Posting Label Here

Filing Label Here

NOTICE OF EXEMPTION

To:
Los Angeles County Clerk
Business Filing & Registration
P.O. Box 1208
Norwalk, CA 90650-1208

From:
City of Sierra Madre
Planning & Community Preservation Department
232 W. Sierra Madre Blvd.
Sierra Madre, CA 91024

1.	**Project Title:**	The Meadows at Bailey Canyon Specific Plan: Design Review Permit
2.	**Project Applicant:**	John Reischl, Toll Brothers Inc.
3.	**Project Address:**	600 North Sunnyside Avenue (APN 5761-002-009)
4.	**Project Location, City:**	Sierra Madre **County:** Los Angeles

5. Project Description (nature, purpose, and beneficiaries of Project):

A modification (DRP 25-02 Modification) of an approved design review permit (DRP 25-02) consisting of a design review permit (DRP 25-02) for the implementation of The Meadows at Bailey Canyon Specific Plan: allowing the construction of 42 single-family dwellings (Lots 1-42), landscaping buffers in six (6) open space lots (Lots A-F), and one (1) open space park area (Lot 43). The modification changes the approved building forms and mass to accommodate the integration of an attached accessory dwelling unit as an available option to buyers. In accordance with state law, each accessory dwelling unit is subject to ministerial review and is considered separately from the DRP 25-02 Modification.

6.	**Name of Public Agency Approving Project:**	City of Sierra Madre
7.	**Name of Person or Agency Carrying Out Project:**	Toll West Coast, LLC

8. Exempt Status (Check one):

☐	Ministerial	California Public Resources Code, §21080(b)(1); California Code of Regulations, Title 14, Chapter 3, Article 18, §15268
☐	Emergency Project	California Public Resources Code, §21080(b)(4); 15269(b)(c)
☐	Declared Emergency	California Public Resources Code, §21080(b)(3); 15269(a)
☒	Categorical Exemption	Section 15182, Projects Pursuant to a Specific Plan
☐	Statutory Exemption	(California Code of Regulations, Title 14, Chapter 3, Article 18, §(#))
☐	General Rule	(California Code of Regulations, Title 14, Chapter 3, Article 5, §15061(b)(3))

9. Reason why project is exempt:

The proposed project is statutorily exempt from environmental review, pursuant to Section 15182(c) Residential Projects Implementing Specific Plans of the California Environmental Quality Act (CEQA). Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. The Project including residential planned unit developments that are undertaken consistent with the Specific Plan are exempt from

CEQA, regardless of their location. However, the exemption requires review to ensure that the project would not create any new impacts or increase the severity of impacts previously disclosed in the original environmental document, as described in Guidelines §15162. On September 27, 2022, the City Council certified the EIR for the Project. The Planning Commission exempted the Project from further CEQA review under 14 CCR 15182(c), as a residential project implementing a specific plan that was approved alongside a certified EIR. The appellant's grounds for appeal do not articulate some substantial change or new information that would have triggered a Subsequent EIR or Supplemental EIR.There are no "substantial changes … with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR … due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects." (14 CCR 15162(a)(2).) The facts remain the same. The subject parcel was an unimproved site and remains an unimproved site. There were no structures that burnt on site as a result of the Eaton Fire that create a presumption of soil contamination. The certified EIR never considered the soil contaminants that were recently tested as part of the soil management plan. The Project will not have one or more significant effects not discussed in the certified EIR because the soil remediation is complete. The contaminants have already been mitigated.Section 4.10 of the certified EIR analyzed the impacts of hydrology and water quality. The applicant's appeal does not articulate, and City staff is not aware of any substantial change or new information that undermines the analysis in the certified EIR. Section 4.20 of the certified EIR analyzed the impacts of wildfire. The applicant's appeal does not articulate, and City staff is not aware of any substantial change or new information that undermines the analysis in the certified EIR. While no California case directly addresses wildfires as changed circumstances requiring a Supplemental EIR or Subsequent EIR, federal precedent provides guidance. In Laguna Greenbelt, Inc. v. U.S. Department of Transportation (9th Cir. 1994) 42 F.3d 517, an agency's decision not to supplement an Environmental Impact Statement under the National Environmental Pollution Act after wildfires was upheld because the initial environmental impact statement had taken into account the effects of the natural fires in the area.

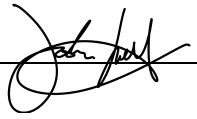
10. Lead Agency

Contact Person: Joshua Wolf **Phone:** (626) 355-7135

If filed by applicant:

1. Attached certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?

☐ Yes ☐ No

Signature  **Date:** 11/17/2026 **Title:** Senior Planner

☒ Signed by Lead Agency

☐ Signed by Applicant Date received for filing at OPR: 11/17/2026