

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
11701 S. La Cienega Blvd. 6th Floor
Los Angeles, CA 90045

From: (Public Agency): City of Sierra Madre
232 W Sierra Madre Boulevard
Sierra Madre, California, 91024
(Address)

Project Title: The Meadows at Bailey Canyon Specific Plan Tentative Map

Project Applicant: NUWI Sierra Madre LLC

Project Location - Specific:

700 North Sunnyside Avenue (Assessor's Parcel Number 5761-002-008)

Project Location - City: Sierra Madre Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would consist of a tentative tract (No. 83966) (tentative map) for the Meadows at Bailey Canyon Specific Plan. The proposed project would subdivide portions of the existing Master Doloresa in Sierra Madre per the tentative map. The proposed subdivision would include: Forty-two (42) lots containing single family homes (Lots 1-42), six (6) open space lots (Lots A-F), and one (1) open space park area (Lot 43). Sunnyside Avenue, Carter Avenue, "A" Street, "B" Street, and "C" Street would be publicly dedicated streets. Lot A would include ingress access easements for the existing Retreat Center.

Name of Public Agency Approving Project: City of Sierra Madre

Name of Person or Agency Carrying Out Project: NUWI Sierra Madre LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 15182. Projects Pursuant to a Specific Plan
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project qualifies as a 15182 categorical exemption because an EIR has been prepared for a specific plan and therefore is exempt since it is consistent with the general use designation, density, building intensity and applicable policies for the project.

Lead Agency

Contact Person: CLARE LIN Area Code/Telephone/Extension: 626 355 7135

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 2/27/2024 Title: Planning Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: