

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023100084

Project Title: Ginkgo Stonehouse Residential TTM NO. 65348

Lead Agency: City of Sierra Madre Contact Person: Clare Lin, Director
 Mailing Address: 232 W. Sierra Madre Boulevard Phone: (626) 355-1536
 City: Sierra Madre Zip: 91024 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Sierra Madre

Cross Streets: East Grand View Avenue and Stonehouse Road Zip Code: 91024

Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ' 5.726 " N / 118 ° 2 ' 8.775 " W Total Acres: 9

Assessor's Parcel No.: 5764-001-017 and 5764-001-018 Section: 16 Twp.: T1N Range: R11W Base: San Bernardino

Within 2 Miles: State Hwy #: 210 Waterways: Sierra Madre Wash
 Airports: None Railways: Metro A line Schools: Sierra Madre Middle School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: TTM NO. 65348

Development Type:

Residential: Units 9 Acres 9
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG

Present Land Use/Zoning/General Plan Designation:

Hillside Residential

Project Description: (please use a separate page if necessary)

The Ginkgo Stonehouse Residential Project (TTM NO. 65348), or "Project", proposes approval of a Vesting Tentative Tract Map (TTM) that would allow for the development of 9 single-family residential detached lots on approximately 9 acres of land. Approximately 4 of the nine acres within the "Project boundary" are proposed as a non-buildable area that would prohibit construction of vertical structures but would allow for landscaping, hardscaping, and fencing in the future. 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 public street 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 3 custom homes would be constructed each year over 3 years. Each lot would be developed with a custom home that would include a driveway, walkways, drainage system, stormwater retention and low-impact-development features, and connections for all utilities.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 15, 2025 Ending Date August 29, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>VCS Environmental</u>	Applicant: <u>Ginkgo Stonehouse, LLC</u>
Address: <u>30900 Rancho Viejo Road, Suite 100</u>	Address: <u>805 West Duarte Road</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Arcadia, CA 91007</u>
Contact: <u>Eric Turner</u>	Phone: <u>(626) 282-3100</u>
Phone: <u>(949) 489-2700</u>	

Signature of Lead Agency Representative:  Date: 7/14/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.