



NOTICE OF AVAILABILITY

Date: July 14, 2025

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) in Compliance with the California Environmental Quality Act (CEQA)

Project Title: Proposed Ginkgo Stonehouse Residential Project (TTM No. 65348) at 935 & 965 East Grand View Avenue, Sierra Madre, California 91024

NOTICE IS HEREBY GIVEN, pursuant to Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15087, that the City of Sierra Madre (City) has completed the DEIR for the Proposed Ginkgo Stonehouse Residential Project (TTM No. 65348) (Project) described below, and that the Draft EIR is available for public review.

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. 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. 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 proposes the development of nine (9) single-family residential detached lots on approximately nine (9) acres of land. Approximately four (4) of the nine (9) acres within the "Project boundary" or "Project site" are proposed as a non-buildable area that would prohibit development and limit activities within. The non-buildable area within the lots of individual homeowners would be deed restricted to prohibit any use or development other than for passive open space and maintenance purposes (i.e., brush management/fuel modification). Four (4) existing residential structures and accessory gazebos and sheds would be demolished; the Project site would be graded to establish the residential building pads; and associated infrastructure would be constructed including a new private Street 'A' with cul-de-sac, driveway/fire access road, retaining walls, swales, and utility connections to East Grand View Avenue. Once the residential lots and associated infrastructure are completed, it is anticipated that approximately three (3) custom homes would be constructed each year over three (3) years. Each lot would be developed with a custom home that would include a driveway, walkways, drainage system, stormwater biofiltration system, low-impact-development features, and connections for all utilities. The development's associated infrastructure including Street 'A', stormwater conveyance system, and individual lot biofiltration systems would be maintained by a new Homeowners Association (HOA). Maintenance within the non-buildable areas, such as brush management/fuel modification, would be the responsibility of the individual lot owner.

Anticipated Significant Environmental Effects: The DEIR's analysis of project impacts identified that with implementation of mitigation measures, impacts to Biological Resources, Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, and Tribal Cultural Resources would be reduced to less than significant.

Public Review Process: The purpose of this Notice, consistent with consistent with CEQA Guidelines Sections 15086 and 15087, is to consult with and request comments on the DEIR's environmental analyses from the public responsible agencies, organizations, and interested parties.

Cortese List: The Project site is not included on any list of hazardous waste sites.

Circulation: The DEIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with CEQA Guidelines Section 15205(d), the City has scheduled a 45-day public review period for the DEIR, July 15, 2025 ending on August 29, 2025 at 5:00 PM. Within this 45-day period, the DEIR is 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: www.sierramadrecal.gov . Comments on the DEIR may be submitted in writing via mail or email to:

Clare Lin
Director of Planning & Community Preservation Department
City of Sierra Madre
232 West Sierra Madre Boulevard Sierra Madre, CA 91024
Email: EIRComments@sierramadrecal.gov

Please include a return address and contact name with your written comments. Comments sent via email should contain "Proposed Ginkgo Stonehouse Residential Project (TTM No. 65348)" in the subject line.

Following the close of the public review period for the DEIR, the City will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the City of Sierra Madre Planning Commission and City Council, at a date for which notice shall be provided. As required under CEQA Guidelines Section 21092.5, the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to final determination and certification by the City of Sierra Madre City Council.

SIGNATURE:



TITLE:

Clare Lin, Director of Planning & Community Preservation Department

TELEPHONE:

(626) 355-7138

DATE:

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