



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: June 24, 2020

To: State Clearinghouse, Los Angeles County Clerk-Recorder, Responsible and Trustee Agencies, Interested Parties, Organizations, and Native American Heritage Commission

Subject: Notice of Preparation of a Draft Environmental Impact Report in Compliance with the California Environmental Quality Act

NOP Comment Period: End of posting period is Thursday, July 30, 2020 by 5:00 PM

Contact: Vincent Gonzalez
Director of Planning & Community Preservation Department
City of Sierra Madre
232 West Sierra Madre Boulevard
Sierra Madre, CA 91024
(626) 355-7138

NOTICE IS HEREBY GIVEN THAT the City of Sierra Madre is the Lead Agency for this project and intends to prepare an Environmental Impact Report (EIR) to comply with the requirements of the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines Section 15082, after a Lead Agency decides an EIR is required, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared.

Agencies: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(a).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

Project Title: Sunnyside Terrace

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

Project Location: A southerly 20 acres of the Site of the Congregation of the Passion, Mater Dolorosa Community, 700 N. Sunnyside Avenue, Sierra Madre, CA 91024

Project Description: The proposed project will develop approximately the lower 20 acres of property with a residential development of 42 detached single-family dwellings, a 3 to 3.5 acre dedicated neighborhood park, and dedication of approximately 45+/- acres of open space to the City of Sierra Madre as shown in the project vicinity and site maps included in Attachment A, Project Configuration described in Attachment B, and Street Improvement shown in Attachment C.

Requested Actions: The project applicant is requesting that the City take the following actions:

- **General Plan Amendment** - The property is identified as an institutional land use in the General Plan. The General Plan will be amended to include Open Space, Civic/City Park, Institutional, and One Family Residential (7,500 sq. ft. minimum) land use designations.
- **Zoning Code Amendment** – To amend the Municipal Code to define the open space parcel, Civic/City Park, Institutional, and One Family Residential (7,500 sq. ft. minimum) zoning designations.
- **Map Amendments** – Amendment to update the Land Use and Zoning Maps
- **Specific Plan** – Preparation of a Specific plan that provides zoning and development standards that allow for greater gross floor area, lot coverage, reduced parking requirements and setback standards for the new residential development parcels

Initial Study: Pursuant to 14 CCR §§ 15060(d), 15063(a), an Initial Study was not prepared because this project clearly requires an Environmental Impact Report.

Probable Environmental Effects: The City expects that the EIR would evaluate Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Transportation and Traffic, Tribal Cultural Resources, and Utility Systems.

Public Review Period: The City has made this Notice of Preparation (NOP) available for public review and comment pursuant to Californian Code of Regulations, Title 14, Section 15082(a). The comment period for the NOP begins July 1, 2020 and ends August 1, 2020.

Comment: This notice commences a thirty-day review period during which the City welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. Comment should be submitted by July 31, 2020. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Please direct your comments to Vincent Gonzalez, Director of Planning and Community Preservation Department, City of Sierra Madre, 232 W. Sierra Madre Boulevard, Sierra Madre, CA 91024; (626) 355-7138; vgonzalez@cityofsierramadre.com.

Document availability: Documents related to this project are available for review during regular business hours at the City of Sierra Madre Planning and Community Preservation Department, 232 W. Sierra Madre Boulevard, and on the City of Sierra Madre Website at:

<http://cityofsierramadre.com/news/Mater Dolorosa Project>

Date: June 24, 2020

Signature: 

Vincent Gonzalez

Title: Director of Planning and Community Preservation Department

Telephone: (626) 355-7138

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.