



# NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

## PROPOSED CONSTRUCTION OF 42 SINGLE-FAMILY RESIDENCES AND NEIGHBORHOOD PARK AT 700 NORTH SUNNYSIDE AVENUE, SIERRA MADRE, CALIFORNIA 91024

---

**Date:** March 30, 2021

**To:** Interested Agencies and Individuals

**Lead Agency:** City of Sierra Madre

**Subject:** Formal Notification for the Meadows Specific Plan Project, Pursuant to Assembly Bill 52 and Senate Bill 18

**Project Title:** The Meadows at Baily Canyon

**SCH NUMBER:** 2020060534

**Project Applicant:** The Congregation of the Passion, Mater Dolorosa Community

Pursuant to California Senate Bill (SB) 18 and California Assembly Bill (AB) 52, this letter, from the City of Sierra Madre (City), hereby provides formal notification of The Meadows Specific Plan Project (proposed Project), located in the City of Sierra Madre within the County of Los Angeles, California. The City, lead California Environmental Quality Act (CEQA) agency for the proposed Project, is contacting all groups provided by the California Native American Heritage Commission (NAHC) and all groups that have previously requested formal notification of projects for which Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. (Stats. 2114, ch. 532, § 11 (c)). This correspondence is intended as formal notification of the proposed Project pursuant to SB 18 and AB 52.

**Project Location:** The 17.18-acre project site (Assessor's Parcel Number 5761-002-008) is located at 700 North Sunnyside Avenue in the City of Sierra Madre (City), County of Los Angeles, California. (see Figure 3-1, Project Location).

**Project Description:** The proposed project would establish The Meadows Specific Plan (Specific Plan), creating the zoning and development standards to guide future development of single family residential uses on approximately 13.21 acres of the 17.18-acre project site as well as 3.97 acres of open space (including a 3.06-acre neighborhood public park). (See Figure 3-2, Conceptual Site Plan.) The discretionary actions before the City include a proposed General Plan amendment to change the land use designation for the Project site from Institutional to Specific Plan, and zone change to change the zoning of the Project site from Institutional to Specific Plan. Community benefits will include a net-zero water impact, street improvements, underground utilities, and establishing a dedicated funding source for long-term park maintenance.

**Project Involves Ground Disturbance:** Yes

**Consultation Request:** If you have any comments or concerns regarding the proposed Project and/or potential impacts to Tribal Cultural Resources (as defined in Public Resources Code § 21074) or would like to request any additional information, please contact the City of Sierra Madre at the address below or via email to Vincent Gonzalez, Director of Planning & Community Preservation at [vgonzalez@cityofsierramadre.com](mailto:vgonzalez@cityofsierramadre.com). All formal requests for consultation must be received within 30 days of receipt of this notice for AB-52 consultation and within 90 days of receipt of this notice for SB-18 consultation. Please include the name of a designated lead contact person in all communication.

Signature:  \_\_\_\_\_  
Vincent Gonzalez

Title: Director of Planning and Community Preservation Department

Telephone: (626) 355-7138

Address: 232 W. Sierra Madre Boulevard  
Sierra Madre, California, 91024