

# Site Development, Soil Testing, and Remediation for the Meadows at Bailey Canyon

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**City of Sierra Madre**

Presented by:

Aleks Giragosian, City Attorney

**COLANTUONO, HIGHSMITH & WHATLEY, PC**

**COLANTUONO  
HIGHSMITH  
WHATLEY, PC**

# Timeline:

5/5/2025

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5/5/2025 - City staff resolves to impose soil testing as a condition of a grading permit

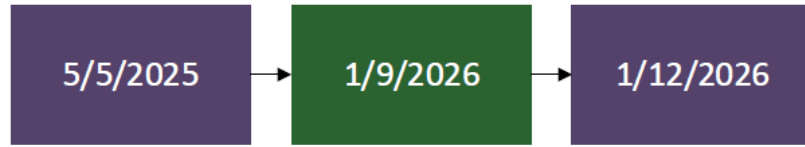
# Timeline:



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1/9/2026 - City issues tree removal permit to developer

# Timeline:



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1/12/2026 - Toll Bros. complete soil testing

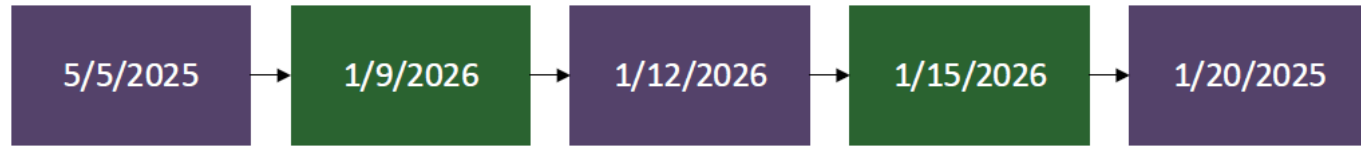
# Timeline:



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1/15-16/2026 - Toll Bros. accommodates Fire Department training, while developer removes onsite trees

# Timeline:



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1/20/2026 - Toll Bros. completes additional soil test to confirm exceedance at FS-2 area

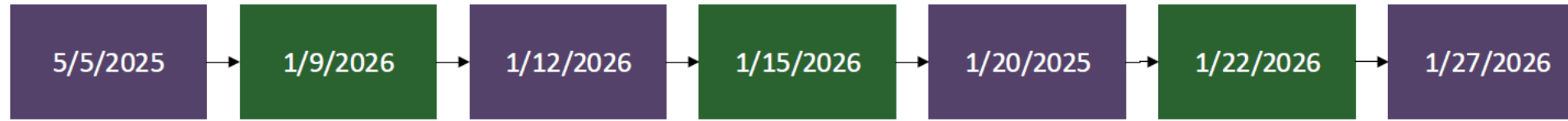
# Timeline:



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1/22/2026 - Toll Bros. begins trenching for installation of silt fence

# Timeline:



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1/27/2026 - Hillman Consulting prepares soil management plan

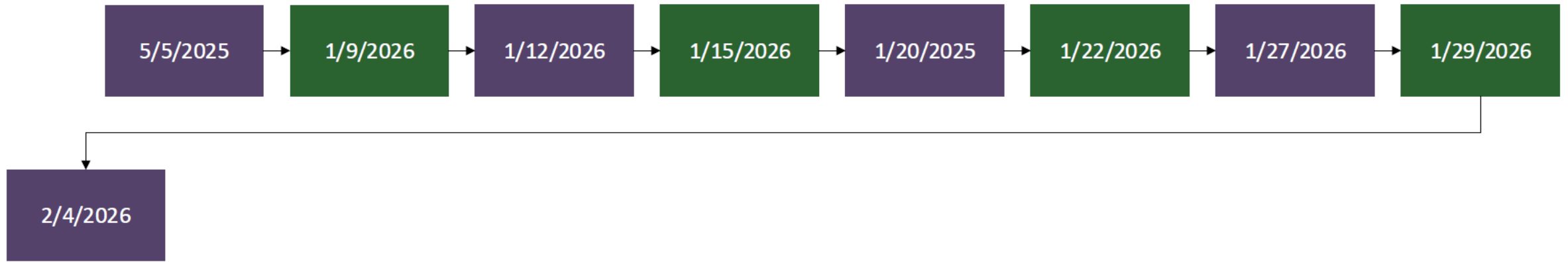
# Timeline:



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1/29/2026 - City issues grading permit to developer subject to soil remediation

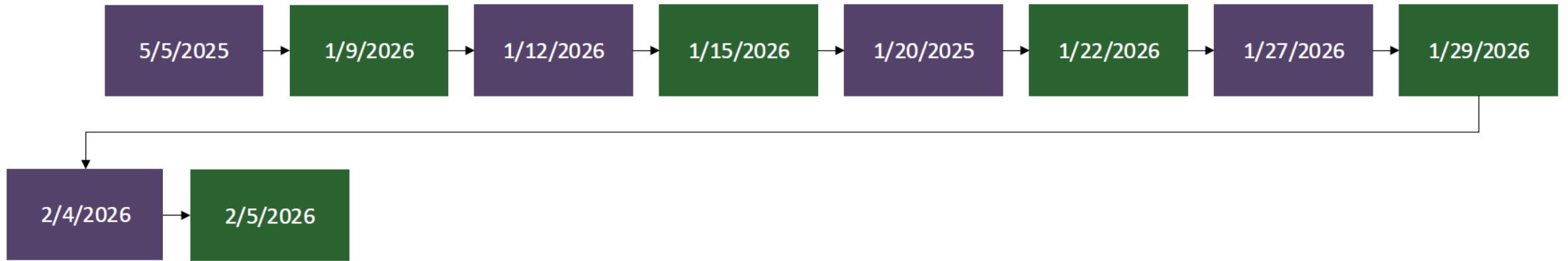
# Timeline:



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2/4/2026 - Group Delta completes review of Hillman Consulting's soil management plan; City issues temporary construction fence permit to developer

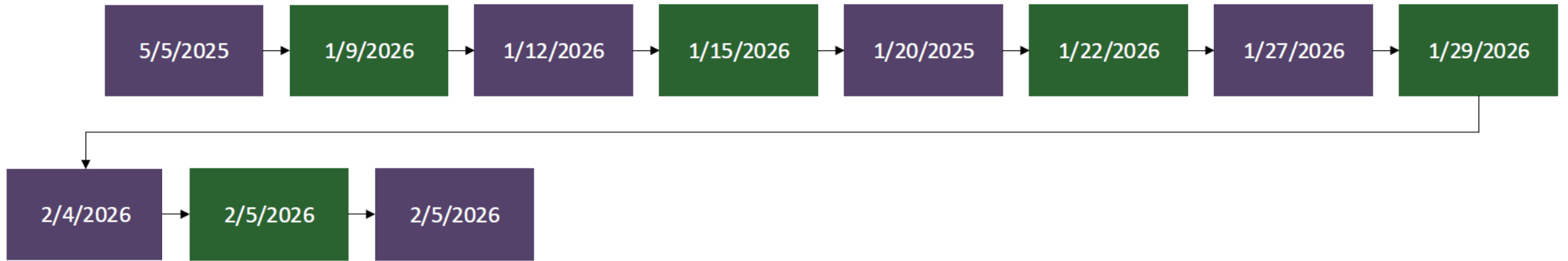
# Timeline:



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2/5/2026 - Toll Bros. begins construction on temporary noise fence

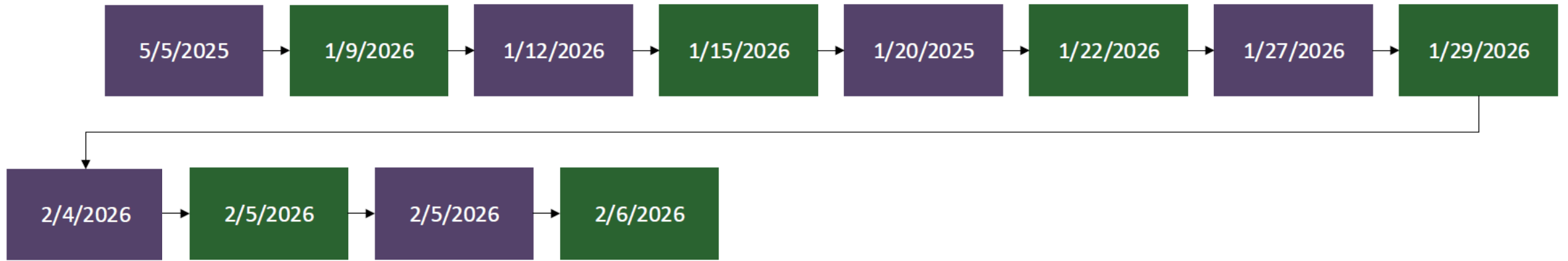
# Timeline:



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2/5/2026 - Hillman Consulting revises the soil management plan in response to Group Delta's comments

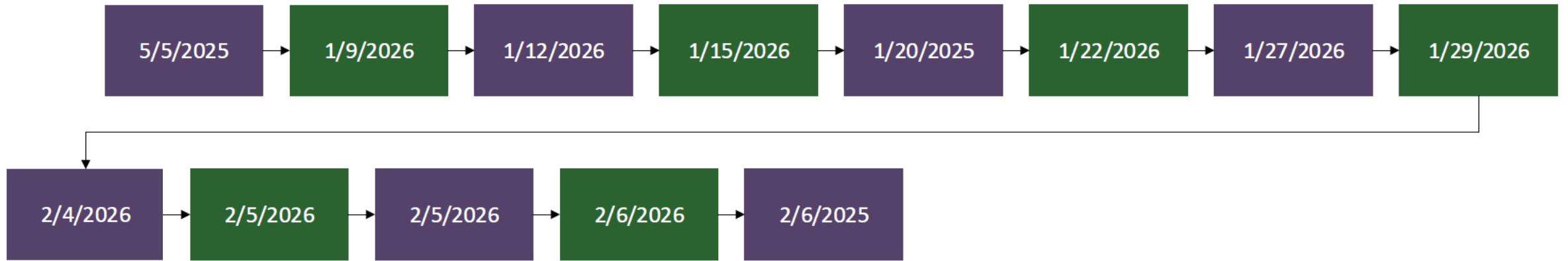
# Timeline:



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2/6/2026 - City provides Toll Bros. letter clarifying scope of remediation

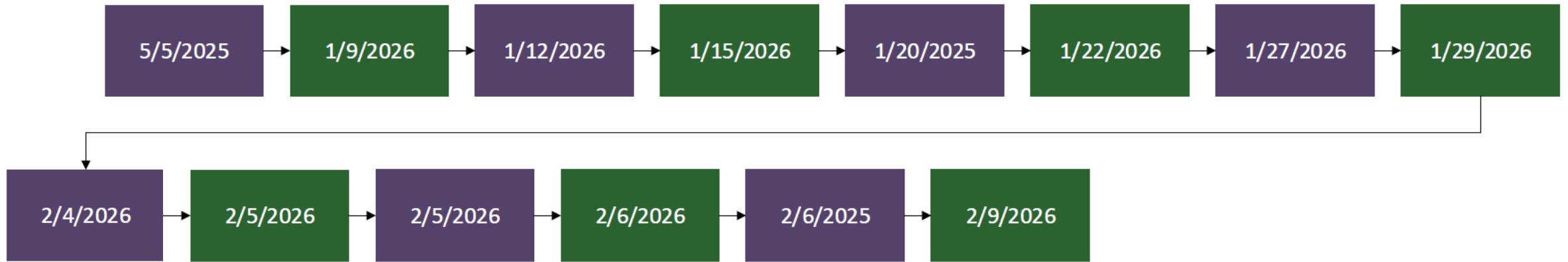
# Timeline:



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2/6/2026 - Toll Bros. trenches site for temporary fencing

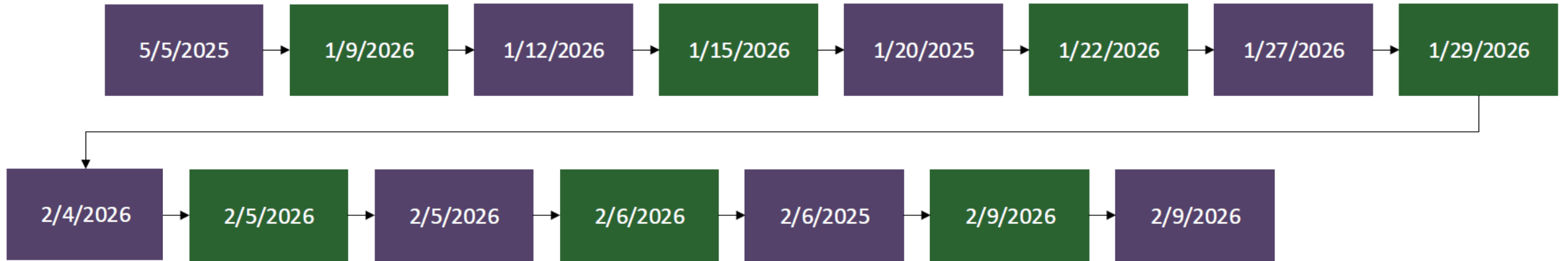
# Timeline:



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2/9/2026 - Toll Bros. excavates and stockpiles contaminated materials

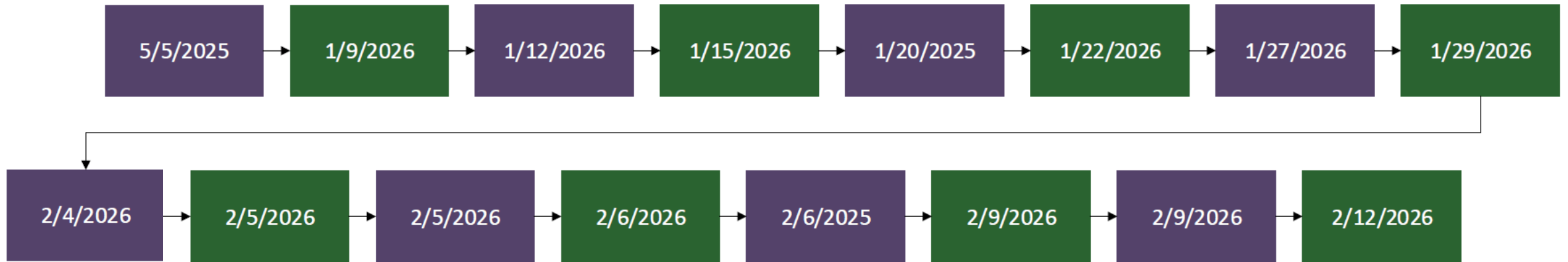
# Timeline:



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2/9/2026 - Toll Bros. retests FS-2 area

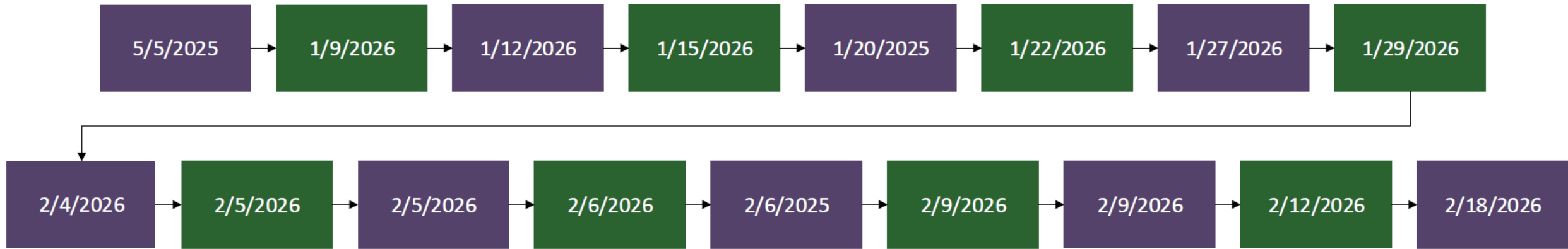
# Timeline:



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2/12/2026 - Toll Bros. removes soil and hauls to Soil Safe of California facility in Adelanto, CA

# Timeline:



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2/18/2026 - Toll Bros. provides City with supplementary soil sampling test results and the manifest of copies of soil hauling.



# QUESTIONS?

# THANK YOU

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