



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**PROPOSED GINKGO STONEHOUSE RESIDENTIAL PROJECT (TTM NO. 65348)  
AT 935 & 965 EAST GRAND VIEW AVENUE, SIERRA MADRE, CALIFORNIA 91024**

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**Date:** October 9, 2023

**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 Wednesday, November 8, 2023 by 5:00 PM

**Scoping Meeting:** Wednesday, October 25, 2023 (Details Below)

**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:** Ginkgo Stonehouse Residential Project (TTM NO. 65348)

**Project Applicant:** Ginkgo Stonehouse, LLC

**Project Location:** The Project site is in the northeastern portion of the City of Sierra Madre within Los Angeles County, near the base of the San Gabriel Mountains (Figure 1, *Regional Location Map*). The Project site is located north of East Grand View Avenue; west of Liliano Drive/Stone House Road; east of Valle Vista Drive; and south of the northeastern terminus of Camillo Street/Stonehouse Road (Figure 2, *Local Vicinity Map*). The Assessor's Parcel Numbers (APNs) associated with the Project site are 5764-001-017 and 5764-001-018; and the associated street addresses are 935 and 965 East Grand View Avenue, Sierra Madre, California 91024.

**Project Description:** The Project would require approval of a Tentative Tract Map (TTM) to allow for the development of 9 single-family detached lots on approximately 9 acres of land (Figure 3, *Vesting Tentative Tract Map No. 65348*).

**Requested Actions:** The Project Applicant is requesting that the City take the following actions:

- **Tentative Tract Map Approval** - The City's General Plan designates the Project site R-H (Residential-Hillside). The R-H designation allows one dwelling unit per lot consisting of a maximum of two stories and 25 feet. The Project would require approval of a Tentative Tract Map (TTM) to allow for the development of 9 single-family detached lots.

**Initial Study:** Pursuant to 14 CCR §§ 15060(d), 15063(a), an Initial Study was not prepared because this Project was determined by the City to require an Environmental Impact Report.

**Environmental Topics:** The City expects that the EIR would evaluate potential impacts associated with Aesthetics, Agriculture/Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

**Public Review Period:** The City has made this Notice of Preparation (NOP) available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(a). The comment period for the NOP begins October 9, 2023 and ends Wednesday, November 8, 2023 by 5:00 PM.

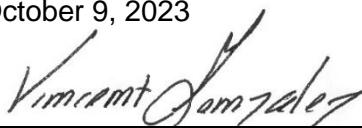
**Comment:** This notice commences a thirty-day review period during which the City welcomes and will consider all written comments regarding potential environmental impacts of the Project and issues to be addressed in the EIR. Comment(s) should be submitted by November 8, 2023. If you are commenting 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](mailto:vgonzalez@cityofsierramadre.com).

**Scoping Meeting:** A Scoping Meeting will be held on Wednesday, October 25, 2023 at the Hart Park House Senior Center located at 222 West Sierra Madre Blvd, Sierra Madre, CA 91024 for those interested in learning about the Project. A brief presentation will begin at 5:30 PM followed by an open house format where attendees may view displays and discuss the Project with the Applicant, CEQA Consultant, and City Staff. Attendees may join the meeting at any time to accommodate schedules. The meeting will conclude at 7:30 PM. Comments will be accepted during the meeting in written form.

**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/>

**Date:** October 9, 2023

**Signature:**



Vincent Gonzalez

**Title:** Director of Planning and Community Preservation Department

**Telephone:** (626) 355-7138

**Attachments:**


Figure 1, *Regional Location Map*

Figure 2, *Local Vicinity Map*

Figure 3, *Vesting Tentative Tract Map No. 65348*



Source: ESRI and USGS; August 2023.

 - approximate Project Location

GINKGO STONEHOUSE RESIDENTIAL PROJECT  
 Notice of Preparation  
 Regional Location



Figure 1



Source: ESRI and County of Los Angeles; August 2023.



Figure 2



**LEGEND**

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED SWALE
- PROPOSED MAJOR CONTOUR
- PROPOSED INTERVAL CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING INTERVAL CONTOUR

- PROPOSED RETAINING WALL
- EXISTING SANITARY SEWER
- EXISTING DOMESTIC WATER
- EXISTING STORM DRAIN
- PROPOSED ASPHALT PAVING
- EXISTING ASPHALT PAVING

**LOT TABLE:**

LOT	AREA (ACRES)	AREA (SQ. FT.)	LAND USE
1	0.46	20,000	SFR
2	0.46	20,000	SFR
3	0.46	20,030	SFR
4	3.07	133,538	SFR
5	2.05	89,256	SFR
6	0.01	43,987	SFR
7	0.46	21,061	SFR
8	0.46	21,061	SFR
9	0.51	22,325	SFR

Source: Advanced Civil Group; August 5, 2020.

