed to mention, for example, that if the Passionists get their zone change, they can build 126 units on 17 acres of the parcel, along with an institutional project on the rest of the parcel. It is so much more than anything that could ever happen under Measure HR which provides for 8 two acre lots.

Please have a look at what Protect Sierra Madre's attorney has written and have a little faith that your constituents do know what's going on here. You might be wise to listen to us.

Amber Tardif

From: Barbara Vellturo [REDACTED]
Sent: Tuesday, September 20, 2022 2:18 PM
To: Public Comment; Rachele Arizmendi; Gene Goss; Edward Garcia; Kelly Kriebs; Robert Parkhurst
Subject: Comment for Council meeting

Follow Up Flag: Follow up
Flag Status: Flagged

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

To the City Council

We were gratified to recognize at your last meeting that some of you, and especially Council Member Parkhurst, had read comments submitted by citizens and asked pertinent questions based on them. We have always had the concern that we feel that our comments and submitted information have been almost entirely ignored by this Council.

Council member Parkhurst questioned the City Attorney about my comment that the Planning Commission had not done the REQUIRED consideration and finding of whether the Specific Plan **b. Is consistent and compatible with the General Plan, as amended, including its goals, objectives, policies and implementation programs.**

The Attorney assured him that they had, saying that it was required.

I watched every minute of every Planning Commission meeting regarding the Meadows project. At NO time did the Commissioners discuss whether the Specific Plan was consistent with the goals, objectives and policies of our General Plan or state those many values that are intended to direct development in this City. At no time did they specifically state that they found the plan consistent with the General Plan as of their "independent Judgment and Analysis".

What the Commissioners DID DO, which is what we expect you will do, is Certify the EIR - and the Resolution prepared by the City Attorney certifies that (in your case AND in the case of the Planning Commission) you have reviewed the FEIR and the Specific Plan and in your INDEPENDENT JUDGMENT AND ANALYSIS have found...

The Planning Commission's "finding", as we assume yours will also, didn't come from a serious discussion and analysis of the facts and a stated "finding" but from the Attorneys Resolution of the true and correct "findings of fact" SAYING THAT YOU HAVE REVIEWED IT.

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein as findings of fact."

SECTION 2. CERTIFICATION OF THE EIR. Pursuant to 14 CCR Section 15090, the City Council certifies the EIR because:

- a. The Final EIR has been completed in compliance with CEQA;*
- b. The Final EIR was presented to the City Council and the City Council has reviewed and considered the information contained in the Final EIR prior to approving the Project; and*
- c. The Final EIR reflects the City's independent judgment and analysis.*

We would like to know exactly WHICH final EIR you have reviewed, as we asked in comments for your previous meeting. The website includes a FEIR (with many technical studies) and a Volume 1 and Volume 2. We find nothing under CEQA law as to what subsequent "volumes" might be and there was no notice to the Citizens, not even to the ones who had asked for notification and not even those whose missed comments were being responded to. They appear to be amendments to the FEIR. The Staff report simply refers to the online "FEIR" on the City's website but doesn't mention WHICH parts have been reviewed and considered.

SECTION 2. Specific Plan Adoption. Pursuant to Government Code Sections 65453(a) and 65454 and SMMC Section 17.64.050(B), the City Council approves the Specific Plan, as depicted in EXHIBIT 2, finding that the Specific Plan Amendment:

a. Necessitates the public interest, convenience, and necessity because adoption of the Specific Plan ensures the development is consistent with the size and character of surrounding development and the topography, flora, and fauna of the surrounding Environment.

b. Is consistent and compatible with the General Plan, as amended, including its goals, objectives, policies and implementation programs.

A detailed analysis of the Project's consistency and compatibility with General Plan goals and policies is provided in Table 4.11-1, Project's Consistency with the City of Sierra Madre's General Plan Goal and Policies, of the Project EIR, incorporated herein by reference.

(The incorporated Consistency Analysis was prepared by the Developer. OF COURSE he will say that the specific plan is consistent - However, at least two citizens' comments to the DEIR presented multi-page analyses of why we feel the project is clearly NOT consistent with the goals and policies of our General Plan. Many of the more than 100 comments also commented on the inconsistency with our General Plan. Have they been reviewed? Why not discuss the discrepancy between the MANY citizens' reading of the GP and the Developers?

The Specific Plan has been redlined and revised several times and several portions differ significantly from those that were studied in the DEIR (especially the hydrology and drainage plans) The EIR is of a specific plan that no longer exists.

We Citizens hope that you will not approve or certify any part of this most significant development, without doing the DUE DILIGENCE that the resolutions certify have been done and that any decision is, in fact, your "independent judgment and analysis"

Thank you for doing this important task on behalf of all the Citizens you represent.

Barbara Vellturo

Amber Tardif

From: Susan Neuhausen [REDACTED]
Sent: Tuesday, September 20, 2022 2:50 PM
To: Public Comment; Rachele Arizmendi; Robert Parkhurst; Gene Goss; Edward Garcia; Kelly Kriebs
Subject: Re: Public comments for City Council meeting of 9/20/2022

Follow Up Flag: Follow up
Flag Status: Flagged

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

Date: September 20, 2022
From: Susan Neuhausen [REDACTED]
To: City Council and Public Comment

Dear Mayor Goss and Council Members:

Similar to the Planning Commission, the City Council can request changes to New Urban West's Meadows at Bailey Canyon housing project. In other cities where citizens objected to NUW's proposed large housing projects, final plans were reduced by at least 25%. In fact, that is an alternative suggested by NUW. Of course, they state that they then won't build the park, but given that after the 22nd house permit is issued, they said they will have the funds, there is no reason why they can't throw in a park.

Residents of this city have expressed numerous concerns about this project. These issues include: a) not conforming to the General Plan except for minimum lot size; b) water use in the midst of drought and the false term of "net zero"; c) traffic and safety issues; d) fire risk; and e) severe issues still to be resolved in the environmental impact report. In addition, there are discrepancies in the Development Plan and Specific Plan to be resolved. As elected representatives, it is your duty to spend the necessary time to consider all issues and to discuss them in detail.

There were several points raised during the Thursday, September 17th meeting that need clarification.

First, I appreciate Council Member Parkhurst's attention to detail. As he pointed out, Table 3.2 has the maximum gross floor area of 3,775 square feet crossed out to be 4,250 square feet. That needs to be fixed to be the 3,775 square feet promised to the Planning Commission. In addition, the Planning Commission made clear that the maximum floor area could not be increased later through a variance in order to prevent an increase in square footage. However, in two sections (Sections 3-15 and 6-4), there is a footnote that floor area can be exceeded with a variance. That was not what was agreed to. These items need to be corrected as this plan will supersede the General Plan and municipal code, and this developer or a new developer can claim ignorance if nothing is done. There also should be an asterisk to point out the additional 180 square feet that can be added for two-story entries.

Regarding a second non-conforming issue to our General Plan, 90% of the 2-story houses will exceed the angular plane height. Despite numerous requests for the developer to provide illustrations of an entire A, B,

or C street, we still have no visual representation of a block of these oversized houses. This is especially an issue as the front and side setbacks are much less than allowed under our General Plan. Again, because of severe risk of fire and these houses being so close together, this is a major problem.

Mr. Parkhurst asked about all-electric houses. Mr. Frankel was dishonest in his answer. "All-electric" implies heating and cooling (e.g., heat pumps) as well as electric appliances. New Urban West has only committed to "encouraging" all-electric appliances. All the lots will be stubbed for natural gas.

Council members had questions about "net zero" water use. In the MOU of 2020, it stipulates that "the Applicant must: Ensure the Project has a net zero water impact." The definition of "net zero" water use generally refers to water usage in individual buildings, but it can be applied to a tract housing development for our purposes. That definition is: "Net zero water creates a water-neutral building where the amount of alternative water used and water returned to the original water source is equal to the building's total water consumption." In other words, it's a closed-loop system where nothing is lost. This project doesn't measure up to that definition. It doesn't come close.

The water calculation for the Meadows project is a gross underestimate. Most importantly, this gross underestimate affects the amount of water that Sierra Madre will need to provide, and secondly, the amount of money the developer must provide to "mitigate" the water usage. The amount of money from the developer is based upon the cost of water today. We know that with California's dire water situation, that costs are only increasing, and likely will increase dramatically. Consider why it is it a gross underestimate:

- First, there is still no accounting for water used during construction, so we did it for them by obtaining estimates from a developer and from a road contractor. The developer we contacted based his estimates on the amount of water he uses and, of course, the amount of water depends on the air temperature, the wind, the dryness of the soil, the depth of soil removal, etc. The developer estimated that water use per house for compaction and dust control is 100,000 gallons/house x 42 houses = 4,200,000 gallons of water. A road contractor estimated between 500,000 gallons to 750,000 gallons for the roads but said it could be higher depending on conditions. This totals almost 5 million gallons of water during construction or 15.4 AF (325,851 gallons/acre foot). *That water comes from city hydrants. Who's paying for it?*
- Second, New Urban West calculated 50 years of water use. To put that in context, the State of Arizona Groundwater Management Act requires developers "to prove an assured water supply capable of sustaining its residents for at least 100 years," which is more appropriate. The 50-year life expectancy of the houses would be true only if they were shoddily constructed.
- Third, at the time they provided their dollar amounts, New Urban West based them on a calculation of 19 acre feet per year (AFY) for the project, which they have now modified to be 26.30 AFY, a 38% increase. This amount of water is 8,576,000 gallons/year (one acre foot equals 325,851 gallons) or 860,000,000 gallons over 100 years. These calculations do not include additional water for ADUs.

Therefore, this project will use almost 3 times more water (2,630 AF) than the original New Urban West calculation (950 AF). Clearly, it would behoove the city to collect more money than has been suggested.

I understand that you can only consider the Meadows project proposal in its current form. However, please consider the consequences not only to the 17 acres at issue today but to the entire parcel. Approval of the Specific Plan will not prevent a developer from building a 270,000 square foot institution on the Retreat Center's land, or a developer can request another Specific Plan and build an additional 82 houses.

One of your options for the Meadows project is to defer any decision until after the election. Deferring would show the citizens of Sierra Madre that they have been heard and that they are respected. Voting on the

project prior to the election will convince the citizens that you are trying to undermine a fair vote, not to mention a constitutionally protected democratic process.

September 20, 2022

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

To: **The Citizens of Sierra Madre**

To: **City Council**
Gene Goss, Mayor
Edward Garcia, Mayor Pro Tem
Rachelle Arizmendi, Council Member
Kelly Kriebs, Council Member
Robert Parkhurst, Council Member
City Manager, Jose Reynoso

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

Via: PublicComment@CityofSierraMadre.com

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

Re: **The Meadows at Bailey Canyon Development – EIR Certification, All Entitlement Approvals
City Council Meeting of September 20th 2022**

Dear City Council and Mayor,

Once again I provide comments to you in a rush, augmenting my City Council Public Comments of 09.15.20, Draft EIR Comments of October 04, 2021, my EIR Rebuttal Comments of March 1, 2022, and various Planning Commission public written comments.

1. **Northern 35 Acres Hillside - Unbuildable - Risk & Cost Shift - to the City of Sierra Madre:** Non-biased Expert developers, builders and landowners, City Insurers, should have advised City Planning and Leadership that the northern 35 acres is: unbuildable, subject to CEQA in any future development, a risk and cost to the City. It is Not a Development Benefit, rather, an entitlement incentivization crafted by the Applicant to improve its risk and fire profile with risk and cost shift to City Stakeholders.
 - o Did City Planning and Risk Management conduct an assessment, which would align with best practices for a similar jurisdiction and with transparency to City Stakeholders? I have not read or heard anything.
 - o IF the City Planning Staff didn't think of this until my writing: Why not claim the acreage as a possible pathway to meet the Open Space Requirement, in the General Plan, which this City is deficient and the 3 Acre Park, doesn't add much to help. It is unclear IF the 35 acres will conform for human requirements, or IF animal habit suffices.....because only a few hiking super humans can use it.
 - o The acreage cannot be developed and clearly in consideration for habitat protection, because individuals do shoot bears with arrows.
 - o I assume the Monastery doesn't pay property taxes due to its tax status, so that is not relevant to any Party.
2. **Park - Grading – Massing – Density - Underground:** There are 11 (correcting my prior communiques indicating 12), two story houses at a 25 ft. max. height, with pad elevations set from 38 to 40 feet above the Park (park is at elev. 1105 and house pads at elev. 1143 to 1145 per Specific Plan Final Draft 08.25.22).
 - o Only half of the proposed Park is useable: approximately 80 feet, with the balance of the width sloped up to the 11 houses. The remainder of the park is a very narrow landscape design with minimized park uses and approximately 690 feet long.
 - o Park User Comfort is An Issue: Would you use a park with 2-story house massing just above it? IF so, include exactions for mature trees and a quantity to provide a park of relevance.
 - o Mature Tree Planting is Unlikely: over the below grade Detention Gallery.
 - o Vehicular Parking and Toilet Facilities are Inadequate: for the demand projected from outside Sierra Madre.
 - o Please Refer to Other Documents Regarding the Park: my Draft EIR comments of October 04, 2021 and May 5th Planning Commission Comments.
3. **3rd Party Legal Opinions:**
 - o Measure HR – Zoning Conformance w/ General Plan and Religious Rights: Did City Leadership obtain any written 3rd Party Legal Opinions? If so, your Stakeholders might welcome hearing that, and reading them.
 - o Discretionary Approvals: With the exception of some of the current City Leadership who were involved with other controversial hillside/residential development.....has the City Council been legally briefed as to the meaning of Discretionary Approvals to JUST VOTE NO?

Regards and Thank You in Advance for Your Consideration,

Glenn Hickman

Meadows Bailey Canyon Development City Council Meeting 09.20.22_Hickman Comments 09.20.22verF.doc

Amber Tardif

From: Skousen Radford, Mary E [REDACTED]
Sent: Tuesday, September 20, 2022 4:38 PM
To: Public Comment
Subject: Opposition to the Meadows Project planned for the Monastery

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

City Council Members,

I am writing to voice my opposition to the Meadows project planned for the Monastery.

Please vote against this project. I have previously stated my objections, at a meeting last year.

Mary Skousen-Radford

[REDACTED], Sierra Madre