

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020060534

Project Title: The Meadows at Bailey Canyon Specific Plan Project

Lead Agency: City of Sierra Madre

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Phone Number: (626) 355-7138

Project Location: Sierra Madre

City

Los Angeles

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would establish The Meadows at Bailey Canyon Specific Plan (Specific Plan), which would establish the zoning and development standards to guide future development of single-family residential uses on approximately 9.19 acres of the 17.30-acre project site, and 3.39 acres of open space (including a 3.04-acre neighborhood public park). A 1.04-acre grading and landscape buffer would be located within the northern portion of the project site. In addition to the ministerial lot line adjustment required to consolidate the two lots that make up the project site into one and adjust the site's northern boundary further to the north, 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. In addition, the proposed project includes dedication to the City of a 35-acre open space area, located on the hillside to the north of the project and the existing Mater Dolorosa Retreat Center.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. Air quality impacts would be mitigated through the requirement of the use of a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines or equipment outfitted with CARB verified diesel particulate filters. Impacts to biological resources would be mitigated through initiation of construction activities outside of the nesting bird season, or performance of nesting bird surveys if construction occurs outside this window; restriction of use of invasive species for landscaping purposes; and protected tree replacement for protected trees located on site. The project would implement mitigation for potential impacts to cultural resources, such as a workers environmental awareness program; on-call archeological construction monitoring; procedures for unanticipated discovery of archeological resources; and notification of discovery of any human remains, in accordance with Section 7050.5 of the California Health and Safety Code. Impacts to geology and soils, including potential impacts associated with seismic-related ground failure including liquefaction, would be mitigated through removal and recompaction of artificial soils present on-site, prior to commencement of any construction activities. In addition, impacts to paleontological resources would be mitigated through preparation and implementation of a Paleontological Resources Impact Mitigation Program. Noise impacts would be mitigated through implementation of noise reduction measures during all construction activities and require. In addition, impacts to tribal cultural resources would be mitigated through Native American monitoring.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Vehicle miles traveled and greenhouse gases
Caltrans permits for transportation of heavy construction equipment or materials
Compliance with Assembly Bill 52 and Senate Bill 18
Compliance with regulations for potable and recycled water as well as for separation of water mains and conveyances/piping, and cross-connection requirements
Impacts to biological resources under the purview of CDFW
Flood permits required for LACFD facilities
Erosion and wildfire associated with hillsides to the north of the site
Maintenance of LACFCD flood control facilities and location of LACFCD flood drains
Assessment and mitigation of impacts to flood or debris control basins, including potential impacts to Bailey's Debris Basin
Historic resource impacts associated with the Mater Dolorosa Retreat Center, located north of the project site

Provide a list of the responsible or trustee agencies for the project.

Los Angeles Regional Water Quality Control Board
Los Angeles County Department of Public Works
California Department of Transportation