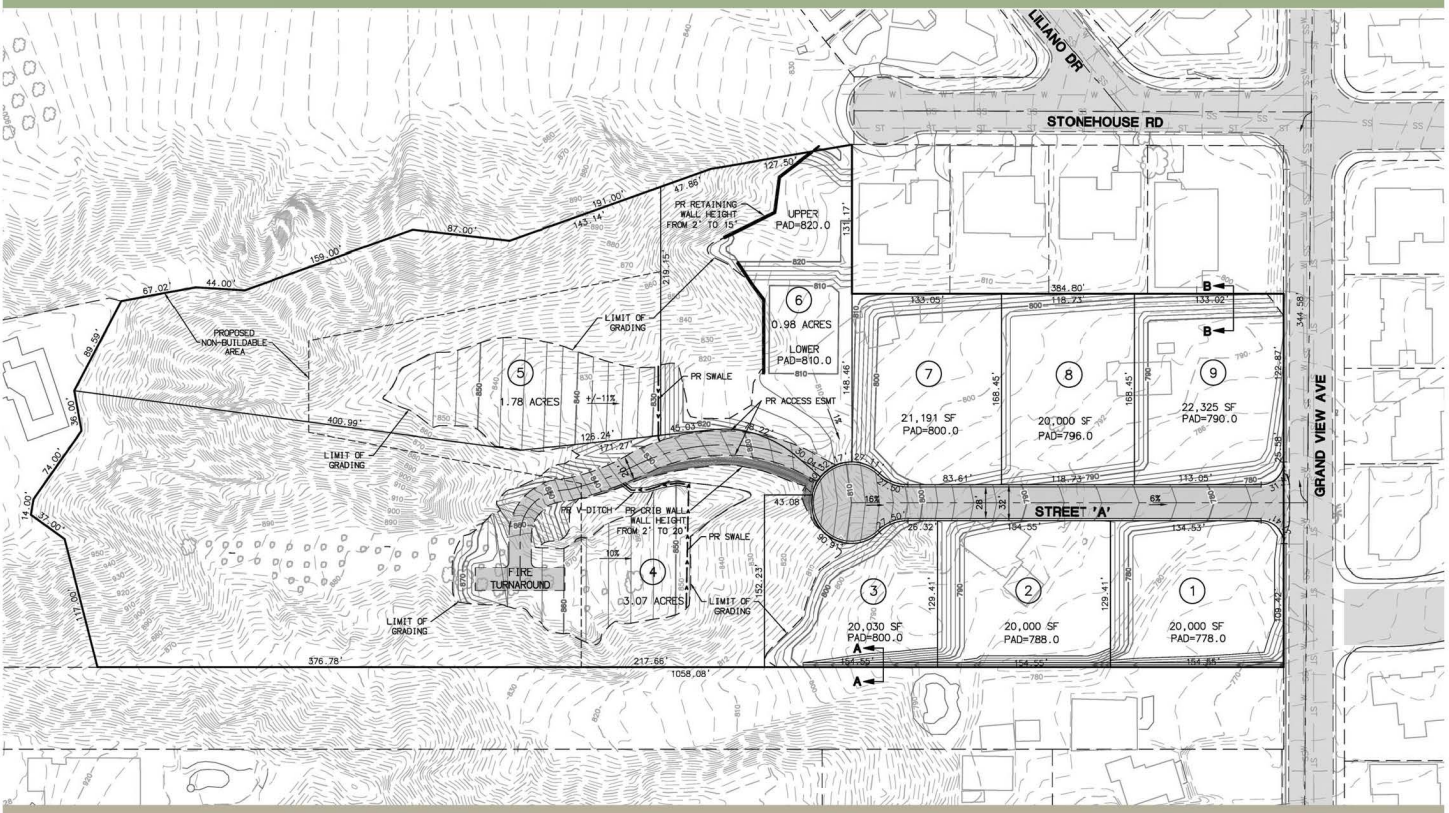
**PUBLIC DRAFT | JULY 2025**

# ENVIRONMENTAL IMPACT REPORT

SCH No. 2023100084




# GINKGO STONEHOUSE RESIDENTIAL PROJECT


LEAD AGENCY:

City of Sierra Madre
232 West Sierra Madre Boulevard
Sierra Madre, California 91024
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CITY OF SIERRA MADRE

VCS Environmental
EXPERTS IN STRATEGIC SOLUTIONS

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State Clearinghouse No. 2023100084

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# SECTION 1.0 EXECUTIVE SUMMARY

## 1.1 INTRODUCTION

An Environmental Impact Report (EIR) analyzes potential environmental consequences to inform the public and support informed decisions by local and state governmental agency decision makers. This Draft Environmental Impact Report (DEIR) addresses the potential environmental effects associated with the implementation of the proposed Ginkgo Stonehouse Residential Project (Project). The California Environmental Quality Act (CEQA) requires that local government agencies consider the potential environmental consequences before taking action on projects over which they have discretionary approval authority.

This DEIR has been prepared pursuant to the requirements of the CEQA and the City of Sierra Madre CEQA procedures. The City of Sierra Madre, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment.

Data for this DEIR was derived from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (Air Quality, Greenhouse Gas, and Energy Impact Study; Biological Technical Report; Phase 1 Cultural Resources Assessment; Historical Evaluation Memorandum for the Record; Geologic and Soils Engineering Plan Review and Update Report; Geologic and Soils Engineering Exploration Update; Phase I Environmental Site Assessment; Drainage Study; Preliminary Low Impact Development (LID) Plan; Noise Report; Public Service/Utility Correspondence; Water Study; and Trip Generation and Vehicle Miles Traveled (VMT) Screening Analysis). These supporting documents and technical studies are found in Appendices B through J.

## 1.2 PROJECT LOCATION

The Project site is in the City of Sierra Madre, County of Los Angeles. The City of Sierra Madre is located in the foothills of the San Gabriel Valley below the southern edge of the Angeles National Forest. The City of Pasadena and the community of Altadena are to its west, with the City of Arcadia to its south and east. The Project site is approximately 1.26 miles north of State Route 210 (SR-210).

Locally, the Project site is located north of East Grand View Avenue; west of Liliano Drive/Stonehouse 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 street addresses are 935 and 965 East Grand View Avenue, Sierra Madre, California 91024.

## 1.3 PROJECT SUMMARY

### EXISTING CONDITIONS

The Project site is located in a residential hillside area in the southern foothills at the base of the San Gabriel Mountains. The Project site's topography within the area of the proposed development is characterized by a canyon on the eastern portion of the site, a main south-trending ridge in the central portion of the site and smaller canyons and ridges. Portions of the ridges and canyons are planted with remnant orchard groves. Ruderal vegetation and disturbed ground cover is present within the main canyon and the area surrounding the existing residences. Mature oak, sycamore, walnut, eucalyptus and pine trees are also present. Natural slopes are covered by chaparral, coastal sage scrub and poison oak.

The property located at 935 E. Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The areas surrounding the Project site consist of single-family residences and vacant areas with varying levels of disturbance.

## LAND USES

The City's General Plan designates the Project site as H (Hillside) with a zoning of R-H (Residential Hillside); however, it should be noted that the Project site's development parameters are governed by modified land use and zoning requirements pursuant to a Settlement Agreement and Memorandum of Understanding, as further described in the DEIR Section 3.0, *Project Description*, under the heading titled "Settlement Agreement and Modified Zoning Compliance".

The standard H designation allows one dwelling unit per lot consisting of a maximum of two stories and 25 feet. The Residential Hillside designation applies to hillside areas with larger lots that are generally over 25,000-square-feet in size. A maximum of one detached single-dwelling unit is permitted as the primary residence.

- Density: 1 Dwelling Unit/Lot
- Building Height: 2 Stories Maximum/25 Feet Maximum

According to the Sierra Madre Municipal Code Chapter 17.52 (H Hillside Management Zone), the intent and purpose of a hillside management residential zone is to:

A. Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the city to maintain the identity, image and environmental quality of the city;

B. Maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes, and drainage patterns;

C. Facilitate hillside preservation through the development standards and guidelines set forth in this chapter; to direct and encourage development that is sensitive to the unique characteristics of the hillside areas in the city, which include, but are not limited to, slopes, land forms, vegetation and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged so long as the result preserves hillside areas and is consistent with this chapter and with the General Plan;

D. Ensure that development in the hillside areas is located so as to result in the least environmental impact;

E. Ensure that all hillside development is designed to fit the existing land form;

F. Preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops. Development may necessarily affect natural features; therefore, a major design criterion for all hillside development shall be the minimization of impacts on such natural features;

G. Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features;

H. Correlate intensity of development to steepness of terrain to minimize grading, removal of natural vegetation; and to prevent the creation of land instability or fire hazards;

I. Provide, in hillside areas, alternative approaches to conventional flat-land development practices by achieving land use patterns and intensities that are consistent with the natural features of hillside areas;

J. Encourage the planning, design, development and use of home sites which:

1. Eliminate fire hazards,
2. Prevent exposure to geological hazards,
3. Provide adequate drainage controls, preventing erosion and siltation,
4. Use proper construction materials,
5. Make best use of natural terrain,

K. Prohibit development that will cause hazards to the public peace, health, welfare, and safety.

## PROPOSED PROJECT

The proposed Project (or "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.

## CIRCULATION/ACCESS

The Project would have one access point from East Grand View Avenue. Proposed Lot 1, Lot 2, Lot 3, Lot 6, Lot 7, Lot 8, and Lot 9 would have access from the proposed Street 'A' cul-de-sac. Proposed Lot 4 and Lot 5 would have access from a common driveway that also functions as a fire truck turnaround. Street 'A' and sidewalks would be constructed to applicable City design standards.

## REQUIRED APPROVALS AND PERMITS

This EIR provides CEQA compliance for the following City of Sierra Madre approvals for the Project:

- Tentative Tract Map

Other discretionary and/or ministerial approvals may be identified by the City as necessary to implement development and construction of the Project. Such approvals include but are not limited to:

- Site Plan and Architectural Review.
- Issuance of tree removal, grading, hauling, stockpiling, building and other construction permits.

## 1.4 PROJECT OBJECTIVES

Pursuant to Section 15124(b) of the CEQA Guidelines, the EIR project description must include "[a] statement of objectives sought by the proposed project…. The statement of objectives should include the underlying purpose of the project."

The Project's objectives are summarized as follows:

- Develop the Project site with single-family residential lots that meet the terms and conditions of the *Settlement Agreement and Mutual Release* dated March 23, 2010;
- Provide additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029;
- Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image and environmental quality of the City;
- Ensure that development in the hillside areas is located so as to result in the least environmental impact;
- Ensure that all hillside development is designed to fit the existing land form; and
- Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features.

## 1.5 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

The following summarizes the impacts, mitigation measures, and unavoidable significant impacts identified and analyzed in Section 5.0, *Environmental Analysis*, of this DEIR (Note, no unavoidable significant impacts were identified). Refer to the appropriate DEIR Section for detailed information.

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
|---|---|---|---|
| 5.1 | **Aesthetics** | | |
| | **Impact AES-1:** Would the project have a substantial adverse effect on a scenic vista? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact AES-2:** Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | No mitigation measures are required. | No Impact |
| | **Impact AES-3:** Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | No mitigation measures are required. | Less Than Significant Impact |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
|---|---|---|---|
| | **Impact AES-4:** Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | No mitigation measures are required. | Less Than Significant Impact |
| 5.2 | **Agriculture and Forestry Resources** | | |
| | **Impact AFR-1:** Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | No mitigation measures are required. | No Impact |
| | **Impact AFR-2:** Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? | No mitigation measures are required. | No Impact |
| | **Impact AFR-3:** Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | No mitigation measures are required. | No Impact |
| | **Impact AFR-4:** Would the project result in the loss of forest land or conversion of forest land to non-forest use? | No mitigation measures are required. | No Impact |
| | **Impact AFR-5:** Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use? | No mitigation measures are required. | No Impact |
| 5.3 | **Air Quality** | | |
| | **Impact AQ-1:** Would the project conflict with or obstruct implementation of the applicable air quality plan? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact AQ-2:** Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact AQ-3:** Would the project expose sensitive receptors to substantial pollutant concentrations? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact AQ-4:** Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | No mitigation measures are required. | Less Than Significant Impact |
| 5.4 | **Biological Resources** | | |
| | **Impact BIO-1:** Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the | **BIO-1:** General Protection Measures to Avoid and Minimize Impacts on Sensitive Biological Resources. The following measures shall be implemented prior to and during construction as follows: | Less Than Significant Impact With Mitigation Incorporated |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
|---|---|---|---|
| | California Department of Fish and Game or U.S. Fish and Wildlife Service? | a) Within 3 days prior to the start of vegetation removal and/or ground disturbing activities (i.e., grading/excavations), a preconstruction biological resources clearance survey shall be conducted by the Project Biologist. The Biologist shall look for special status plant and animal species with at least a moderate or higher potential to colonize the Project site. If a special status species is identified, it shall be avoided using temporary no-work buffers until the individual leaves on its own or is relocated pursuant to applicable regulations. CDFW and/or USFWS shall be notified in accordance with CESA and/or FESA, as applicable to the identified species, and any permits needed for take of the species shall be obtained. Results of the survey shall be provided to the City.<br>b) Prior to vegetation removal and/or ground disturbing activities (i.e., grading/excavations), the Biologist shall clearly delineate the limits of disturbance to avoid unplanned impacts within the non-buildable area.<br>c) The Project Biologist shall conduct a worker education program at a pre-construction meeting that includes identification, avoidance and reporting procedures regarding nesting birds, bat maternity colonies, and special status plants and animals with a moderate or higher chance to occur on the Project site.<br>**BIO-2:** Tree Replacement and Preservation Plan. Prior to vegetation removal or ground disturbance activities, the Project Applicant/Developer shall retain a certified arborist to prepare and submit a Tree Replacement and Preservation Plan for review and approval by the City; and shall obtain all required permits/approvals consistent with the requirements of Sierra Madre Municipal Code, Chapter 12.20, *Tree Preservation and Protection* and the hillside-specific requirements under Chapter 17.52 *Hillside Management Zone*, including Sections 17.52.100(A)(4) (Flood Plan Requirements), 17.52.100(C)(6) (Vegetation Mapping Requirements), 17.52.100(C)(8) (Suitability Analysis Requirements), and 17.52.180 (Biotic Resources Management Plan Requirements). The final plan shall be based on recommended mitigation measures, tree protection measures, and measures for the removal of polyphagous shot hole borer trees as detailed in the *Stonehouse Project Arborist Report* dated March 2016. The Tree Replacement and Preservation Plan shall address replacement ratio and species requirements, tree relocation | |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
|---|---|---|---|
| | | feasibility, tree protection measures, and monitoring of post-planting success. Should it be determined that there is inadequate available planting space to accommodate the required replacement trees, the City shall require planting native trees or related species approved by the director on public property identified by the City, and/or payment of an in-lieu fee to the City's tree replacement fund. | |
| | **Impact BIO-2:** Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | Mitigation Measures BIO-1 and BIO-2 are required. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact BIO-3:** Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | No mitigation measures are required. | No Impact |
| | **Impact BIO-4:** Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | Mitigation Measure BIO-1 is required.<br>**BIO-3:** Nesting Bird Season Restrictions and Pre-Construction Surveys. The clearance of vegetation construction shall occur outside of the nesting bird season (nesting bird season defined herein as February 1 through September 15), if feasible. If vegetation removal and/or demolition outside this time period is not feasible, the following additional measures shall be employed to avoid impacts to nesting birds protected under the MBTA and CFGC.<br>A pre-construction nesting bird survey shall be conducted by a qualified biologist (i.e., a biologist familiar and experienced with the identification and life histories of wildlife and plant species in southern California) within 3 days (72 hours) prior to the start of construction activities to determine whether active nests are present within or directly adjacent to the construction zone. Nests found shall be recorded.<br>If construction activities must occur within 300 feet of an active nest of any passerine bird or within 500 feet of an active nest of any raptor, a qualified biologist shall monitor the nest on a bi-weekly (twice a week) basis, or at a frequency necessary to determine potential project impacts, and the construction activity shall be postponed within the buffer until the biologist determines that the nest is no longer active.<br>If the recommended nest avoidance buffer zone is not feasible, the qualified biologist shall provide justification on a case-by-case basis if a buffer reduction is possible, taking into consideration the | Less Than Significant Impact With Mitigation Incorporated |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
|---|---|---|---|
| | | location of work and type of activity, distance of nest from work area, surrounding vegetation, and line-of-sight between the nest and work areas, tolerance of species to disturbance, and observations of the nesting bird's reaction to construction activities (including light, noise, dust, and human presence).<br><br>If the biologist determines nesting activities may fail as a result of work activities, work activities shall be modified or shall temporarily cease (except access along established roadways) within the recommended no disturbance buffer until the biologist determines the adults and young are no longer reliant on the nest site.<br><br>Buffers shall be delineated (by or under the supervision of a qualified biologist) onsite with bright flagging, for easy identification by staff and the construction team. The perimeter of the buffer (300 feet to 500 feet depending on the species) shall be flagged so as not to draw predator attention to the direct location of the nest itself and flagging will be minimized where feasible. The onsite construction supervisor and operator staff shall be notified of the nest and the buffer limits to ensure it is maintained.<br><br>A summary of preconstruction surveys, monitoring efforts, and any no-disturbance buffers that were installed shall be documented in a report by the qualified biologist at the conclusion of each nesting season and submitted to the City.<br><br>**BIO-4:** Pre-Construction Roosting Bat Survey. Prior to vegetation removal occurring between April 1 and August 31, a pre-construction bat roost survey shall be conducted to check for signs of active bat use, including guano, urine staining, and bat vocalizations (detected using ultrasonic acoustic equipment). If active maternity roosts are identified, the project shall consult with California Department of Fish and Wildlife (CDFW) to establish appropriate avoidance buffers and implement measures to avoid, minimize, and mitigate impacts to bat maternity colonies based on CDFW recommendations. No project activities shall occur within the established buffer area until a qualified biologist verifies the maternity roost is no longer in use.<br><br>If construction activities begin outside the bat maternity season (September 1 through March 31), a qualified biologist shall conduct a pre-construction survey no more than 14 days prior to vegetation removal to determine if bats are roosting in the project area. If roosting bats are detected, consultation with CDFW shall occur prior to vegetation removal to determine | |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | | appropriate exclusion methods and timing restrictions. Any identified roost sites shall be monitored by a qualified biologist to ensure bats have vacated the roost prior to the start of construction activities. If no roosting bats are detected during the pre-construction survey, vegetation removal may proceed without restriction. | |
| | **Impact BIO-5:** Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | Mitigation Measure BIO-2 is required. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact BIO-6:** Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | No mitigation measures are required. | No Impact |
| 5.5 | **Cultural Resources** | | |
| | **Impact CR-1:** Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | **CR-1:** Prior to the issuance of grading permits, the Applicant shall retain a qualified Archaeologist and Native American Tribal representative(s) to monitor grading and other ground disturbances related to site development. The Archaeologist, in consultation with the Tribe(s) and City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the details, timing, and protocols of all cultural resources activities that occur on the Project site. At the Project pre-grading meeting, the Archaeologist, the Tribal representative(s), the Applicant, and the excavation and grading contractor shall discuss appropriate grading and ground disturbing methods within archaeologically and culturally sensitive areas on the Project site pursuant to the CRMP. Should the Archaeologist, after consultation with the consulting Tribe(s), find the potential exists for impacts to archaeological resources, cultural resources and/or sacred sites, the archaeologist and the Native American tribal representative(s) shall actively monitor Project-related grading and in the event that cultural resources are discovered, shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.<br><br>All cultural material will be temporarily stored on the Project site until final disposition is determined. The Applicant shall relinquish ownership of all Native American cultural material, including sacred items, burial goods, and all archaeological artifacts and non-human remains discovered to the consulting Tribe(s) for final disposition. Leaving artifacts in place (in situ) or reburial of them on site are the preferred | Less Than Significant Impact With Mitigation Incorporated |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | | methods of mitigation. Reburial shall not occur until all cataloguing and basic recordation has been completed. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting all monitoring activities conducted by the Project archaeologist and Native Tribal Monitor(s). All reports produced will be submitted to the City of Sierra Madre, the South Central Coastal Information Center, California State University, Fullerton, and the consulting Tribe(s). | |
| | **Impact CR-2:** Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | Mitigation Measure CR-1 is required. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact CR-3:** Would the project disturb any human remains, including those interred outside of dedicated cemeteries? | Mitigation Measure CR-1 is required. | Less Than Significant Impact With Mitigation Incorporated and implementation of standard regulations |
| 5.6 | **Energy** | | |
| | **Impact EN-1:** Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact EN-2:** Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | No mitigation measures are required. | Less Than Significant Impact |
| 5.7 | **Geology and Soils** | | |
| | **Impact GEO-1:** Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving a rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact GEO-2:** Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking? | **GEO-1:** Prior to issuance of grading permits, the City of Sierra Madre shall confirm that grading and construction plans for the Project to incorporate design recommendations provided in the *Geologic and Soils Engineering Exploration Update* and *Geologic and Soils Engineering Exploration Update* prepared by Irvine Geotechnical, Inc. dated November 2014 and December 2019, | Less Than Significant Impact With Mitigation Incorporated |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | | respectively. The design recommendations shall address site preparation; construction swimming pools, foundation design, retaining walls, temporary excavations, corrosion, floor slabs, concrete decking, paving, drainage waterproofing and site observation. | |
| | **Impact GEO-3:** Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction? | Mitigation Measure GEO-1 is required. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact GEO-4:** Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides? | Mitigation Measure GEO-1 is required. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact GEO-5:** Would the project result in substantial soil erosion or the loss of topsoil? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact GEO-6:** Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? | Mitigation Measure GEO-1 is required. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact GEO-7:** Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | No mitigation measures are required. | No Impact |
| | **Impact GEO-8:** Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | No mitigation measures are required. | No Impact |
| | **Impact GEO-9:** Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | **PALEO-1:** Prior to the issuance of grading permits, the Project Applicant shall provide written evidence to the City of Sierra Madre that the Applicant has retained a qualified paleontologist to observe ground disturbing activities, recover fossil resources as necessary, and catalogue the recovered specimens. The Paleontologist will attend the pre-grade conference where they will establish procedures for paleontological monitoring and, through the preparation of a Paleontological Resources Impact Mitigation Program (PRIMP), shall establish procedures and protocols to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. Excavations that impact older Quaternary deposits may encounter fossil vertebrates. Any substantial excavations below the uppermost layers of the surface should be monitored. Sediment samples should also be recovered to determine the small-fossil potential of the site. If a discovery is determined to be | Less Than Significant Impact With Mitigation Incorporated |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | | significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level. A final monitoring report shall be prepared that describes the results of the monitoring program and evaluates any fossil resources recovered. | |
| 5.8 | Greenhouse Gas Emissions | | |
| | **Impact GHG-1:** Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact GHG-2:** Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | No mitigation measures are required. | Less Than Significant Impact |
| 5.9 | Hazards and Hazardous Materials | | |
| | **Impact HAZ-1:** Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HAZ-2:** Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | **HAZ-1:** Prior to issuance of a demolition permit/demolition of buildings that are expected to contain asbestos containing building materials or lead based paint, the Applicant/Developer shall prepare an asbestos and lead paint survey and present the findings to the City Community Development Department and Building and Safety Division. In the event asbestos containing building materials or lead paint are identified, it shall be removed and disposed of in accordance with local, state and federal regulations and guidance of a California Occupational Safety and Health Administration (Cal/OSHA)- Certified Asbestos Consultant (CAC) and/or Lead-Related Construction Inspector/Assessor. If contaminated materials are identified and removed, proof of proper disposal (e.g., report, email, or receipts from the certified consultant/inspector/assessor) shall be provided to the City prior to issuance of a building permit. | Less Than Significant Impact With Mitigation Incorporated |
| | **Impact HAZ-3:** Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | No mitigation measures are required. | No Impact |
| | **Impact HAZ-4:** Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | No mitigation measures are required. | No Impact |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | **Impact HAZ-5:** For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | No mitigation measures are required. | No Impact |
| | **Impact HAZ-6:** Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HAZ-7:** Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | No mitigation measures are required. | Less Than Significant Impact |
| 5.10 | **Hydrology and Water Quality** | | |
| | **Impact HWQ-1:** Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HWQ-2:** Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HWQ-3:** Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or offsite? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HWQ-4:** Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HWQ-5:** Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | No mitigation measures are required. | Less Than Significant Impact |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | **Impact HWQ-6:** Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HWQ-7:** Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact HWQ-8:** Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | No mitigation measures are required. | Less Than Significant Impact |
| 5.11 | **Land Use and Planning** | | |
| | **Impact LU-1:** Would the project physically divide an established community? | No mitigation measures are required. | No Impact |
| | **Impact LU-2:** Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | No mitigation measures are required. | Less Than Significant Impact |
| 5.12 | **Mineral Resources** | | |
| | **Impact MR-1:** Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | No mitigation measures are required. | No Impact |
| | **Impact MR-2:** Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | No mitigation measures are required. | No Impact |
| 5.13 | **Noise** | | |
| | **Impact NOI-1:** Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact NOI-2:** Would the project result in generation of excessive ground borne vibration or ground borne noise levels? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact NOI-3:** For a project located within the vicinity of a private airstrip of an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | No mitigation measures are required. | No Impact |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| 5.14 | Population and Housing | | |
| | **Impact PH-1:** Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact PH-2:** Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | No mitigation measures are required. | Less Than Significant Impact |
| 5.15 | Public Services | | |
| | **Impact PS-1:** Would the project result in the need for additional fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact PS-2:** Would the project result in the need for additional police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact PS-3:** Would the project result in impacts to the availability of school facilities? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact PS-4:** Would the project result in impacts to the availability of parkland and recreational facilities? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact PS-5:** Would the project result in impacts to libraries? | No mitigation measures are required. | Less Than Significant Impact |
| 5.16 | Recreation | | |
| | **Impact REC-1:** Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact REC-2:** Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | No mitigation measures are required. | Less Than Significant Impact |
| 5.17 | Transportation | | |
| | **Impact TRA-1:** Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | No mitigation measures are required. | Less Than Significant Impact |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | **Impact TRA-2:** Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact TRA-3:** Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact TRA-4:** Would the project result in inadequate emergency access? | No mitigation measures are required. | Less Than Significant Impact |
| 5.18 | **Tribal Cultural Resources** | | |
| | **Impact TCR-1:** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? | **TCR-1:** Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.<br>A. The Project Applicant/Lead Agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both onsite and any offsite locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.<br>B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.<br>C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project Applicant/Lead Agency upon written request to the Tribe. | Less Than Significant Impact With Mitigation Incorporated |

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| | | D. Onsite tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project Applicant/Lead Agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project Applicant/Lead Agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs.<br><br>**TCR-2:** Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.<br><br>**TCR-3:** Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.<br><br>A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.<br><br>B. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.<br><br>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).<br><br>D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.<br><br>Any discovery of human remains/ burial goods shall be kept confidential to prevent further disturbance. | |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | **Impact TCR-2:** Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | Mitigation Measures TCR-1, TCR-2, and TCR-3 are required. | Less Than Significant Impact With Mitigation Incorporated |
| 5.19 | **Utilities and Service Systems** | | |
| | **Impact USS-1:** Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact USS-2:** Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact USS-3:** Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact USS-4:** Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact USS-5:** Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | No mitigation measures are required. | Less Than Significant Impact |
| 5.20 | **Wildfire** | | |
| | **Impact WF-1**: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? | No mitigation measures are required. | Less Than Significant Impact |

| EIR Section | Impact Statement | Mitigation Measure | Significance After Mitigation |
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| | **Impact WF-2:** Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact WF-3:** Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | No mitigation measures are required. | Less Than Significant Impact |
| | **Impact WF-4:** Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | Mitigation Measure GEO-1 is required. | Less Than Significant Impact with Mitigation Incorporated |

# 1.6 SUMMARY OF PROJECT ALTERNATIVES

## ALTERNATIVE 1 – NO PROJECT, CURRENT GENERAL PLAN AND ZONING

CEQA Guidelines Section 15126.6(e) requires consideration of the "no project" alternative to allow decision makers to compare the impacts of approving the Project with the impacts of not approving the Project. Under Alternative 1: *No Project, Current General Plan and Zoning*, no new development would take place on the Project site in the immediate future. The site would remain in its current condition for an unknown period of time, retaining the existing onsite four single-family residential buildings, three sheds, and two gazebos. If the proposed Project is denied and Alternative 1 is selected, it is unreasonable to expect that the Project site would remain preserved in its existing environmental condition for the distant future because the Project site is zoned for residential development. It would be reasonable to expect that another housing development, also consistent with the Project site's current zoning as modified by the Settlement Agreement and Memorandum of Understanding (MOU), would be proposed either by the current owner or another owner if the Project site is sold. Alternative 1 would meet four (4) Project Objectives and not meet two (2) Project Objectives. Alternative 1 could conflict with the Settlement Agreement, MOU and The Housing Crisis Act, which prohibits local jurisdictions from enacting new laws that would have the effect of reducing the legal limit on new housing within their borders or delaying new housing via administrative or other regulatory barriers. Alternative 1 would not result in a significant unavoidable adverse environmental impact under CEQA.

## ALTERNATIVE 2 – REDUCED LOT SIZE DESIGN ALTERNATIVE

Under Alternative 2, the site would construct nine (9) units, the same number of units as the proposed Project. The site plan, however, would be slightly different than the proposed Project. Under Alternative 2, Lot 1, Lot 2, Lot 3, and Lot 4 would be reduced in size and condensed toward the south end of the Project site and situated closer to East Grand View Avenue. This design would allow for less encroachment into the non-buildable area due to the lack of the additional driveway/fire access road, smaller grading footprint, and potential to reduce any fuel modification/brush management requirements within the non-buildable area that may be later conditioned on the Lot 4 residential structure. Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9

would be in the same area and configuration as the proposed Project. Resident and emergency vehicle access would still be provided to all nine (9) homes from proposed Street 'A'. Alternative 2 would meet three (3) Project Objectives and mostly meet three (3) Project Objectives. Alternative 2 would not result in a significant unavoidable adverse impact under CEQA.

## ENVIRONMENTALLY SUPERIOR/PREFERRED ALTERNATIVE

CEQA requires that EIRs identify the Environmentally Superior Alternative and discuss the facts that support that selection. The Environmentally Superior Alternative is typically the Alternative that results in the least amount of significant unavoidable adverse impacts. The proposed Project would result in no impacts, less than significant impacts, and less than significant impacts with mitigation incorporated across all 20 environmental issue areas. No significant unavoidable adverse impact would occur. The proposed Project would meet three (3) of the six (6) Project Objectives and mostly meet three (3) of the six (6) Project Objectives and would not result in a significant unavoidable adverse impact.

Compared to the proposed Project, Alternative 1 would result in reduced impacts for 14 issue areas (air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems) and similar impacts for 6 issue areas (aesthetics, agriculture/forestry resources, geology/soils, land use/planning, mineral resources, and wildfire). No issue areas are anticipated to experience an increase in impacts compared to the proposed Project. As indicated above, Alternative 1 would meet four (4) Project Objectives and not meet two (2) Project Objectives. Furthermore, Alternative 1 could conflict with *The Housing Crisis Act*, which prohibits local jurisdictions from enacting new laws that would have the effect of reducing the legal limit on new housing within their borders or delaying new housing via administrative or other regulatory barriers.

Compared to the proposed Project, Alternative 2 would result in marginally reduced impacts for five (5) issue areas (air quality, biological resources, energy, greenhouse gas emissions, and noise ) and similar impacts for 15 issue areas (aesthetics, agriculture/forestry resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/ housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire). No issue areas are anticipated to experience an increase in impacts compared to the proposed Project. Alternative 1 would meet three (3) Project Objectives and mostly meet three (3) Project Objectives.

The "Environmentally Superior Alternative" is chosen from among the alternatives only. That selection does not include the proposed Project. As shown in Table 1-1 below, Alternatives 1 and 2 are each environmentally superior to the Project in five (5) areas (air quality, biological resources, energy, greenhouse gasses, and noise). In addition, Alternative 1 is also environmentally superior to the proposed Project and Alternative 2 in nine (9) areas (cultural resources, hazards/hazardous materials, hydrology/ water quality, land use/planning, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems). No alternatives are anticipated to result in an increase in impacts among the other issue areas. As a result, the No Project Alternative 1 is the Environmentally Superior Alternative. Therefore, in compliance with CEQA Guidelines Section 15126.6(e)(2), Alternative 2 is identified as the Environmentally Superior Alternative from among the alternatives other than the No Project alternative.

It is important to note that the size of the Project's proposed development and Project site are relatively small in scale (i.e., nine (9) single family homes on approximately 9.0 acres) and the difference in severity or level of impacts among the proposed Project, Alternative 1, and Alternative 2 are therefore proportionately relatively small in scale. The scale of the proposed Project should be considered when

comparing the level of environmental superiority among the proposed Project, Alternative 1, and Alternative 2.

Table 1-1, *Project Alternatives Impact Comparison Summary*, provides a comparison of Alternative 1 and Alternative 2 construction and operational impacts to the proposed Project. The potential for impacts is identified as greater, lesser or similar in potential level to occur, compared to the proposed Project.

Table 1-1
Project Alternatives Impact Comparison Summary

| Environmental Issue Area | Proposed Project Impact Finding | Alternative 1: No Project, Current General Plan and Zoning | Alternative 2: Reduced Lot Size Design Alternative |
|---|---|---|---|
| Aesthetics | Less than Significant Impact | Similar | Similar |
| Agriculture/Forestry Resources | No Impact | Similar | Similar |
| Air Quality | Less than Significant Impact | Lesser | Lesser |
| Biological Resources | Less than Significant with Mitigation Incorporated | Lesser | Lesser |
| Cultural Resources | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Energy | Less than Significant Impact | Lesser | Lesser |
| Geology/Soils | Less than Significant with Mitigation Incorporated | Similar | Similar |
| Greenhouse Gas Emissions | Less than Significant Impact | Lesser | Lesser |
| Hazards/Hazardous Materials | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Hydrology/Water Quality | Less than Significant Impact | Lesser | Similar |
| Land Use and Planning | Less than Significant Impact | Similar | Similar |
| Mineral Resources | No Impact | Similar | Similar |
| Noise | Less than Significant Impact | Lesser | Lesser |
| Population/Housing | Less than Significant Impact | Lesser | Similar |
| Public Services | Less than Significant Impact | Lesser | Similar |
| Recreation | Less than Significant Impact | Lesser | Similar |
| Transportation | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Tribal Cultural Resources | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Utilities/Service Systems | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Wildfire | Less than Significant Impact | Similar | Similar |

Table 1-2, *Project Alternatives Compliance with Project Objectives Summary*, identifies whether the proposed Project or alternatives achieve the Project Objectives. More detailed discussions are provided for the alternatives in their respective environmental issue area sections.

Table 1-2
Project Alternatives Compliance with Project Objectives Summary

| Project Objectives | Proposed Project | Alternative 1: No Project, Current General Plan and Zoning | Alternative 2: 9 Units, No Additional Driveway/Fire Access Road |
|---|---|---|---|
| 1. Develop the Project site with single-family residential lots that meet the terms and conditions of the *Settlement Agreement and Mutual Release* dated March 23, 2010. | Yes | No | Yes |
| 2. Provide additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029. | Yes | No | Yes |
| 3. Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image, and environmental quality of the City. | Yes | Yes | Yes |
| 4. Ensure that development in the hillside areas is located so as to result in the least environmental impact. | Mostly | Yes | Mostly |
| 5. Ensure that all hillside development is designed to fit the existing land form. | Mostly | Yes | Mostly |
| 6. Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features. | Mostly | Yes | Mostly |

# SECTION 2.0 INTRODUCTION

## 2.1 OVERVIEW, PURPOSE AND AUTHORITY OF THE EIR

This Draft Environmental Impact Report (DEIR) addresses the potential environmental effects associated with a proposed 9-lot, single-family residential development (Project) on approximately 9 acres (Project site) in the City of Sierra Madre. The Project site is currently occupied by four (4) existing residential structures and accessory gazebos and sheds, which would be demolished prior to grading the proposed residential lots. The Project is described in greater detail in Section 3.0, *Project Description*.

The California Environmental Quality Act (CEQA) requires that state and local governmental agencies consider the potential environmental consequences of projects over which they have discretionary authority before taking action on those projects. This DEIR has been prepared to satisfy the CEQA Statutes and Guidelines. The DEIR is a public document designed to provide decision makers and the public with an analysis of the potential environmental effects of the proposed Project, to indicate possible ways to reduce or avoid potential environmental damage, and to identify alternatives to the Project. The DEIR must also disclose potential growth inducing impacts; significant potential environmental impacts that cannot be avoided; effects not found to be significant; and significant cumulative potential environmental impacts of all past, present, and reasonably foreseeable future projects.

The lead agency means "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment" (Guidelines Section 21067). The City of Sierra Madre is the Lead Agency under the CEQA and has determined that an Environmental Impact Report (EIR) is required for the Ginkgo Stonehouse Residential Project ("proposed Project" or "Project" (State Clearinghouse No. 2023100084)). This DEIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.); *CEQA Guidelines* (California Code of Regulations [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Sierra Madre. The principal *CEQA Guidelines* sections governing content of this document include Article 9, *Contents of Environmental Impact Reports,* Sections 15120 through 15132; and Article 11, Section 15161, *Project EIR*.

The purpose of this DEIR is to review the existing conditions, analyze potential environmental impacts of the proposed Project, and identify feasible mitigation measures to avoid or lessen the Project's potentially significant environmental effects. This DEIR addresses the Project's potential environmental effects, in accordance with *CEQA Guidelines* Section 15161. As referenced in *CEQA Guidelines* Section 15121(a), the primary purposes of this EIR are to:

- Inform decision-makers and the public generally of the significant potential environmental effects of a project.
- Identify possible ways to minimize the significant potential environmental effects of a project.
- Describe reasonable alternatives to a project.

The mitigation measures that are specified shall be adopted as conditions of approval to minimize the significance of the Project's potential environmental impacts. In addition, this DEIR is the primary reference document in the formulation and implementation of the Project's mitigation monitoring and reporting program.

The City of Sierra Madre (which has the principal responsibility of processing and approving the Project) and other public agencies (i.e., responsible and trustee agencies) that may use this DEIR in the decision-

making or permit process will consider the information in this DEIR, along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigatable to a level considered less than significant. In those cases, impacts are considered significant unavoidable impacts. In accordance with *CEQA Guidelines* Section 15093(b), if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the lead agency must state in writing the specific reasons for approving the project, based on the Final EIR (FEIR) and any other information in the public record. *CEQA Guidelines* Section 15093 requires a "statement of overriding considerations" where the lead agency specifies the findings and public benefits for a project that is determined to outweigh the impacts and is approved.

## 2.2 LEAD AGENCY, PROJECT APPLICANT, AND ENVIRONMENTAL CONSULTANT

Lead Agency:

City of Sierra Madre
Planning & Community Preservation Department
232 West Sierra Madre Boulevard
Sierra Madre, California 91204

Project Applicant:

Ginkgo Stonehouse, LLC
805 West Duarte Road
Arcadia, California 91007

Environmental Consultant:

VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, California 92675

## 2.3 NOTICE OF PREPARATION

In compliance with the *CEQA Guidelines*, the City of Sierra Madre has provided opportunities for various agencies and the public to participate in the environmental review process. During the DEIR preparation, efforts were made to contact various federal, state, regional, and local government agencies, and other interested parties to solicit comments on the scope of the review in this document. This included the distribution of a Notice of Preparation (NOP) to various responsible agencies, trustee agencies, and interested parties.

In accordance with Section 15082 of the *CEQA Guidelines*, within 30 days after receiving the NOP, each responsible agency, trustee agency and Office of Planning and Research shall provide the Lead Agency with specific detail about the scope and content of the environmental information that must be included in the DEIR.

Pursuant to *CEQA Guidelines* Section 15082, as amended, the City of Sierra Madre circulated a NOP directly to public agencies (including the State Clearinghouse Office of Planning and Research), special districts, and members of the public who had requested such notice. The NOP (State Clearinghouse No. 2023100084) was distributed on October 9, 2023 and the 30-day public review period concluded on November 8, 2023. The purpose of the NOP was to formally announce the preparation of a DEIR and that, as the Lead Agency,

the City of Sierra Madre was soliciting input regarding the scope and content of the environmental information to be included in the DEIR.

Table 2-1, *Summary of NOP Comments*, provides a summary of the comment letters received from commenting agencies/persons during the NOP process and identifies the section(s) of the DEIR where the issues are addressed. Comments that do not provide specific detail about the scope and content of the environmental information that must be evaluated in the DEIR or just provide opinion in support or opposition of the Project, have been identified as Not Evaluated in DEIR.

The NOP and NOP comments are provided as Appendix A1, *Notice of Preparation*, and Appendix A2, *Notice of Preparation Comment Letters*, and have been addressed in each appropriate topical area of this DEIR.

Table 2-1
Summary of NOP Comments

| Commentor/Letter | Summary of Comment | Impact/Section DEIR Addresses Issue |
|---|---|---|
| Native American Heritage Commission (NAHC) (09/11/2023 and 10/4/2023) | The comment letters describe regulations related to CEQA and the Public Resources Code; recommends consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area; and includes recommendations for cultural resources assessments. | Section 5.18, *Tribal Cultural Resources*; Section 5.5, *Cultural Resources*. |
| Francine Harvey [Resident] (10/25/2023) | The commenter states they are pleased that the property has been sold and that only nine (9) houses are proposed. | Not Evaluated in DEIR. |
| Pat Holland [Resident] (10/30/2023) | The commenter raises concerns over aesthetics (i.e., home design), traffic, housing density, water usage, and fire prevention. | Section 5.1, *Aesthetics*; Section 5.11 *Land Use*; Section 5.14, *Population and Housing*; Section 5.19, *Utilities and Services Systems*; Section 5.20, *Wildfire*. |
| State of California Department of Transportation (Caltrans) District 7 (10/31/2023) | The comment letter states Caltrans' mission is to provide a safe and reliable transportation network that serves all people and respects the environment. The letter notes how Vehicle Miles Traveled (VMT) is the primary metric in identifying transportation impacts for all future development projects. The letter states that this development should incorporate multi-modal and complete streets transportation elements that will actively promote alternatives to car use and better manage existing parking assets. The letter states the environmental report should ensure all modes are | Section 5.17, *Transportation*. |

| Commentor/Letter | Summary of Comment | Impact/Section DEIR Addresses Issue |
|---|---|---|
| | served well by planning and development activities. It also notes that Caltrans encourages lead agencies to evaluate the potential to implement Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. | |
| State of California Department of Fish and Wildlife (11/8/23) | The comment letter describes CDFW's role as a Responsible and Trustee Agency under CEQA; describes regulations related to CEQA and the Public Resources Code; and recommends analysis and/or surveys and potential mitigation (if needed) for mountain lion, slender-horned spineflower, western mastiff bat, southern California legless lizard, nesting birds and raptors, sensitive natural communities, special status plants, wildlife corridor/movement areas, and cumulative impacts. | Section 5.4, *Biological Resources*. |
| Francine Harvey [Resident] (11/9/2023) | The commenter states that they would like to see provisions made to protect the wildlife in the area and hopes that rainwater capture systems be included in the plan for all electric homes. | Section 5.4, *Biological Resources*; Section 5.10, *Hydrology and Water Quality*; Section 5.19, *Utilities and Service Systems*. |

## 2.4 SCOPE OF THE EIR

Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the DEIR should identify any potentially significant adverse impacts and recommend mitigation to reduce or eliminate these impacts to levels of insignificance. The information in Section 3.0, *Project Description*, establishes the basis for analyzing future, Project-related potential environmental impacts.

The DEIR evaluates all the environmental issue areas provided in Appendix G of the CEQA Guidelines, provides cumulative impact analysis of the Project with related development Projects in the Project area, and provides an alternatives analysis to the Project that includes a No Project Alternative and a Reduced Lot Size Design Alternative. All potential environmental impacts associated with implementation of the Project were determined to be less than significant. The DEIR did not identify any unavoidable significant adverse impacts, as defined by CEQA, that would result from implementation of the proposed Project.

## 2.5 ORGANIZATION OF THE EIR

This DEIR is organized into the following sections:

- Section 1.0, Executive Summary, provides a brief Project description and summary of the environmental impacts and mitigation measures.
- Section 2.0, Introduction, provides CEQA compliance information.
- Section 3.0, Project Description, provides a detailed Project description indicating Project location, background, and history; Project characteristics, phasing, and objectives; as well as associated discretionary actions required.
- Section 4.0, Basis for Cumulative Impacts, describes the approach and methodology for cumulative analysis.
- Section 5.0, Environmental Analysis, contains a detailed environmental analysis of the existing conditions, existing regulatory setting, potential Project impacts, potential cumulative impacts, applicable standard conditions of approval, recommended mitigation measures, and significant unavoidable impacts (if any) for the following environmental topic areas:
  - Aesthetics
  - Agriculture and Forestry Resources
  - Air Quality
  - Biological Resources
  - Cultural Resources
  - Energy
  - Geology and Soils
  - Greenhouse Gas Emissions
  - Hazards and Hazardous Materials
  - Hydrology and Water Quality
  - Land Use and Planning
  - Mineral Resources
  - Noise
  - Population and Housing
  - Public Services
  - Recreation
  - Transportation
  - Tribal Cultural Resources
  - Utilities and Service Systems
  - Wildfire
- Section 6.0, Alternatives Analysis, describes a reasonable range of alternatives to the Project or its location that could avoid or substantially lessen the Project's significant impact and still feasibly attain the basic Project objectives.
- Section 7.0, Other CEQA Considerations, describes long-term implications of Project implementation, growth-inducing impacts, irreversible environmental changes that would occur with Project implementation and unavoidable adverse impacts.
- Section 8.0, Organizations and Persons Consulted, identifies all federal, state, and local agencies, other organizations, and individuals consulted.
- Technical Appendices contains the Project's technical documentation.

## 2.6 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED IN THE EIR

Prior to the preparation of the DEIR, the City of Sierra Madre circulated a NOP on October 9, 2023 (refer to Appendix A). Comments received during the public review period from October 9, 2023, through November 8, 2023 are included in Appendix A. A summary of comments received on the NOP is provided in Table 2-

1. The table provides references to the sections of the DEIR in which these issues are evaluated. No other areas of controversy are known to the Lead Agency.

## 2.7 TECHNICAL STUDIES PREPARED FOR THE PROPOSED PROJECT

The following technical studies were prepared for the Project (as of November 5, 2024):

- Air Quality, Greenhouse Gas, and Energy Impact Study [RK Engineering Group, Inc. | March 6, 2024]
- Biological Technical Report [VCS Environmental | June 2025]
- Tree Report [VCS Environmental with Dane Shota | July 2024]
- Phase I Cultural Resources Assessment [VCS Environmental | March 2024]
- Historical Evaluation Memorandum for the Record [Sapphos Environmental | April 6, 2018]
- Geologic and Soils Engineering Plan Review and Update Report [Irvine Geotechnical | November 19, 2019]
- Geologic and Soils Engineering Exploration Update [Irvine Geotechnical | December 15, 2014]
- Phase I Environmental Site Assessment [TA-Group DD, LLC | September 18, 2023]
- Drainage Study [Advanced Civil Group | March 21, 2019]
- Preliminary LID Plan [Advanced Civil Group | January 30, 2025]
- Water Study [Advanced Civil Group | August 10, 2020]
- Noise Impact Study [RK Engineering Group, Inc. | March 6, 2024]
- Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis [RK Engineering Group, Inc. | May 7, 2024]

## 2.8 REVIEW OF THE DEIR

In accordance with Sections 15087 and 15105 of the *CEQA Guidelines*, this DEIR will be circulated for a 45-day public review period, beginning July 15, 2025. Interested agencies and members of the public are invited to comment in writing on the information contained in this document. Persons and agencies commenting are encouraged to provide information that they believe is missing from the DEIR and to identify where the information can be obtained. All comment letters received before the close of the public review period will be responded to in writing, and the comment letters, together with the responses to those comments, will be included in the FEIR.

Comment letters should be sent to:

City of Sierra Madre
Planning & Community Preservation Department
232 West Sierra Madre Boulevard
Sierra Madre, CA 91024

Attn: Clare Lin, Director of Planning & Community Preservation Department
Email: CLin@SierraMadreCA.gov

## 2.9 FEIR CERTIFICATION

Pursuant to *CEQA Guidelines* Section 15132, contents of the FEIR will consist of:

a) The DEIR or a revision of the DEIR.

b) Comments and recommendations received on the DEIR either verbatim or in summary.

c) A list of persons, organizations, and public agencies commenting on the DEIR.

d) The Lead Agency's responses to significant environmental points raised in the review and consultation process; and any other information added by the Lead Agency.

This DEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the City of Sierra Madre (address shown on the title page of this document). Upon completion of the 45-day review period, the City of Sierra Madre will review all written comments received and prepare written responses for each. A FEIR will incorporate the received comments, responses to the comments, and any changes to the DEIR that result from comments. The FEIR will be presented to the City of Sierra Madre for potential certification as the environmental document for the Project. All persons who comment on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the City of Sierra Madre.

## 2.10 MITIGATION MONITORING

Public Resources Code, Section 21081.6, requires that agencies adopt a monitoring or reporting program for any Project for which it has made findings pursuant to Public Resources Code 21081(a)(1) or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration.

The Mitigation Monitoring and Reporting Program for the Project will be approved as part of the FEIR, prior to consideration of the Project discretionary permits by the City of Sierra Madre.

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# SECTION 3.0 PROJECT DESCRIPTION

## 3.1 PROJECT OVERVIEW

The proposed Project (or "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).

## 3.2 LOCATION

The Project site is in the City of Sierra Madre, County of Los Angeles. The City of Sierra Madre is located in the foothills of the San Gabriel Valley below the southern edge of the Angeles National Forest; refer to Figure 3-1, *Regional Location*. The City of Pasadena and the community of Altadena are to its west, with the City of Arcadia to its south and east. The Project site is approximately 1.26 miles north of State Route 210 (SR-210).

Locally, the Project site is located north of East Grand View Avenue; west of Liliano Drive/Stonehouse Road; east of Valle Vista Drive; and south of the northeastern terminus of Camillo Street/Stonehouse Road; refer to Figure 3-2, *Local Vicinity*, and Figure 3-3, *USGS Topographic Map*. The Assessor's Parcel Numbers (APNs) associated with the Project site are 5764-001-017 and 5764-001-018; and the street addresses are 935 and 965 East Grand View Avenue, Sierra Madre, California 91024.

## 3.3 LAND USE SETTING

### HISTORICAL SETTING

Topographic maps appear to show East Grand View Avenue present since the late 1890s. Based on historical records such as aerial photographs and topographic maps, a residence was present at the southeast corner of the Project site by 1900 to 1928 and remained the sole building until sometime between 1941 and 1952. By 1941, what appears to be a second residence and garage were constructed northwest of the original residence, and two more potential residences were noted on the southeast. By 1952, a small orchard was seen at the southwest corner. From this time forward, the Project site was essentially unchanged with the exception of an area in the northwest, which was apparently cleared and developed with a small orchard between 1972 and 1982.

### EXISITING ONSITE LAND USES

The Project site is located in a residential hillside area in the southern foothills at the base of the San Gabriel Mountains. The Project site's topography within the area of the proposed development is characterized by a canyon on the eastern portion of the site, a main south-trending ridge in the central portion of the site and smaller canyons and ridges. Portions of the ridges and canyons are planted with remnant orchard groves. Ruderal vegetation and disturbed ground cover is present within the main canyon and the area surrounding the existing residences. Mature oak, sycamore, walnut, eucalyptus and pine trees are also present. Natural slopes are covered by chaparral, coastal sage scrub and poison oak.




Source: ESRI and USGS; August 2023.
- approximate Project Location

GINKGO STONEHOUSE RESIDENTIAL PROJECT
Environmental Impact Report

## Regional Location

VCS Environmental

**Figure 3-1**



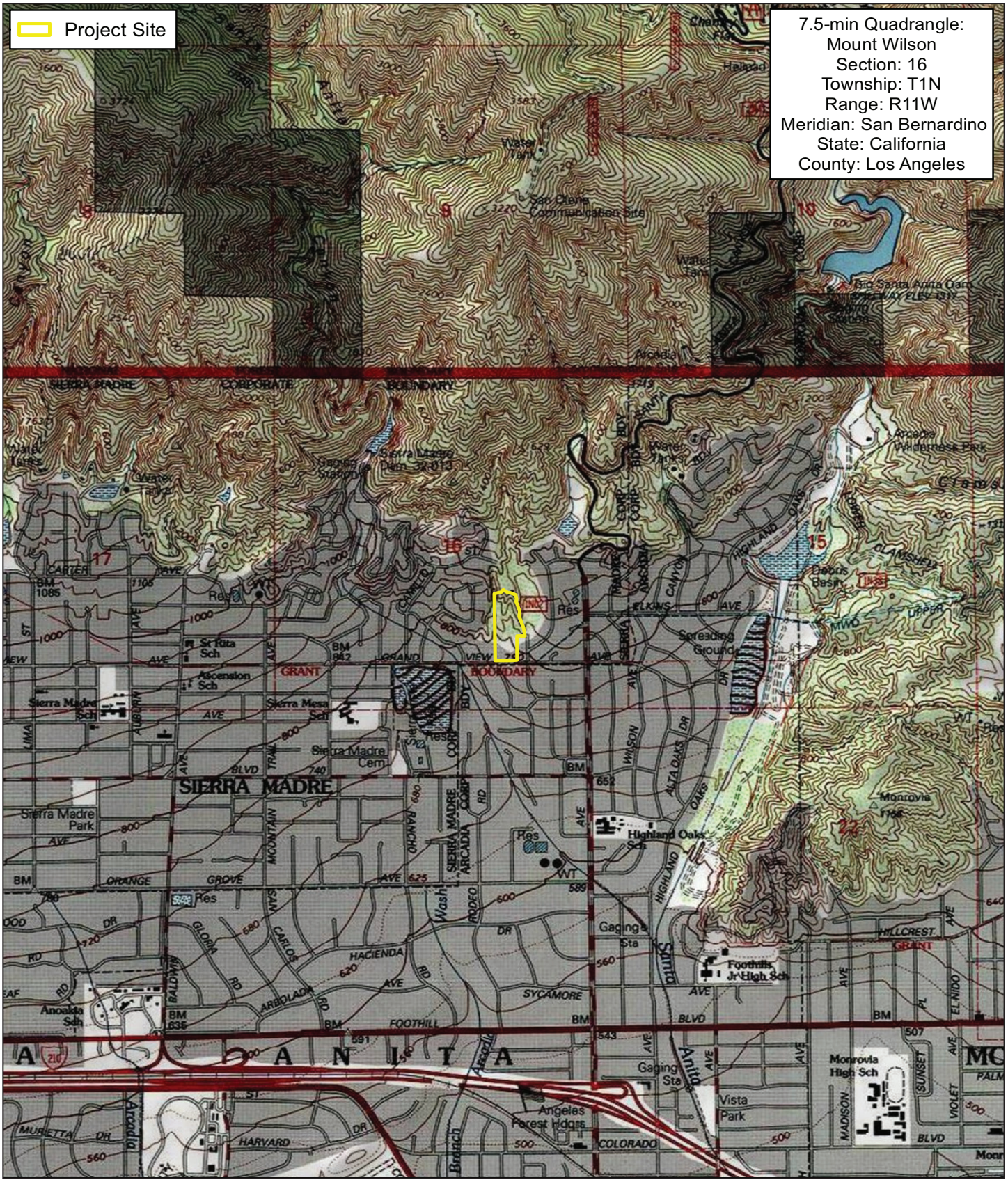

Source: ESRI and County of Los Angeles; August 2023.

GINKGO STONEHOUSE RESIDENTIAL PROJECT
Environmental Impact Report

## Local Vicinity

VCS Environmental

**Figure 3-2**




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

GINKGO STONEHOUSE RESIDENTIAL PROJECT
Environmental Impact Report

## USGS Topographic Map

VCS Environmental

**Figure 3-3**

The property located at 935 E. Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The areas surrounding the Project site consist of single-family residences and vacant areas with varying levels of disturbance.

## SURROUNDING LAND USES

The Project site is situated within an urbanized area and is generally surrounded by developed land uses consisting of single-family residences and vacant areas with varying levels of disturbance. Surrounding land uses to the Project site are shown in Table 3-1, *Surrounding Land Uses*. The Project site is surrounded by residential homes to the west, south, and southeast. To the north of the Project site, a large residential home is located surrounded by open space. Lastly, the eastern portion of the Project site is surrounded by open space that connects to the undeveloped foothills of the San Gabriel Mountains. The southern border of the Project site is also the southern border of the City of Sierra Madre, and the area south of that is the City of Arcadia.

Table 3-1
Surrounding Land Uses

| Direction | Existing Land Use | General Plan | Zoning |
|---|---|---|---|
| North | Single-Family Residential | Hillside | R-H, Residential Hillside |
| South | Single-Family Residential | City of Arcadia | City of Arcadia |
| East | Single-Family Residential | Residential Low Density | R-1-11 Residential Single Family, 11,000 |
| West | Single-Family Residential | Residential Low Density | R-1 Residential Single Family, 7,500 |

## PLANNING PROGRAMS (LAND USE AND ZONING)

### Residential Hillside Development

The City's General Plan designates the Project site as H (Hillside) with a zoning of R-H (Residential Hillside); however, it should be noted that the Project site's development parameters are governed by modified land use and zoning requirements pursuant to a Settlement Agreement and Memorandum of Understanding, as further described below under the section titled "Settlement Agreement and Modified Zoning Compliance".

The standard H designation allows one dwelling unit per lot consisting of a maximum of two stories and 25 feet. The Residential Hillside designation applies to hillside areas with larger lots that are generally over 25,000-square-feet in size. A maximum of one detached single-dwelling unit is permitted as the primary residence.

- Density: 1 Dwelling Unit/Lot
- Building Height: 2 Stories Maximum/25 Feet Maximum

According to the Sierra Madre Municipal Code Chapter 17.52 (H Hillside Management Zone), the intent and purpose of a hillside management residential zone is to:

A. Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the city to maintain the identity, image and environmental quality of the city;

B. Maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes, and drainage patterns;

C. Facilitate hillside preservation through the development standards and guidelines set forth in this chapter; to direct and encourage development that is sensitive to the unique characteristics of the hillside areas in the city, which include, but are not limited to, slopes, land forms, vegetation and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged so long as the result preserves hillside areas and is consistent with this chapter and with the General Plan;

D. Ensure that development in the hillside areas is located so as to result in the least environmental impact;

E. Ensure that all hillside development is designed to fit the existing land form;

F. Preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops. Development may necessarily affect natural features; therefore, a major design criterion for all hillside development shall be the minimization of impacts on such natural features;

G. Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features;

H. Correlate intensity of development to steepness of terrain to minimize grading, removal of natural vegetation; and to prevent the creation of land instability or fire hazards;

I. Provide, in hillside areas, alternative approaches to conventional flat-land development practices by achieving land use patterns and intensities that are consistent with the natural features of hillside areas;

J. Encourage the planning, design, development and use of home sites which:

    1. Eliminate fire hazards,
    2. Prevent exposure to geological hazards,
    3. Provide adequate drainage controls, preventing erosion and siltation,
    4. Use proper construction materials,
    5. Make best use of natural terrain,

K. Prohibit development that will cause hazards to the public peace, health, welfare, and safety.

## Settlement Agreement and Modified Zoning Compliance

The proposed Project's development parameters are governed by the *Settlement Agreement and Mutual Release* (Settlement Agreement) between CS Stonehouse, LLC, CS One Carter LLC, and the City of Sierra Madre, executed and formally approved by the Sierra Madre City Council in March 2010 following public review and approval procedures. The Settlement Agreement establishes specific development rights and entitlements for the Project site, modifying the application of certain provisions of the City's zoning regulations.

The Project site is currently zoned Residential Hillside (R-H), which, under the City's Hillside Management Zone regulations (Sierra Madre Municipal Code Section 17.52.140), generally requires a minimum lot size of two acres; however, pursuant to the Settlement Agreement, the following modifications apply to the Project site:

- The lot sizes and lot configuration approved for the Stonehouse Property and shown on the Stonehouse Final Map "shall continue to be considered legal lots for purposes of processing Hillside Development Permits" (Settlement Agreement, Section 3.3); and
- "The provisions of Section 17.52.140 of the Sierra Madre Municipal Code shall not apply to prohibit development of a residence on a legal lot approved in accordance with this Settlement Agreement" (Settlement Agreement, Section 3.3).

Accordingly, the Settlement Agreement creates a binding, site-specific legal framework that supersedes certain otherwise applicable Hillside Management Zone requirements for purposes of evaluating the Project's consistency with zoning regulations.

The Settlement Agreement authorized development of 19 to 20 single-family lots among four properties. The four properties included in the Settlement Agreement included the Project site's two properties and two adjacent properties to the east and northeast. A subsequent *Memorandum of Understanding* (MOU) between Ginkgo Stonehouse, LLC, and Ginkgo Stonehouse II, LLC was executed in December 2012, which provided for the sale of the two adjacent properties to the east and northeast (referred to in the MOU collectively as the "GSII Property"). The MOU also allowed for the construction of no less than 10 buildable lots on the Project site (referred to in the MOU as the Ginkgo Property) and limited further subdivision of the GSII Property not to exceed the maximum lot yield to the lesser of either three (3) residential lots or the maximum number of residential lots allowed by the City on the GSII Property if the Ginkgo Property (i.e., Project site) is subdivided into 10 residential lots. Based on current information, combined development of both the Project site and GSII Property would not exceed the overall development parameters contemplated in the Settlement Agreement. In addition, the Project proposes nine (9) single-family residential lots, which is consistent with the nine (9) single-family lots depicted for the Project site in the Settlement Agreement and one (1) less lot than allowed by the MOU. Any future development within the GSII Property would need to be processed under additional City review and approvals separate from this Project.

The Project's proposed lots comply with the density policies of the City's General Plan (one dwelling unit per approximately one acre) and with the applicable development standards as modified by the Settlement Agreement. Therefore, for purposes of CEQA analysis, the Project is considered consistent with applicable land use regulations, including the General Plan and the modified zoning standards.

### Legal Basis for Settlement Agreement Modifications

Under California law, municipalities have broad authority to settle litigation through agreements that can modify the application of zoning regulations to specific properties. California courts have recognized that settlement agreements resolving development disputes may create enforceable entitlements and development rights. (See, e.g., *Trancas Property Owners Assn. v. City of Malibu* (2006) 138 Cal.App.4th 172, 183.)

The Settlement Agreement in this case represents a negotiated resolution of prior litigation between the City and the prior property owners, balancing the City's regulatory interests with the property owner's vested development expectations. The Settlement Agreement's provisions regarding lot sizes, density, and development standards were publicly reviewed and approved, and have been incorporated into the Project design to ensure compliance with all applicable land use entitlements.

Thus, the Project's consistency with land use regulations must be assessed based on the standards established by the Settlement Agreement, rather than the default requirements of the current Hillside Management Zone ordinance.

## 3.4 PROJECT CHARACTERISTICS

The proposed Project (or "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.

### TENTATIVE TRACT MAP

The Project would require approval of a Tentative Tract Map (TTM) to allow for the development of nine (9) single-family detached lots, refer to Figure 3-4, *Tentative Tract Map*. The overall density of the Project would be 1.08 units per acre, which would be consistent with the Settlement Agreement and MOU discussed above. While the Sierra Madre Municipal Code Section 17.52.140 typically requires a minimum lot size of 2 acres for land division in this zone, the proposed Project would be developed pursuant to the provisions of the Settlement Agreement, which allows for the creation of smaller residential lots as described in the approved CS Settlement Proposal Plan. The Settlement Agreement specifically addresses lot sizes, development standards, and infrastructure requirements that supersede default requirements of the current Hillside Management Zone ordinance.

A summary of lot sizes provided on the TTM are shown in Table 3-2, *Land Use Summary*. Additionally, the Project would meet Zoning Code side yard setback, front yard setback, rear yard setback and maximum height requirement. The proposed limits of grading, development area, and non-buildable area are shown on Figure 3-5, *Project Development Areas*.

Table 3-2
Land Use Summary

| Lots | Lot Square Footage | Proposed Building Square Footage Maximum[1] |
|---|---|---|
| 1 | 20,000 | 6,500 |
| 2 | 20,000 | 5,000 |
| 3 | 20, 030 | 6,500 |
| 4 | 133,538 | 6,500 |
| 5 | 89,256 | 5,000 |
| 6 | 43,957 | 6,500 |
| 7 | 21,191 | 6,500 |
| 8 | 20,000 | 6,500 |
| 9 | 22,325 | 6,500 |

Notes:
[1] Maximum allowable building square footage based on zoning. Actual square footage would be determined during design review for each proposed home.
Sources:
Advanced Civil Group, *Vesting Tentative Tract Map NO. 65348*, August 5, 2020.
City of Sierra Madre, *Code of Ordinances (Municipal Code)*: Chapter 17.52 (H Hillside Management Zone). Updated May 7, 2024.

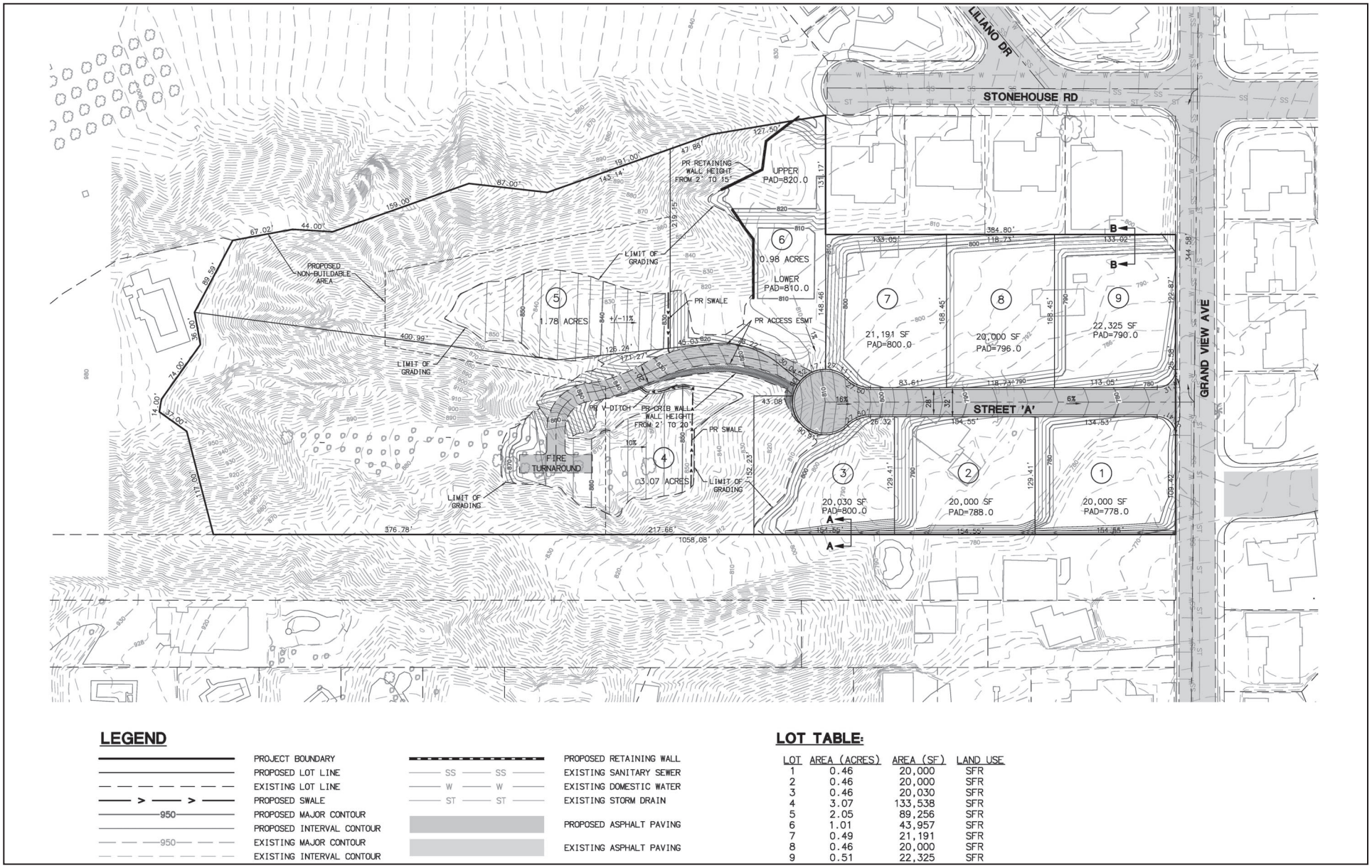
## CIRCULATION/ACCESS

The Project would have one access point from East Grand View Avenue. Proposed Lot 1, Lot 2, Lot 3, Lot 6, Lot 7, Lot 8, and Lot 9 would have access from the proposed Street 'A' cul-de-sac. Proposed Lot 4 and Lot 5 would have access from a common driveway that also functions as a fire truck turnaround. Street 'A' and sidewalks would be constructed to applicable City design standards.

## INFRASTRUCTURE

### Drainage

The existing onsite drainage pattern of north to south flows would generally be maintained. The Project would be required to comply with the City of Sierra Madre Code of Ordinances (Municipal Code), Title 7 Stormwater Pollution Elimination Ordinance. The Project would also be required to conform to the County Low Impact Development (LID) Standards Manual to treat stormwater pollutants and manage stormwater flows within the Project site prior to release to the downstream system. Proposed infrastructure includes use of biofiltration systems, v-ditches, curb, and gutter improvements to treat and manage stormwater flows. Similar to the existing condition, drainage from the Project site would enter catch basins along East Grand View Avenue and flow into the existing storm drain system.




**LEGEND**

| | |
|---|---|
| PROJECT BOUNDARY | PROPOSED RETAINING WALL |
| PROPOSED LOT LINE | EXISTING SANITARY SEWER |
| EXISTING LOT LINE | EXISTING DOMESTIC WATER |
| PROPOSED SWALE | EXISTING STORM DRAIN |
| PROPOSED MAJOR CONTOUR | PROPOSED ASPHALT PAVING |
| PROPOSED INTERVAL CONTOUR | EXISTING ASPHALT PAVING |
| EXISTING MAJOR CONTOUR | |
| EXISTING INTERVAL CONTOUR | |

**LOT TABLE:**

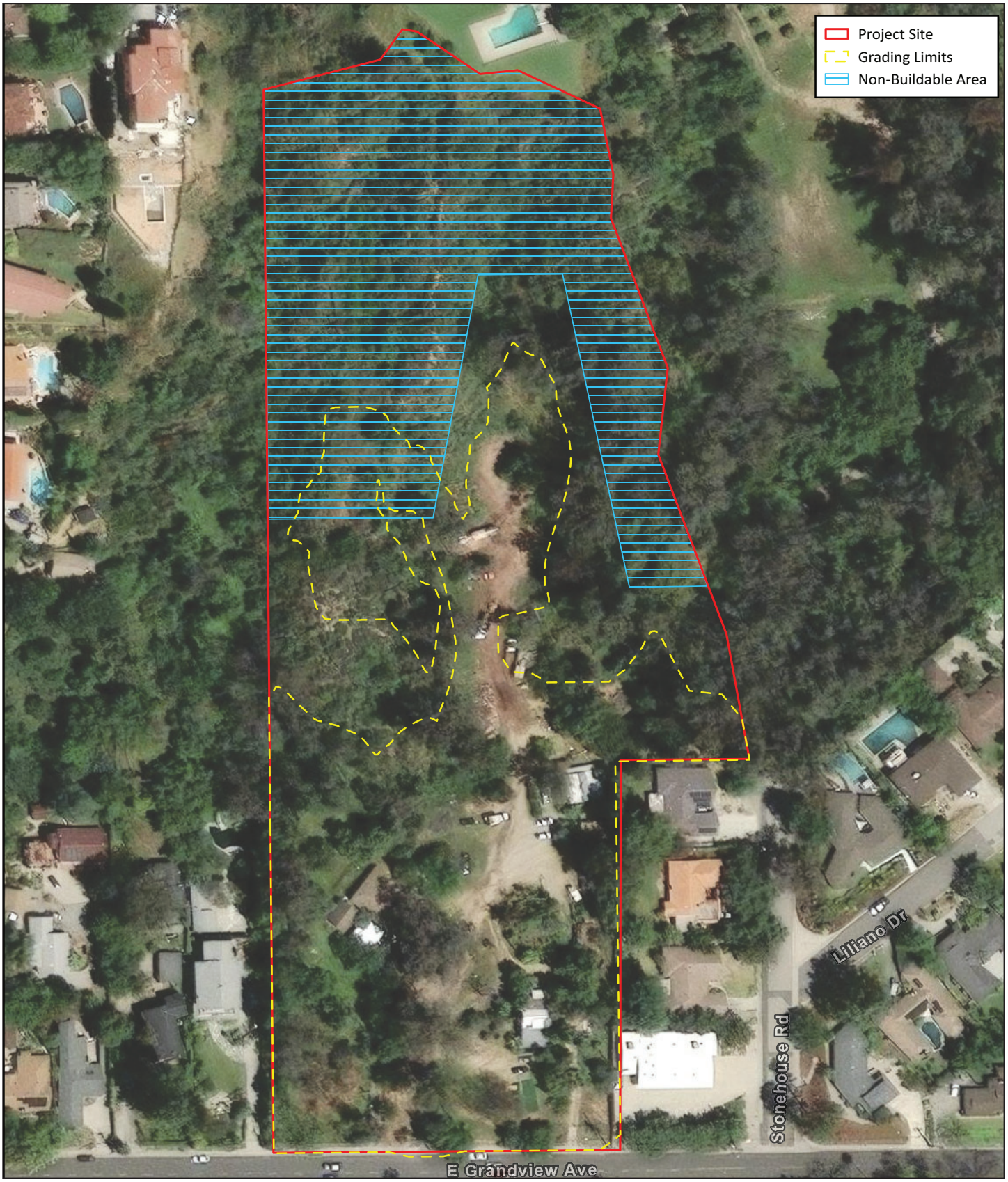
| LOT | AREA (ACRES) | AREA (SF) | LAND USE |
|---|---|---|---|
| 1 | 0.46 | 20,000 | SFR |
| 2 | 0.46 | 20,000 | SFR |
| 3 | 0.46 | 20,030 | SFR |
| 4 | 3.07 | 133,538 | SFR |
| 5 | 2.05 | 89,256 | SFR |
| 6 | 1.01 | 43,957 | SFR |
| 7 | 0.49 | 21,191 | SFR |
| 8 | 0.46 | 20,000 | SFR |
| 9 | 0.51 | 22,325 | SFR |

Source: Advanced Civil Group; August 5, 2020.



## Tentative Tract Map

**Figure 3-4**




Source: County of Los Angeles and Advanced Civil Group; October 2024.

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## Project Development Areas

VCS Environmental

**Figure 3-5**

### Water/Sewer Service

Water service for the Project would be provided by the City of Sierra Madre Water District. The Project would connect to an existing water pipeline along East Grand View Avenue.

Sewer Service for the Project would be provided by City of Sierra Madre Public Works Department. The Project would connect to an existing sewer pipeline along East Grand View Avenue.

### Dry Utilities

Anticipated dry utility providers for the Project are shown in Table 3-3, *Utility Providers*.

Table 3-3
Utility Providers

| Provider | Utility |
|---|---|
| Electrical Service | Southern California Edison |
| Gas Service | Southern California Gas Company |
| Communication | Verizon, Time Warner |

## PUBLIC SERVICES

### Fire Protection

Fire protection services for the Project would be provided by City of Sierra Madre Fire Department. The fire station is located at 242 W. Sierra Madre Boulevard, approximately 1.3 miles from the Project site.

### Police Services

Police protection services for the Project would be provided by City of Sierra Madre Police Department. Police Headquarters are located at 242 W. Sierra Madre Boulevard, approximately 1.3 miles from the Project site.

### School Services

School services for the Project would be provided by the Pasadena Unified School District. Below are public schools that would be available to serve the Project:

Sierra Madre Elementary School
141 West Highland Avenue
Sierra Madre, CA 91024
Phone: 626.396.5890

Sierra Madre Middle School
160 North Canon
Sierra Madre, CA 91024
Phone: 626.396.591

Pasadena High School
2925 E. Sierra Madre Boulevard
Pasadena, CA 91107
Phone: 626.798.8901

### Solid Waste Disposal

The City of Sierra Madre contracts with Athens Services for solid waste collection and disposal. Athens Services collects both solid and green waste (grass clippings, tree, and shrub clippings), and items for recycling. Waste is then taken to local and regional landfills. Solid waste disposal for the Project site would be provided at the Mid-Valley Sanitary Landfill in Rialto.

## 3.5 PROJECT CONSTRUCTION STAGES

Project construction is expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating (i.e., paints and finishes) and is estimated to take approximately three (3) years to complete. The anticipated construction equipment, construction-stage schedule, and worker/ vendor vehicle trips were based on the California Emissions Estimator Model (CalEEMod) default survey data. No significant import or export of earthwork material is anticipated as the projected 16,000 cubic yards of cut material estimated during grading is proposed to be balanced onsite (i.e., reused as fill material).

Construction stages are not expected to overlap based on the proposed development approach and the relatively small size of the Project site. The anticipated equipment and estimated schedule by construction stage are as follows:

- Demolition equipment would include concrete/industrial saws, excavators, and rubber-tired dozers for approximately 20 days.
- Site preparation equipment would include rubber-tired dozers and tractors/loaders/backhoes for approximately 10 days.
- Grading would include excavators, graders, rubber-tired dozers, and tractors/loaders/backhoes for approximately 20 days.
- Building construction would include cranes, forklifts, generator sets, tractors/loaders/backhoes, and welders for approximately 230 days. Note, this schedule assumption is more conservative from an air quality perspective as building construction would likely be stretched over a longer period (i.e., construction of approximately three (3) homes per year over the course of three (years), thus reducing the actual amount of daily building construction emissions.
- Paving would include pavers, paving equipment, and rollers for approximately 20 days.
- Architectural coating would include air compressors for approximately 20 days.

## 3.6 PROJECT OBJECTIVES

Project objectives are defined to aid decision-makers in their review and evaluation of the proposed activities and their associated environmental impacts. The objectives are also used to help establish a reasonable range of potential Project alternatives. The Project's objectives are summarized as follows:

- Develop the Project site with single-family residential lots that meet the terms and conditions of the *Settlement Agreement and Mutual Release* dated March 23, 2010;
- Provide additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029;

- Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image and environmental quality of the City;
- Ensure that development in the hillside areas is located so as to result in the least environmental impact;
- Ensure that all hillside development is designed to fit the existing land form; and
- Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features.

## 3.7 PROJECT ALTERNATIVES

The CEQA Guidelines (Section 15126.6[a]) state that an EIR must address "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." This Alternatives Analysis is found in Section 6.0. It includes a discussion of the scope, criteria, and methodology provided by CEQA for the analysis, a list of alternatives considered but not advanced with an explanation of why those alternatives were not considered further, and an evaluation of two alternatives to the Project which were selected for consideration. Those two Project alternatives are:

- Alternative 1: No Project, Current General Plan and Zoning
- Alternative 2: Reduced Lot Size Design Alternative

## 3.8 POTENTIAL PROJECT PERMITS AND APPROVALS

This EIR provides CEQA compliance for the following City of Sierra Madre approvals for the Project:

- Tentative Tract Map

Other discretionary and/or ministerial approvals may be identified by the City as necessary to implement development and construction of the Project. Such approvals include but are not limited to:

- Site Plan and Architectural Review.
- Issuance of tree removal, grading, hauling, stockpiling, building and other construction permits.

In addition, other Responsible Agencies, Trustee Agencies, utility and service providers, and/or other organizations may also rely upon this document for compliance with CEQA to issue their own permits and approvals associated with the Project. Although not anticipated for this Project based on the analysis provided in this DEIR, such entities could include and may not be limited to:

- United States Army Corps of Engineers, Clean Water Act Section 404 Permit.
- United States Fish and Wildlife Service, Endangered Species Act Section 7 Consultation.
- Los Angeles Regional Water Quality Control Board, Clean Water Act Section 401 Water Quality Certification.
- California Department of Fish and Wildlife, California Fish and Game Code Section 1602 Streambed Alteration Agreement.
- California Department of Fish and Wildlife, Incidental Take Permit.

# SECTION 4.0 BASIS FOR CUMULATIVE IMPACTS

## 4.1 BASIS FOR CUMULATIVE ANALYSIS

Section 15130 of the California Environmental Quality Act (CEQA) Guidelines requires the discussion of cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Section 15065 of the CEQA Guidelines explains that a project's incremental effects are "cumulatively considerable" when they are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Section 15130 provides that when a lead agency is examining a project with an incremental effect that is not cumulatively considerable, the lead agency need not consider that effect significant but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable.

Section 15355 of the CEQA Guidelines defines cumulative impacts as "... two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Cumulative impacts represent the change caused by the incremental impact of a project when added to other proposed or committed projects in the vicinity. Under Section 15130, cumulative impacts should generally be discussed when they are significant. However, when the cumulative impacts do not result in-part from the project, they should not be discussed in the EIR. When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR.

Section 15130 of the Guidelines states that an EIR may determine that a project's contribution to a significant cumulative impact would be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The discussion of any cumulative impacts shall reflect the level and severity of the impact and the likelihood of occurrence, but not in as great a level of detail as that necessary for the project alone.

CEQA Guidelines Section 15130(b)(1) states that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- A list of past, present, and probable future projects, producing related cumulative impacts, including, if necessary, those projects outside the control of the agency.
- A summary of projections contained in an adopted General Plan or related planning document designed to evaluate regional or area-wide conditions.

The proposed Project is in the City of Sierra Madre within Los Angeles County. The Project site consists of approximately 9.0 acres of mostly developed/disturbed land and is located at 935 and 965 East Grand View Avenue. The Project is comprised of Assessor's Parcel Numbers (APNs) 5764-001-017 and 5764-001-018. Onsite topography consists of vacant hillside and canyon terrain with the western half of the Project characterized by alternating north-south ridges and arroyos; portions of the eastern and southern ends are relatively level. The property located at 935 East Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 East Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 East Grand View Avenue.

The Project site is situated within an urbanized/suburbanized area and is generally surrounded by single-family residences and vacant areas with varying levels of disturbance. The Project site is surrounded by residential homes to the west, south, and southeast. To the north of the Project site, a large residential home is located surrounded by open space. Lastly, the eastern portion of the Project site is surrounded by open space that connects to the undeveloped foothills of the San Gabriel Mountains. The southern border of the Project site is also the southern border of the City of Sierra Madre, and the area south of that is the City of Arcadia.

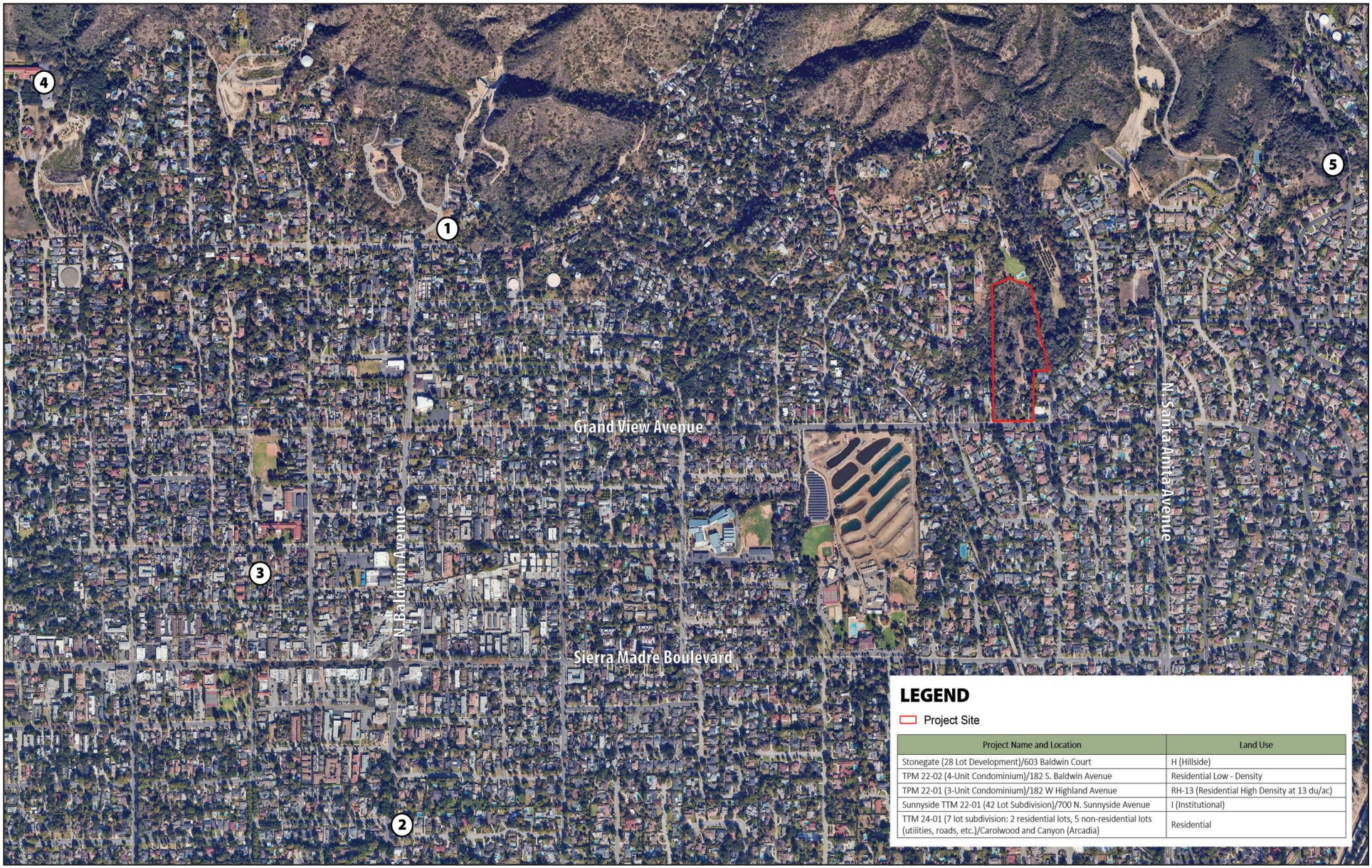
The cumulative analysis in this EIR focuses on related development Projects in the area and how combined with the proposed Project, what level of cumulative impacts could occur. A summary of related Projects in the vicinity of the Project site, which was used in the cumulative analysis, is presented in Table 4-1, *Related Cumulative Projects*. The locations of these related projects are shown in Figure 4-1, *Location of Related Projects*.

Table 4-1
Related Cumulative Projects

| Project Name and Location | Land Use |
|---|---|
| Stonegate (28 Lot Development)/603 Baldwin Court | H (Hillside) |
| TPM 22-02 (4-Unit Condominium)/182 S. Baldwin Avenue | Residential Low - Density |
| TPM 22-01 (3-Unit Condominium)/182 W Highland Avenue | RH-13 (Residential High Density at 13 du/ac) |
| Sunnyside TTM 22-01 (42 Lot Subdivision)/700 N. Sunnyside Avenue | I (Institutional) |
| TTM 24-01 (7 lot subdivision: 2 residential lots, 5 non-residential lots (utilities, roads, etc.)/Carolwood and Canyon (Arcadia) | Residential |

## 4.2 CUMULATIVE ANALYSIS

The cumulative impacts analysis discussions are provided for each topic under a "Cumulative Impacts" heading found in their respective topic subsections within Section 5.0, *Environmental Analysis*.




Source: Google Earth Pro; June 2025.

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## Location of Related Projects

VCS Environmental

**Figure 4-1**

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# SECTION 5.0 ENVIRONMENTAL ANALYSIS

Section 5.0 analyzes the proposed Project's environmental impacts for each of the environmental issues listed below. The analysis jointly considers the environmental setting, thresholds of significance, and characteristics of the Project. This analysis determines the level of environmental impact according to the definitions provided below for each threshold of significance. The residual impacts following the implementation of any mitigation measure are also discussed along with any beneficial impacts that may result from Project implementation. Environmental issues and their corresponding sections are:

- Aesthetics (5.1)
- Agriculture and Forestry Resource (5.2)
- Air Quality (5.3)
- Biological Resources (5.4)
- Cultural Resources (5.5)
- Energy (5.6)
- Geology and Soils (5.7)
- Greenhouse Gas Emissions (5.8)
- Hazards and Hazardous Materials (5.9)
- Hydrology and Water Quality (5.10)
- Land Use and Planning (5.11)
- Mineral Resources (5.12)
- Noise (5.13)
- Population and Housing (5.14)
- Public Services (5.15)
- Recreation (5.16)
- Transportation (5.17)
- Tribal Cultural Resources (5.18)
- Utilities and Service Systems (5.19)
- Wildfire (5.20)

## ORGANIZATION OF ENVIRONMENTAL ANALYSIS

To assist the reader with comparing information between environmental issues, each environmental issue area section is organized under the following major headings:

- Introduction
- Environmental Setting
- Regulatory Setting
- Thresholds of Significance
- Environmental Impact Analysis
- Cumulative Impacts
- Mitigation Measures
- References

## LEVEL OF ENVIRONMENTAL IMPACT DETERMINATIONS USED IN EIR

The level of impact is identified for each impact in this DEIR. Although the criteria for determining the level of impact significance is different for each environmental issue area, the environmental analysis applies a uniform classification of the impacts based on definitions consistent with CEQA and the CEQA Guidelines:

- No Impact. The Project would not result in any physical changes to the environment.
- Less Than Significant Impact. The Project would not cause any substantial, adverse change in the environment and impacts are less than significant and do not require mitigation measures.
- Less Than Significant With Mitigation Incorporated. The DEIR incorporates mitigation measures into the Project that lessen or avoid substantial adverse impacts on the environment.
- Significant and Unavoidable. The Project would cause a substantial adverse effect on the environment, and no feasible mitigation measures are available to reduce the impact to a less than significant level.

## PROJECT ENVIRONMENTAL BASELINE

The State CEQA Guidelines Section 15125 provides the following guidance for establishing the Project's environmental baseline against which the Project's potential environmental impacts are measured:

> *An EIR must include a description of the physical environmental conditions in the vicinity of the Project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis was commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.*

The Notice of Preparation for the Project was published on October 9, 2023. The baseline conditions for the Project were the existing conditions on the Project site and vicinity at that time. The following describes the existing conditions on the Project site and vicinity at the time the Notice of Preparation was published.

## INCORPORATION BY REFERENCE

Pertinent documents relating to this DEIR have been cited in accordance with *CEQA Guidelines* Section 15150, which encourages incorporation by reference as a means of reducing redundancy and the length of environmental reports. The following documents are hereby incorporated by reference into this DEIR. Information contained within these documents has been utilized for different sections of this DEIR. These documents are available for review at the City of Sierra Madre, Planning & Community Preservation Department. The City of Sierra Madre Planning & Community Preservation Department is located at 232 West Sierra Madre Boulevard, Sierra Madre, California 91024.

- City of Sierra Madre General Plan (Adopted July 14, 2015, Resolutions No. 15-43 and 15-44). The Sierra Madre General Plan is the primary source of long-range planning and policy direction that guides growth and preserves the quality of life within the community. The General Plan estimates the maximum level of development within the City that can occur. The General Plan includes the following elements: Land Use; Resource Management; Hazard Prevention, Community Services; and Housing. The General Plan was utilized throughout this document as the fundamental planning document governing development at the Project site. Background information and policy information from the General Plan is cited in several sections of this document. The following have been updated:
  - Section One: Land Use Designations Update [Land Use Element] – Adopted November 9, 2021.
  - Section Five: Circulation Update [Land Use Element] – Adopted November 9, 2021.
  - Chapter Three – Hazard Prevention Update [Hazard Prevention Element] – Adopted May 23, 2023 [General Plan Amendment 23-01].
  - 2021-2029 Housing Element Update [Land Use Element] – Adopted July 26, 2022.
- City of Sierra Madre Code of Ordinances (Municipal Code). City of Sierra Madre Code of Ordinances (current through Ordinance 1469, passed on October 10, 2023) as published in the online Municipal Code). While the online Municipal Code reflects ordinances through October 2023, the City has adopted additional ordinances as recently as February 25, 2025 (Ordinance 1478). For purposes of this DEIR analysis, the most current available online version was utilized, supplemented by review of relevant recent ordinances that may affect the proposed Project. The City of Sierra Madre Code of Ordinances (Municipal Code) consists of regulatory, penal, and administrative ordinances of the City. It is the method the City uses to implement control of land uses, in

accordance with General Plan goals and policies. Title 17 [Zoning], identifies land uses permitted and prohibited according to the zoning category of particular parcels. Title 15 [Building and Construction] specifies rules and regulations for construction, alteration, and buildings.

- Settlement Agreement and Mutual Release. The proposed Project's development parameters are governed by the *Settlement Agreement and Mutual Release* (Settlement Agreement) between CS Stonehouse, LLC, CS One Carter LLC, and the City of Sierra Madre, executed and formally approved by the Sierra Madre City Council in March 2010 following public review and approval procedures. The Settlement Agreement establishes specific development rights and entitlements for the Project site, modifying the application of certain provisions of the City's zoning regulations. The Settlement Agreement authorized development of 19 to 20 single-family lots among four properties. The four properties included in the Settlement Agreement included the Project site's two properties and two adjacent properties to the east and northeast, which are now under separate ownership from the Project Proponent and are not a part of the current proposed Project.

- Memorandum of Understanding between Ginkgo Stonehouse, LLC, and Ginkgo Stonehouse II, LLC. A *Memorandum of Understanding* (MOU) between Ginkgo Stonehouse, LLC, and Ginkgo Stonehouse II, LLC was executed in December 2012, which provided for the sale of two adjacent properties (referred to in the MOU collectively as the "GSII Property") to the east and northeast of the Project site. The MOU also allowed for the construction of no less than 10 buildable lots on the Project site (referred to in the MOU as the "Ginkgo Property") and limited further subdivision of the GSII Property not to exceed the maximum lot yield to the lesser of either three (3) residential lots or the maximum number of residential lots allowed by the City on the GSII Property if the Ginkgo Property (i.e., Project site) is subdivided into 10 residential lots.

These documents, incorporated by reference, were utilized throughout this analysis as the fundamental planning documents that may apply to the Project site. Background information and policy information from these documents, as well as specific adopted rules and regulations pertaining to the City of Sierra Madre contained therein were also relied upon throughout this DEIR.

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# 5.1 AESTHETICS

## 5.1.1 INTRODUCTION

This section assesses the proposed Project's potential impacts on aesthetics, including potential impacts on scenic vistas, scenic resources, changes to the visual character or quality of public views, and light or glare impacts.

## 5.1.2 ENVIRONMENTAL SETTING

### PROJECT SITE

The Project site totals approximately 9 acres of developed and undeveloped land in the foothills of the San Gabriel Mountains. The topography varies from relatively flat terrain in the southwest portion to notably steeper and more hillside terrain in the northern portion. Approximately half of the Project site in the northern portion is undisturbed land comprised of coastal sage scrub vegetation communities, as well as ornamental landscaping. The other southern half of the Project site is developed or highly disturbed, comprised of unpaved roads, ornamental landscaping, orchards, and four residential buildings with accessory structures.

### SURROUNDING LAND USES

The Project site is surrounded by single-family, detached, residential development to the west, south, and southeast. To the north of the Project site is a large residential property surrounded by areas of undeveloped land. The eastern portion of the Project site is adjacent to undeveloped land that connects to the open foothills leading to the base of the San Gabriel Mountains.

### SCENIC RESOURCES

According to the City's General Plan, the City is known for its scenic views of the San Gabriel Mountains and foothills. The Project site is located within the foothills, approximately 0.25 miles south of the base of the San Gabriel Mountains. As noted in the General Plan, the foothills provide aesthetic value to the area, with the hillsides and ridgelines being the most visually appealing features. Other potentially significant aesthetic features of the hillside and foothill areas include natural vegetation, topography, swales, knolls, and rock outcrops. Views of these types of features are afforded from various viewpoints throughout the City and outside the City's boundaries (City of Sierra Madre 2015). According to the Sierra Madre General Plan Draft SEIR, a few City streets play a major role in connecting the City's urbanized areas to scenic vistas in the wilderness areas of the San Gabriel Mountains. These streets include Mountain Trail, Auburn Avenue, Grove Street and Santa Anita Avenue (City of Sierra Madre 2021). The Project site is not visible from any of these local roadways.

### SCENIC HIGHWAYS

There are no locally designated scenic roadways located in the City. According to the California Department of Transportation (Caltrans) Scenic Highway Mapping System (Caltrans 2024), there are no officially designated scenic highways that pass by the Project site. The following are the closest designated, or eligible for designation, scenic highways:

- Interstate 210 (I-210) is located approximately 6 miles west of the Project site. This highway is eligible for designation.

- State Route 39 (SR-39) is located approximately 8 miles east of the Project site. This highway is eligible for designation.

### LIGHT AND GLARE

The Project site is partially developed and not lit at night, aside from existing residential uses and the surrounding residential properties. The City is urbanized and primarily generates lighting typical of residential land uses, such as exterior night lighting and street lighting. Surrounding residential land uses contain lighting typical of an urban/suburban setting, including but not limited to street lighting and security lighting. These surrounding land uses also include windows and other glass or metal surfaces that may result in minimal localized glare. Other sources of nighttime light and glare include vehicular traffic along surrounding roadways. Ambient lighting also comes from surrounding communities and roadways.

### VIEWSHEDS

Viewer exposure varies depending on several factors including the angle of view (i.e., normal, inferior, or superior viewing angles); view distance (foreground, middle ground, and background); relationship to sun angle (backlighting versus front or side lighting); the extent of visibility (i.e., whether views are panoramic or limited by vegetation, topography, or other land uses); and viewer screening conditions (e.g., whether the project facilities will be sky lined on ridgelines, back screened by topography and/or vegetation, or screened by structures or vegetation in the foreground). Viewer exposure also considers the duration of view based on viewer activity (e.g., travel route, residential, recreation) and often relates to the speed of travel (pedestrian, vehicular, or stationary).

Public viewpoints of the Project site are limited due to the location. Public roadways closest to the Project site include East Grand View Avenue, Acacia Street, Camillo Drive, and Liliano Drive. Existing public views of the Project site are only available from East Grand View Avenue as views of the Project site from the other roadways are screened by existing residential housing. The viewshed from East Grand View Avenue is characterized predominantly by exposed soil and minimally vegetated groundcover, ornamental trees, and existing driveways with a rock garden wall/perimeter. Limited views of the existing onsite structures and hillside peaks to the north are also available from East Grand Avenue but are mostly obstructed by the ornamental trees. Viewers on East Grand View Avenue would primarily consist of motorists, bicyclists, and pedestrians traveling in an easterly/westerly orientation.

Various hiking trails are also located north of the Project site within the San Gabriel Mountains and foothills. Viewers from these trails would be afforded expansive views overlooking the Project site, the City, and the adjacent communities to the south. Some view opportunities of the Project site may be available from various trail points looking down at the Project site.

## 5.1.3 REGULATORY SETTING

### FEDERAL

There are no federal regulations regarding aesthetics that are applicable to the Project.

### STATE

#### California Scenic Highway Program

The California Scenic Highway Program was created in 1963 with the intent “to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment.” The state laws that govern the Scenic Highway Program are Sections 260 through 263 of the Streets and Highways Code. A highway may be designated scenic based on the natural landscape visible by

travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the views of the highway. The Scenic Highway Program includes both officially designated scenic highways and highways that are eligible for designation. It is the responsibility of local jurisdictions to apply for scenic highway approval, which requires the adoption of a Corridor Protection Program (Caltrans 2020). In addition, once a scenic highway is designated, the local jurisdiction is responsible for regulating development within the scenic highway corridor. There is no designated or eligible state Scenic Highway within view of the Project site.

## LOCAL

## City of Sierra Madre General Plan

### LAND USE ELEMENT

The following are relevant objectives and policies for the proposed Project:

GOAL 3: Ensure that development is done in harmony with its neighborhood and preserves and protects privacy and mountain views of neighboring properties.

GOAL 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.

General Types and Mix of Land Uses: Residential Low Density – Hillside (H)

OBJECTIVE L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

Policy L17.1: Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.

Policy L17.2: Require that all development be designed to reflect the contours of the existing landform using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.

Policy L17.3: Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.

Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.

### RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Hillside Preservation

GOAL 1: Preservation of the identity, image, and environmental quality of hillside areas.

GOAL 4: Protection of hillside open space for public health and safety, and sustainability.

OBJECTIVE R1: Protecting hillside areas to preserve their unique character.

Dark Sky

| | |
|---|---|
| GOAL 1: | Protection of the starlit sky to avoid deterioration of the viewing of the dark sky as it is a valuable resource. |
| GOAL 2: | Preservation and maintenance of the view of night time skies and the visual character of natural areas, while allowing for night-time lighting levels appropriate to use, location and community safety. |
| GOAL 3: | Consideration of neighboring properties and the community as a whole concerning exterior lighting through the reduction of negative light impacts in the design of new exterior lighting schemes. |
| OBJECTIVE R6: | Reducing light pollution, trespass, and unnecessary glare through the use of light shielding methods, and elimination of lighting that is misdirected, excessive, or unnecessary. |
| Policy R6.1: | Require that all new development projects utilize light fixtures that shield the light source so that light is cast downward to avoid light spillage offsite or upward into the sky. |
| Policy R6.2: | Discourage continuous all-night exterior lighting and encourage motion-sensor lighting. |
| Policy R6.3: | Encourage the use of fixtures like the ″shoe box″ design that is capable of providing accurate light patterns and can often be used for lighting without spilling onto the neighboring property and upward into the sky. |
| OBJECTIVE R7: | Minimizing lighting use and intensity, utilizing the most efficient lighting technology. |
| Policy R7.2: | The City shall, whenever possible, turn off the lights or use motion sensor-controlled lighting and encourage the public to do the same. |
| OBJECTIVE R8: | The reasonable use of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night. |
| Policy R8.1: | Encourage outdoor lighting to be designed and installed in a manner that confines the direct lighting rays to the property upon which the lighting is installed to protect adjacent and nearby residential districts and public right-of-way and reduce “skyglow.” |
| Policy R8.2: | Lighting in and near residential areas shall be minimal and shielded to prevent nuisance glare. |
| Policy R8.3: | Lighting attached to single-family home structures should not exceed the height of the eave, and residential lighting pole height restrictions can be considered to control light trespass on adjacent properties and upward into the sky. |
| Policy R8.4: | Provide adequate illumination of all streets, alleys, and public areas. |

## City of Sierra Madre Code of Ordinances (Municipal Code)

Chapter 17.52 (Hillside Management Zone) aims to protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity,

image, and environmental quality of the City. Attention is given to development that is sensitive to the unique characteristics of the hillside areas in the City, which include, but are not limited to, slopes, landforms, topography, vegetation and scenic quality consistent with the General Plan and to preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops (City of Sierra Madre 2023).

17.52.200 (Lighting) requires that all lighting of the building, landscaping, parking area, or similar facilities to be in compliance with the City's "Dark Sky" program. Lighting must be hooded and directed downward to reflect away from adjoining properties (City of Sierra Madre 2023).

## 5.1.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AES-1: Have a substantial adverse effect on a scenic vista;
- AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- AES-3: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage points); in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality; and
- AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

## 5.1.5 ENVIRONMENTAL IMPACT ANALYSIS

### IMPACT AES-1: Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is typically defined as a viewshed that provides an expansive view of a highly-valued landscape for the benefit of the public and is generally designated by public agencies to provide for their preservation. According to review of the General Plan, the Project site is not identified specifically as a scenic resource or scenic vista, but it is located within the San Gabriel Mountain foothills, which are generally considered an aesthetic resource of high-value to the City.

As previously discussed, public views of the Project site are limited to those from East Grand View Avenue (looking north) and potentially from various viewpoints along hiking trails situated at higher elevations looking south and down toward the Project site.

The viewshed from East Grand View Avenue offers limited views of hillside peaks to the north that are mostly obstructed by ornamental trees under the existing condition. Because of the limited view opportunities, the existing condition is not considered an expansive view of a highly-valued landscape. Project implementation and redevelopment of the site would remove the existing vegetation and driveways within the southern portion of the Project site and replace them with residential lots, new landscaping and entrance to the proposed Street 'A'. This proposed change would not constitute a substantial visual change for motorists, bicyclists, and pedestrians in the area, who would generally be traveling along East Grand View Avenue in an easterly/westerly orientation. In addition, the construction of Street 'A' has the potential to slightly improve view opportunities of the foothills and mountains to the

north based on the north/south orientation of proposed Street 'A', which would reduce the number of obstructions (e.g., trees, vertical structures) within the foreground and middle ground of the viewshed.

Project implementation and redevelopment of the site would also not obstruct or substantially alter public views from the various hiking trails located north of the Project site within the San Gabriel Mountains and foothills. Hikers would still have expansive view opportunities overlooking the Project site, the City, and the adjacent communities to the south as no significantly tall vertical structures are proposed. In addition, the Project site in the proposed developed condition would be consistent with the visual character and quality of the existing surrounding residential community. It would not detract from existing expansive views looking south from various trail points.

Based on the analysis above, potential impacts are considered less than significant and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the limited available public views of the Project site, orientation and vantage points of viewsheds, and proposed design.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT AES-2: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The State Scenic Highway Program established by the California Department of Transportation (Caltrans) is intended to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to state highways. State highways may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. According to Caltrans, there are no designated or eligible State scenic highways within the viewshed of the Project site (Caltrans 2022). The nearest such highways are I-210 and SR-39, both located over 5 miles away. Therefore, no impacts to scenic resources along a State Scenic Highway would occur.

**Level of Impact Before Mitigation:** No impact based on the Project's location and proximity to State Scenic Highways.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT AES-3: Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage points)? If the project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?

The Project site is adjacent to existing residential land uses and is within an urbanized/suburbanized setting. The applicable planning program that governs the scenic quality of the Project site would be the City of Sierra Madre General Plan and Code of Ordinances (Municipal Code) Chapter 17.52 (Hillside Management Zone). As previously identified, the General Plan and Municipal Code have established policies to provide for the preservation and scenic quality of hillside areas.

For consistency with the General Plan and provisions of the Hillside Management Zone, the Project has been designed to minimize grading and development impacts in the northern portion of the Project site, which has steeper hillside terrain, is less-disturbed, and is more heavily vegetated compared to the southern portion of the Project site. Proposed grading and development would be concentrated in the southern portion of the Project site, which is comparatively flatter, developed or highly disturbed, and comprised of unpaved roads, ornamental landscaping, orchards, and four residential buildings with accessory structures. A permanent restrictive easement is also proposed in the highest elevations of the Project site that would prevent any future construction of buildings or vertical structures within a designated "Non-buildable Area". The proposed limits of grading, development area, and non-buildable area are shown on Figure 3-4, *Tentative Tract Map*, and Figure 3-5, *Project Development Areas*.

Building plans of future homes proposed for development on the Project site would also be subject to design review by the City of Sierra Madre to ensure consistency with applicable planning and zoning regulations that govern scenic quality of the area.

Based on the analysis above, the Project would not substantially degrade the existing visual character or quality of public views of the Project site; and potential conflicts with ordinances regulating the preservation and scenic quality of hillside areas would be less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant based on proposed design and consistency with applicable ordinances regulating the preservation and scenic quality of hillside areas.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT AES-4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The analysis of light impacts assesses the effects of the Project's nighttime light from both point sources (i.e., illuminated signage, streetlight poles, vehicle headlights) and indirect sources (i.e., reflected light) on light-sensitive land uses, such as residences. These land uses are recognized as light sensitive because they are typically occupied by persons who have expectations for privacy during evening hours and who are subject to disturbance by bright light sources.

The Project vicinity is mostly developed with urbanized/suburbanized land uses that provide various levels of existing nighttime lighting. Project operations would increase the amount of onsite nighttime lighting at the Project site with new street lighting on proposed Street 'A', additional residential lighting, and additional vehicle headlights entering and exiting the redeveloped site. The proposed Project is not anticipated to introduce substantial sources of glare in the area based on the nature of proposed residential uses, which are consistent with existing residential uses in the Project vicinity.

Based on the type of proposed uses and the relatively small number of proposed homes (nine), potential lighting impacts are considered less than significant. In addition, the Project would be required to comply with Section 17.52.200 - *Lighting* of the Municipal Code and Ordinance 1413, which requires all lighting of the buildings, structures, landscaping, yards, parking areas, or similar facilities to follow the City's "Dark Sky" objectives and policies. Such policies require that lighting be shielded and directed downward to reflect away from adjoining properties. The nature of proposed residential operations and compliance with the Municipal Code and Ordinance 1413 would reduce potential impacts to less than significant.

**Level of Impact Before Mitigation:** Less than significant based on proposed design and consistency with applicable ordinances regulating Dark Sky objectives.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.1.6 CUMULATIVE IMPACTS

The proposed Project's potential impacts on aesthetics are considered less than significant as described above. No additional projects have been identified in the Project vicinity or within the same viewsheds of the Project site that could cumulatively contribute to a significant impact on aesthetics. Additionally, similar to the proposed Project, all cumulative projects including those identified in Section 4.0, *Basis for Cumulative Impacts*, would be required to comply with the applicable zoning and regulations governing the aesthetic quality of their respective sites. Therefore, impacts on aesthetics would not be cumulatively considerable.

**Level of Impact Before Mitigation:** No impact based on Project location and the proposed land uses.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.1.7 MITIGATION MEASURES

There are no mitigation measures required for aesthetics.

## 5.1.8 REFERENCES

California Department of Transportation, California State Scenic Highways [https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa]. Accessed January 2024.

City of Sierra Madre, *City of Sierra Madre General Plan – Land Use Element (Updated)*. Adopted November 9, 2021.

City of Sierra Madre, *City of Sierra Madre General Plan – Resource Management Element*. July 14, 2015.

City of Sierra Madre, *City of Sierra Madre General Plan Draft SEIR*, August 2021.

City of Sierra Municipal Code (Code of Ordinances) [https://library.municode.com/ca/sierra_madre/codes/code_of_ordinances]. Accessed September 29, 2023.

# 5.2 AGRICULTURAL AND FORESTRY RESOURCES

## 5.2.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on agriculture and forestry resources. The analysis in this section is based, in part, on the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program and the City of Sierra Madre General Plan.

## 5.2.2 ENVIRONMENTAL SETTING

### REGIONAL SETTING

Los Angeles County was once a rural county that was supported primarily by an agricultural economy that was considered to have statewide and national importance. The County's agricultural communities have experienced tremendous decline over the years. These communities continue experiencing rapid suburbanization, further reducing the County's agricultural land. Urban areas are encroaching on agricultural lands throughout the County, creating pressure to convert farmland to urban uses. The rising costs of irrigation water, agricultural land tax rates, labor costs, and damage from vandalism have increased production costs making it more difficult to have a successful agricultural operation.

According to the 2019 Los Angeles Crop Report, the total gross value of agricultural crops and commodities produced was $177,612,300. Nursery plant production continues to be the leading commodity at $98,440,000. Field crops dropped significantly below 2018 sales, primarily due to several growers ceasing production. As development spreads throughout the County, land for growing agricultural commodities is lost.

### LOCAL SETTING

According to the California Department of Conservation (CDC), Farmland Mapping and Monitoring Program, the City of Sierra Madre has no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (CDC 2022). The Project site is characterized as Grazing Land and is surrounded by Urban and Built-Up Land (CDC 2022). Additionally, there are no lands within the City limits that are held under Williamson Act contracts; and there are also no lands zoned as agriculture, forest, or timberlands in the City according to the General Plan Update EIR (City of Sierra Madre 2015). Furthermore, there are no forestry resources located on the Project site. The nearest forest land is the Angeles National Forest located to the north, according to a review of the United States Forest Service Interactive Visitor Map (USFS 2023). Hillside areas of the City do not consist of forest land or timberland (City of Sierra Madre 2015).

## 5.2.3 REGULATORY SETTING

### FEDERAL

There are no federal regulations regarding agriculture and forestry that are applicable to the Project.

### STATE

#### Farmland Mapping and Monitoring Program

The California Department of Conservation (CDC) established the Farming Mapping and Monitoring Program (FMMP) in 1982. The FMMP is a non-regulatory program that provides a consistent and impartial analysis of agricultural land use and land use changes throughout California. The FMMP produces maps and statistical data used for analyzing impacts on California's agricultural resources. The maps are updated

every two years with the use of aerial photographs, a computer mapping system, public review, and field reconnaissance. The program rates agricultural lands according to physical characteristics and other factors such as irrigation status. The best quality land is classified as Prime Farmland. Additional classifications include Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The FMMP also inventories and maps a variety of other land use categories. For purposes of determining a Project's significance under CEQA, only Prime Farmland, Unique Farmland, and Farmland of Statewide Importance are used to determine impacts. Conversion to non-agricultural uses of lands falling under any of these classifications is considered a significant impact under CEQA.

### California Land Conservation Act (Williamson Act)

The Williamson Act was enacted in 1965 with the principal purpose of preserving agricultural and open space lands by discouraging "premature and unnecessary" conversion to urban uses. The principal component of the Williamson Act is a process that allows private landowners to voluntarily contract with cities and counties to restrict land to agricultural and open space uses. Landowners entering into such an arrangement agree to a 10-year contract that is automatically renewed unless either the contracting jurisdiction or the landowner chooses to opt-out at the end of the term. In return for restricting uses on their property, landowners are assessed at a significantly lower property tax rate than might be the case if their property were assessed at potential market value. In these cases, properties under the Williamson Act contract can be taxed at rates ranging from 20 to 75 percent below potential market value assessments. Contracting jurisdictions receive partial reimbursement for reduced property tax revenue from the State via the Open Space Subvention Act program, which is financed by California's General Fund. A Williamson Act contract on a property obligates the property owner to a variety of restrictions. The minimum contract is 10 years and remains enforceable even if the property changes ownership.

Landowners may opt out of their contract without penalty only at the end of the term. If the contract is not renewed at the end of the term, the property's assessment value reverts to its potential market value. Should the landowner desire to cancel the contract prior to the end of the term, the contracting jurisdiction must make specific findings that are supported by substantial evidence. The opportunity to alter the use of the subject property is not adequate evidence to support cancellation, nor are assertions of unsatisfactory economic return should the property retain its agricultural designation. Should the cancellation be approved, the landowner must pay a cancellation fee.

### LOCAL

There are no local regulations regarding agriculture and forestry that are applicable to the Project.

## 5.2.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AFR-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;
- AFR-2: Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- AFR-3: Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g));
- AFR-4: Result in the loss of forest land or conversion of forest land to non-forest use; and

- AFR-5: Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use.

## 5.2.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT AFR-1: Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

The CDC Farmland Mapping and Monitoring Program Important Farmland Finder identifies the Project site as Grazing Land that is surrounded by Urban and Built-Up Land. No Prime Farmland, Unique Farmland or Farmland of Statewide Importance is on the Project site (CDC 2022). Additionally, the City of Sierra Madre's General Plan Land Use Map does not identify any agricultural lands on the Project site or within the City. No active agricultural operations (including grazing) currently occur on the Project site. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location and absence of agricultural resources.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

**IMPACT AFR-2: Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

The City's General Plan Land Use Designation and Zoning for the Project site is R-H (Residential Hillside). As previously discussed, there are no lands within the City limits that are held under Williamson Act contracts and there are no lands zoned for agriculture (City of Sierra Madre 2015). No portion of the Project site is currently used for agricultural production. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location and zoning designation.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

**IMPACT AFR-3: Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

The City's General Plan Land Use Designation and Zoning for the Project site is R-H (Residential Hillside). Additionally, the City of Sierra Madre's zoning map does not zone any land for forest land, timberland, or timberland production. The nearest forest land is the Angeles National Forest located to the north (USFS 2023). Hillside areas of the City do not consist of forest land or timberland (City of Sierra Madre 2015). No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location, zoning designation, and absence of forestry resources.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

**IMPACT AFR-4: Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

There are no existing forest lands or timberland resources on the Project site, which is not zoned for timberland production. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location and absence of forestry resources.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

**IMPACT AFR-5: Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

As previously discussed, the Project site does not contain farmland or timberland resources. Short-term construction activities and long-term operation of the proposed Project would be confined to the Project site and would not cause any onsite or offsite conversion of farmland or forest land to non-agriculture uses or non-forest uses. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location, proposed activities, and absence of farmland and forestry resources.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.2.6 CUMULATIVE IMPACTS

No cumulative impacts associated with the implementation of this Project would occur as the Project site has no agricultural or forestry resources onsite. The Project would not cumulatively contribute to a loss of agricultural or forestry land uses or resources in consideration of other Projects identified in Section 4.0, *Basis for Cumulative Impacts*. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location, proposed activities, and absence of farmland and forestry resources.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.2.7 MITIGATION MEASURES

No mitigation measures are required for agricultural and forestry resources.

## 5.2.8 REFERENCES

California Department of Conservation, *Williamson Act Program* [https://www.conservation.ca.gov/dlrp/wa]. Accessed on January 9, 2022.

City of Sierra Madre, *City of Sierra Madre General Plan*, July 14, 2015.

City of Sierra Madre, *City of Sierra Madre General Plan Update Draft EIR*, May 2015.

City of Sierra Madre, *Land Use Map*, 2022.

City of Sierra Madre, *Zoning Map*, 2022.

County of Los Angeles, *Los Angeles County Annual Crop Report*, 2019.

Division of Land Resource Protection, California Department of Conservation. Important farmland finder web application [https://maps.conservation.ca.gov/dlrp/ciff/]. Accessed on January 9, 2024.

State of California, *Farmland Mapping and Monitoring Program*, 2020.

United States Forest Service, *Interactive Visitor Map Web Application* [https://www.fs.usda.gov/visit/maps]. Accessed on January 9, 2024.

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# 5.3 AIR QUALITY

## 5.3.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on air quality and air pollution in a regional and local context. This evaluation is based on the methodology recommended by the South Coast Air Quality Management District (SCAQMD) and the following technical report:

- *Ginkgo Stonehouse Residential Air Quality, Greenhouse Gas, and Energy Impact Study, City of Sierra Madre*, RK Engineering Group, Inc., March 6, 2024 (Appendix B). This report is herein referred to as the "Air Quality Report" in this section.

## 5.3.2 ENVIRONMENTAL SETTING

### REGIONAL SETTING

The Project site is located within the South Coast Air Basin (SCAB or Air Basin), an approximately 6,745-square-mile area bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east; and San Diego County to the south. The Air Basin includes all of Orange County as well as the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties, in addition to the Coachella Valley area in Riverside County. The regional climate within the Air Basin is semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the Air Basin is primarily influenced by meteorology, geography, and a wide range of emissions sources, such as dense population centers, heavy vehicular traffic, and industry.

### LOCAL SETTING

The SCAQMD divides the Air Basin into 38 source receptor areas (SRAs), wherein 38 monitoring stations operate to monitor the various concentrations of air pollutants in the region. The City is primarily within SRA 9 – East San Gabriel Valley. The Azusa Monitoring Station best represents the ambient air quality within the City, located at 803 N. Loren Avenue in the City of Azusa.

### SENSITIVE RECEPTORS

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours or longer, such as residences, hospitals, and schools. The City of Sierra Madre General Plan also identifies board, care facilities, and assisted living facilities as sensitive receptors (City of Sierra Madre 2015).

The nearest sensitive land uses to the Project site include the following:

- Western Receptors. Existing residential land uses located along the western boundary of the Project site, approximately 30 feet north of the centerline of East Grand View Avenue.
- Southern Receptors. Existing residential land uses located approximately 48 feet south of the Project site's southern boundary, approximately 23 feet south of the centerline of East Grand View Avenue.
- Eastern Receptors. Existing residential land uses located along the eastern boundary of the Project site, approximately 22 feet north of the centerline of East Grand Avenue.

## AIR POLLUTANTS

Air pollutants are generally classified as either criteria pollutants or non-criteria pollutants. Federal ambient air quality standards have been established for criteria pollutants, whereas no ambient standards have been established for non-criteria pollutants. For some criteria pollutants, separate standards have been set for different periods. Most standards have been set to protect public health. For some pollutants, standards have been based on other values (such as protection of crops, protection of materials, or avoidance of nuisance conditions).

The federal and state governments have been empowered by the federal and state Clean Air Acts to regulate emissions of airborne pollutants and have established ambient air quality standards (AAQS) for the protection of public health. The United States Environmental Protection Agency (USEPA) is the federal agency designated to administer air quality regulations, while the California Air Resources Board (CARB) is the state equivalent in California. Federal and state standards have been established for six (6) criteria pollutants, including ozone ($O_3$), carbon monoxide (CO), nitrogen dioxide ($NO_2$), sulfur dioxide ($SO_2$), particulate matter less than 10 and 2.5 microns in diameter ($PM_{10}$ and $PM_{2.5}$), and lead (Pb). California has also set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles.

The AAQS defines the maximum amount of a pollutant, averaged over a specified time, that can be present in outdoor air without any harmful effects on people or the environment. California law continues to mandate California Ambient Air Quality Standards (CAAQS), which are often more stringent than the National Ambient Air Quality Standards (NAAQS). Air basins are the areas defined to identify which regions meet the CAAQS and NAAQS standards. If a pollutant level is too high for the region and the AAQS standard is not met, the air basin is considered a "non-attainment" area for that pollutant. The Project is located within the South Coast Air Basin, with air quality standards and monitoring set under the jurisdiction of the SCAQMD. The Air Basin is a non-attainment area for both the federal and state standards for $O_3$ and $PM_{2.5}$. The Air Basin is a designated non-attainment area for state standards and a maintenance area for federal $PM_{10}$ standards. For $NO_2$ and CO, the Air Basin is a designated attainment area for state standards and unclassified/attainment for federal standards.

### Ozone ($O_3$)

Ozone is a secondary pollutant as it is not directly emitted. Ozone ($O_3$) is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides ($NO_X$) and reactive organic gases (ROG)[1]. $NO_X$ are formed during the combustion of fuels, while ROG are formed during combustion and evaporation of organic solvents. Because $O_3$ requires sunlight to form, it mostly occurs in concentrations considered serious between the months of April and October. $O_3$ is a pungent, colorless, toxic gas with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

### Carbon Monoxide (CO)

Carbon monoxide is a local pollutant that is found in high concentrations only near the source. The major source of CO, a colorless, odorless, poisonous gas, is automobile traffic. Elevated concentrations, therefore, are usually only found near areas of high traffic volumes. CO's health effects are related to its affinity for

[1] Organic compound precursors of ozone are routinely described under various terms such as Reactive Organic Gasses (ROG), Total Organic Gases (TOG), and Volatile Organic Compounds (VOC). Although chemically different, they are similar from an air quality perspective.

hemoglobin in the blood. At high concentrations, CO reduces the amount of oxygen in the blood, causing heart difficulties in people with chronic diseases, reduced lung capacity and impaired mental abilities.

### Nitrogen Dioxide ($NO_2$)

Nitrogen dioxide is a by-product of fuel combustion, with the primary source being motor vehicles and industrial boilers and furnaces. The principal form of $NO_X$ (nitrogen oxides) produced by combustion is nitric oxide (NO), but NO reacts rapidly to form $NO_2$, creating the mixture of NO and $NO_2$ commonly called $NO_X$. $NO_2$ is an acute irritant. A relationship between $NO_2$ and chronic pulmonary fibrosis may exist, and an increase in bronchitis in young children at concentrations below 0.3 parts per million (ppm) may occur. $NO_2$ absorbs blue light and causes a reddish-brown cast to the atmosphere and reduced visibility. It can also contribute to the formation of Particulate Matter (PM), especially $PM_{10}$ and acid rain.

### Particulate Matter ($PM_{10}$ and $PM_{2.5}$)

$PM_{10}$ is particulate matter measuring no more than 10 microns in diameter, while $PM_{2.5}$ is fine particulate matter measuring no more than 2.5 microns in diameter. Suspended particulates are mostly dust particles, nitrates and sulfates. Both $PM_{10}$ and $PM_{2.5}$ are by-products of fuel combustion and wind erosion of soil and unpaved roads and are directly emitted into the atmosphere through these processes. Suspended particulates are also created in the atmosphere through chemical reactions. The characteristics, sources, and potential health effects associated with the small particulates (those between 2.5 and 10 microns in diameter) and fine particulates ($PM_{2.5}$) can be very different. The small particulates generally come from windblown dust and dust kicked up from mobile sources. The fine particulates are generally associated with combustion processes as well as being formed in the atmosphere as a secondary pollutant through chemical reactions. Fine particulate matter is more likely to penetrate deeply into the lungs and poses a health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the small and fine particulate matter that is inhaled into the lungs remains there. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

### Toxic Air Contaminants (TACs)/Diesel Particulate Matter

Hazardous air pollutants, also known as toxic air pollutants (TACs) or air toxics, are those pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive effects or birth defects, or adverse environmental effects. Examples of toxic air pollutants include:

- Benzene, which is found in gasoline;
- Perchloroethylene, which is emitted from some dry-cleaning facilities; and
- Methylene chloride, which is used as a solvent.

Transportation related emissions are focused on particulate matter constituents within diesel exhaust and TAC constituents that comprise a portion of total organic gas (TOG) emissions from both diesel and gasoline fueled vehicles. Diesel engine emissions are comprised of exhaust particulate matter and TOGs which are collectively defined as Diesel Particulate Matter (DPM). DPM and TOG emissions from both diesel and gasoline fueled vehicles are typically composed of carbon particles and carcinogenic substances including polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds (VOC) and $NO_X$.

## 5.3.3 REGULATORY SETTING

The Project site is located in the South Coast Air Basin (SCAB or Air Basin). The United States Environmental Protection Agency (EPA) regulates at the national level, the California Air Resources Board (CARB) regulates

at the state level, and the South Coast Air Quality Management District (SCAQMD) regulates at the air basin level.

## FEDERAL

The EPA handles global, international, national and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, conducts research, and provides guidance in air pollution programs and sets National Ambient Air Quality Standards (NAAQS), also known as federal standards. There are six common air pollutants, called criteria air pollutants, which were identified resulting from provisions of the Clean Air Act of 1970. The six criteria pollutants are ozone, particulate matter, nitrogen dioxide, carbon monoxide, lead and sulfur dioxide. The NAAQS were established to protect public health, including that of sensitive individuals.

## STATE

The CARB also administers California Ambient Air Quality Standards (CAAQS), for the ten air pollutants designated in the California Clean Air Act (CCAA). The ten state air pollutants include the six national criteria pollutants and visibility reducing particulates, hydrogen sulfide, sulfates and vinyl chloride. As part of its enforcement responsibilities, the EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the national standards. The SIP must integrate federal, state, and local components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the SIP. The CARB defines attainment as the category given to an area with no violations in the past three years. The Air Basin has been designated by the EPA for the national standards as a non-attainment area for ozone and $PM_{2.5}$ and partial non-attainment for lead. Currently, the Air Basin is in attainment with the NAAQS standards for CO, $PM_{10}$, $SO_2$, and $NO_2$.

### South Coast Air Quality Management District (SCAQMD)

Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance/non-attainment. The SCAQMD updates the plan every three (3) years. Each iteration of the SCAQMD's Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. SCAQMD adopted the 2016 AQMP in March 2017. The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP. The 2016 AQMP is the most currently adopted AQMP. The Final 2022 Air Quality Management Plan (2022 AQMP) was adopted by ARB on January 26, 2023 and has been submitted to the EPA for final approval, which is anticipated to occur sometime in 2024. After the 2022 AQMP is adopted, it will be incorporated into the State Implementation Plan (SIP). The 2022 AQMP establishes actions and strategies to further reduce ozone levels. The 2022 AQMP promotes extensive use of zero-emission technologies across all stationary and mobile sources coupled with rules and regulations, investment strategies, and incentives.

The 2016 AQMP was prepared to ensure continued progress towards clean air and to comply with state and federal requirements. This AQMP builds upon the approaches taken in the 2012 AQMP for the Air Basin for the attainment of state and federal ozone air quality standards. The 2016 AQMP incorporates the Southern California Association of Governments' (SCAG) adopted Final 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and updated emission inventory methodologies for applicable source categories. The 2016 AQMP also includes the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches.

SCAQMD develops rules and regulations, establishes permitting requirements for stationary pollutant sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the Air Basin, and adverse impacts will be minimized. The following lists the SCAQMD rules that are applicable but not limited to residential development projects in the Air Basin.

Rule 402 Nuisance: Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which causes injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Compliance with Rule 402 would reduce potential local air quality and odor impacts to nearby sensitive receptors.

Rule 403 Fugitive Dust: Rule 403 governs emissions of fugitive dust during construction activities and requires that no person cause or allow the emissions of fugitive dust such that dust remains visible in the atmosphere beyond the property line or the dust emissions exceed 20% opacity if the dust is from the operation of a motorized vehicle. Compliance with this rule is achieved through the application of standard Best Available Control Measures, which includes but is not limited to the measures below. Compliance with these rules would reduce potential local air quality impacts to nearby sensitive receptors.

- Utilize either a pad of washed gravel 50 feet long, 100 feet of paved surface, a wheel shaker, or a wheel washing device to remove material from vehicle tires and undercarriages before leaving the Project site.
- Do not allow any track out of material to extend more than 25 feet onto a public roadway and remove all track out at the end of each workday.
- Water all exposed areas on active sites at least three times per day and pre-water all areas prior to clearing and soil moving activities.
- Apply nontoxic chemical stabilizers according to manufacturer specifications to all construction areas that will remain inactive for 10 days or longer.
- Pre-water all material to be exported prior to loading, and either cover all loads or maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114.
- Replant all disturbed areas as soon as practical.
- Suspend all grading activities when wind speeds (including wind gusts) exceed 25 miles per hour.
- Restrict traffic speeds on all unpaved roads to 15 miles per hour or less.

Rules 1108 and 1108.1 Cutback and Emulsified Asphalt: Rules 1108 and 1108.1 govern the sale, use, and manufacturing of asphalt and limit the VOC content in asphalt. This rule regulates the VOC contents of asphalt used during construction as well as any on-going maintenance during operations. Therefore, all asphalt used during construction and operation of the proposed Project must comply with SCAQMD Rules 1108 and 1108.1.

Rule 1113 Architectural Coatings: Rule 1113 governs the sale, use, and manufacturing of architectural coatings and limits the VOC content in sealers, coatings, paints, and solvents. This rule regulates the VOC

contents of paints available during construction. Therefore, all paints and solvents used during construction and operation of the proposed Project must comply with SCAQMD Rule 1113.

Rule 1143 Paint Thinners: Rule 1143 governs the sale, use, and manufacturing of paint thinners and multi-purpose solvents that are used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations. This rule regulates the VOC content of solvents used during construction. Solvents used during construction and operation of the proposed Project must comply with SCAQMD Rule 1143.

### Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the federally designated Metropolitan Planning Organization (MPO) for most of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted by SCAG on April 4, 2024, which is based on the regional development and growth forecasts provided in the 2023 Federal Transportation Improvement Program, adopted October 2022. However, per SB 375, SCAG and CARB are required to work together until CARB staff conclude that the calculations and quantifications provided would yield accurate estimates of GHG emission reductions. Since CARB staff continue to have significant outstanding concerns about the technical methodology utilized in the Connect SoCal 2024, the current approved RTP/SCS is the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, adopted September 3, 2020, which is based on the 2019 Federal Transportation Improvement Program, adopted September 2018. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. These plans form the basis for the land use and transportation components of the AQMP, which are used in the preparation of air quality forecasts and in the consistency analysis included in the AQMP. The Connect SoCal 2020, 2019 FTIP, and AQMP are based on projections originating within the City and County General Plans.

## LOCAL

### City of Sierra Madre General Plan

RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Air Quality

| | |
|---|---|
| OBJECTIVE R22: | Attaining safe air standards. |
| Policy R22.1: | Cooperate with the South Coast Air Quality Management District and incorporate the provisions of the Air Quality Management Plan. |
| Policy R22.2: | Prohibit the development of land uses and land use practices which would contribute significantly to poor air quality. |
| Policy R22.3: | Establish controls and monitor uses in the City which contain operations or materials characterized by air pollutants which individually or cumulatively could significantly add to the air basin's degradation (e.g., furniture manufacturers using paints and finishes, automobile repair, printing, and reproduction, and dry cleaners). |

| | |
|---|---|
| Policy R22.4: | Encourage and participate in regional initiatives and programs to improve the South Coast Air Basin's air quality. |
| Policy R22.5: | Publicize the incentives offered by the Southern California Air Quality Management District, such as leaf blower and lawnmower exchanges. |
| OBJECTIVE R23: | Reducing the amount of vehicular emissions in Sierra Madre. |
| Policy R23.4: | Allow for local job opportunities including home based businesses and telecommuting in Sierra Madre. |
| Policy R23.5: | Provide opportunities through appropriate zoning for the development of residential units in concert with commercial uses. |
| OBJECTIVE R24: | Reducing fugitive dust generated from the use of gardening equipment and construction activity. |
| Policy R24.2: | Require dust abatement measures during grading and construction operations. This may include use of reclaimed water or other methods to control fugitive dust. |
| Policy R24.3: | Develop and enforce a fugitive dust control ordinance that regulates the following: visible dust emissions, soil stabilization, the carrying and tracking of dirt offsite, unpaved access and haul roads, storage piles and bulk materials, demolition, and dust control plans; the ordinance should include penalties to encourage compliance. |

### 5.3.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AQ-1: Conflict with or obstruct implementation of the applicable air quality plan;
- AQ-2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;
- AQ-3: Expose sensitive receptors to substantial pollutant concentrations; and
- AQ-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purpose of determining whether a project may have a significant effect on the environment per Section 15002(g) of the Guidelines for implementing CEQA. By reducing emissions to be below the thresholds of significance, the Project would be in compliance with the SCAQMD AQMP and the federal and state air quality standards. Table 5.3-1, *SCAQMD Regional Air Quality Significance Thresholds*, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this document. Lead is not included as part of this analysis because the Project is not expected to emit lead in any significant measurable quantity based on the nature of proposed activities. The major sources of lead emissions include metal processing plants (e.g., lead smelters), leaded aviation gasoline, waste incinerators, utilities, and lead-acid battery manufacturers (CARB 2024).

For the purposes of this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds during construction or operations as identified in Table 5.3-1.

Table 5.3-1
SCAQMD Regional Air Quality Significance Thresholds

| Mass Daily Thresholds | | |
|---|---|---|
| Pollutant | Construction (lbs/day) | Operation (lbs/day) |
| $NO_X$ | 100 | 55 |
| VOC | 75 | 55 |
| $PM_{10}$ | 150 | 150 |
| $PM_{2.5}$ | 55 | 55 |
| $SO_X$ | 150 | 150 |
| CO | 550 | 550 |
| Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024. | | |

Table 5.3-2, *SCAQMD Localized Air Quality Significance Thresholds (LST)*, below lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for Source Receptor Area (SRA) 9 – East San Gabriel Valley for a 3.5-acre site at a distance of 25 meters to the nearest sensitive receptor. Although the nearest sensitive receptors are located approximately less than 25 meters (82 feet) from the Project site, SCAQMD LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

Table 5.3-2
SCAQMD Localized Air Quality Significance Thresholds (LST)

| Pollutant | Construction (lbs/day) | Operation (lbs/day) |
|---|---|---|
| $NO_X$ | 163.1 | 163.1 |
| CO | 1,330.9 | 1,330.9 |
| $PM_{10}$ | 10.6 | 3.1 |
| $PM_{2.5}$ | 6.3 | 1.8 |
| Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024. | | |

## 5.3.5 ENVIRONMENTAL IMPACT ANALYSIS

### CONSTRUCTION IMPACTS

Project construction is expected to consist of demolition, site preparation, grading, building construction, paving, and architectural coating (i.e., paints and finishes) and is estimated to take approximately three (3) years to complete. The anticipated construction equipment, construction-stage schedule, and

worker/vendor vehicle trips were based on the California Emissions Estimator Model (CalEEMod) default survey data. No significant import or export of earthwork material is anticipated as the projected 16,000 cubic yards of cut material estimated during grading is proposed to be balanced onsite (i.e., reused as fill material).

Construction stages are not expected to overlap based on the proposed development approach and the relatively small size of the Project site. The anticipated equipment and estimated schedule by construction stage are as follows:

- Demolition equipment would include concrete/industrial saws, excavators, and rubber-tired dozers for approximately 20 days.
- Site preparation equipment would include rubber-tired dozers and tractors/loaders/backhoes for approximately 10 days.
- Grading would include excavators, graders, rubber-tired dozers, and tractors/loaders/backhoes for approximately 20 days.
- Building construction would include cranes, forklifts, generator sets, tractors/loaders/backhoes, and welders for approximately 230 days. Note, this schedule assumption is more conservative from an air quality perspective as building construction would likely be stretched over a longer period (i.e., construction of approximately three (3) homes per year over the course of three (years), thus reducing the actual amount of daily building construction emissions.
- Paving would include pavers, paving equipment, and rollers for approximately 20 days.
- Architectural coating would include air compressors for approximately 20 days.

The Project Applicant/Developer's contractor must also follow mandatory SCAQMD rules and requirements with regard to fugitive dust control as described in Section 5.3.3. Compliance with the standard dust control measures is considered to be part of the conditions of approval for the Project and is reflected in the estimated construction emissions discussed below.

## OPERATIONAL IMPACTS

The Project's operational stationary source emissions were estimated using CalEEMod based on the proposed residential land use and number of residential units. The Project's mobile source emissions estimates were based on vehicle trip generation information provided by the Ginkgo Stonehouse Residential Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis, City of Sierra Madre, CA (TIA Screening) (Appendix J). The TIA Screening estimates that the Project would generate approximately 47 net vehicle trips per day. To be conservative, this analysis assumed that 2% of the total vehicle trips would be heavy trucks with a gross vehicle weight rating (GVWR) of 10,000 pounds or greater. This includes Light Heavy-Duty 2 (LHD2), Medium Heavy-Duty (MHD), Heavy Heavy-Duty (HHD), Other Buses (OBUS), Urban Buses (UBUS), and School Buses (SBUS) vehicles.

### IMPACT AQ-1: Would the project conflict with or obstruct implementation of the applicable air quality plan?

The Project would be considered consistent with SCAQMD's AQMP if it does not interfere with the region's ability to comply with federal and state air quality standards. Two key indicators of consistency are as follows:

1) Whether the Project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

2) Whether the Project would exceed the assumptions in the AQMP, or increments based on the year of Project buildout and phase.

As discussed below, Project emissions would remain below SCAQMD's significance thresholds and in conformance with the state and federal attainment goals for criteria pollutants. The Project would also be consistent with the land use assumptions of the City's General Plan; and therefore, consistent with the land use and buildout assumptions of the AQMP.

### SHORT-TERM CONSTRUCTION IMPACTS

Based on the air quality modeling analysis, the Project's short-term maximum daily construction emissions were estimated for each construction stage. Construction-related daily air quality emissions include both onsite emission sources (e.g., equipment and dust) and offsite emission sources (e.g., worker and vendor vehicle trips). The Project's construction emissions would not result in significant impacts when compared to SCAQMD's regional thresholds of significance and SCAQMD's localized thresholds of significance, as shown in Table 5.3-3, *Regional Construction Emissions*, and Table 5.3-4, *Localized Construction Emissions*, Note, SCAQMD does not have localized thresholds for VOC or $SO_2$.

Table 5.3-3 shows that Project-related construction emissions are expected to be below the applicable SCAQMD regional thresholds and in compliance with the AQMP.

Table 5.3-3
Regional Construction Emissions

| Total Maximum Daily Emissions (lbs/day)[1] | | | | | | |
|---|---|---|---|---|---|---|
| Activity | VOC | $NO_x$ | CO | $SO_2$ | $PM_{10}$ | $PM_{2.5}$ |
| Demolition | 2.69 | 25.45 | 23.06 | 0.04 | 1.65 | 1.10 |
| Site Preparation | 3.72 | 36.04 | 34.25 | 0.05 | 9.49 | 5.47 |
| Grading | 1.97 | 18.30 | 19.96 | 0.03 | 3.80 | 2.15 |
| Building Construction | 1.22 | 11.28 | 13.38 | 0.02 | 0.55 | 0.47 |
| Paving | 0.94 | 7.52 | 11.03 | 0.01 | 0.54 | 0.37 |
| Architectural Coating | 5.96 | 0.89 | 1.18 | 0.00 | 0.04 | 0.03 |
| **Maximum[1]** | **5.96** | **36.04** | **34.25** | **0.05** | **9.49** | **5.47** |
| SCAQMD Regional Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| **Exceeds Regional Threshold (?)** | **No** | **No** | **No** | **No** | **No** | **No** |

Notes:
[1] Maximum daily emission during summer or winter; includes both onsite and offsite project emissions.
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

Table 5.3-4 shows that Project-related construction emissions are also expected to be below the applicable SCAQMD localized thresholds and in compliance with the AQMP.

Table 5.3-4
Localized Construction Emissions

| Onsite Maximum Daily Emissions (lbs/day)[1] | | | | |
|---|---|---|---|---|
| Activity | $NO_X$ | CO | $PM_{10}$ | $PM_{2.5}$ |
| Onsite Emissions | 35.95 | 32.93 | 9.27 | 5.41 |
| SCAQMD Construction Threshold[2] | 163.1 | 1,330.9 | 10.6 | 6.3 |
| **Exceeds Localized Threshold (?)** | **No** | **No** | **No** | **No** |

Notes: SRA-9, East San Gabriel Valley, 3.5-acre site, receptor distance 25 meters.
[1] Maximum daily emission during summer or winter; includes onsite project emissions only.
[2] Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation.
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

Table 5.3-3 and Table 5.3-4 show that the Project's regional and localized construction emissions would be below the applicable SCAQMD standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Therefore, the Project's short-term impact from construction-related air quality emissions would be less than significant and no mitigation is required.

## LONG-TERM OPERATIONAL IMPACTS

Operational daily air quality emissions include both onsite emission sources (e.g., residential uses) and offsite emission sources (e.g., resident vehicle trips); and represent the worst-case daily emission levels during summer or winter. The Project's operational emissions would not result in significant impacts when compared to SCAQMD's regional thresholds of significance and SCAQMD's localized thresholds of significance, as shown in Table 5.3-5, *Regional Operational Emissions*, and Table 5.3-6, *Localized Operational Emissions*. Note, SCAQMD does not have localized thresholds for VOC or $SO_2$.

Table 5.3-5
Regional Operational Emissions

| Activity | Air Polluant Emissions (lbs/day)[1] | | | | | |
|---|---|---|---|---|---|---|
| | VOC | $NO_X$ | CO | $SO_X$ | $PM_{10}$ | $PM_{2.5}$ |
| Mobile Sources | 0.31 | 0.27 | 3.01 | 0.01 | 0.61 | 0.16 |
| Area Sources | 0.46 | 0.15 | 0.57 | 0.00 | 0.01 | 0.01 |
| Energy Sources | 0.01 | 0.09 | 0.04 | 0.00 | 0.01 | 0.01 |
| **Total** | **0.78** | **0.51** | **3.62** | **0.01** | **0.64** | **0.18** |
| SCAQMD Threshold | 55 | 55 | 550 | 150 | 150 | 55 |
| **Exceeds Threshold (?)** | **No** | **No** | **No** | **No** | **No** | **No** |

Notes:
[1] Air pollutant emissions include both onsite and offsite activities and represent the worst-case daily emissions during either summer or winter.
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

Table 5.3-5 shows that Project-related operational emissions are expected to be below the applicable SCAQMD regional thresholds and in compliance with the AQMP.

Table 5.3-6
Localized Operational Emissions

| Activity | Air Pollutant Emissions (lbs/day) | | | |
|---|---|---|---|---|
| | $NO_X$ | CO | $PM_{10}$ | $PM_{2.5}$ |
| Onsite Emissions[1] | 0.49 | 0.76 | 0.0 | 0.0 |
| SCAQMD Threshold[2] | 163.1 | 1,330.9 | 3.1 | 1.8 |
| **Exceeds Threshold (?)** | **No** | **No** | **No** | **No** |

Notes: SRA-9, East San Gabriel Valley, 3.5-acre site, receptor distance 25 meters.
[1] Localized emissions include the maximum daily onsite emissions during summer or winter. It is estimated that 5% of mobile emissions will occur onsite.
[2] Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation.
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

Table 5.3-6 shows that Project-related operational emissions are also expected to be below the applicable SCAQMD localized thresholds and in compliance with the AQMP.

Table 5.3-5 and Table 5.3-6 show that the Project's regional and localized operational emissions would be below the applicable SCAQMD standards and thresholds of significance. As a result, the Project would not contribute substantially to an existing or projected air quality violation. Therefore, the Project's long-term impact from operational-related air quality emissions would be less than significant and no mitigation is required.

## SUMMARY OF IMPACTS

As shown in Tables 5.3-3 through 5.3-6, Project-related construction and operational emissions would be below the applicable SCAQMD thresholds of significance at the regional and local levels. The Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Potential impacts would be less than significant, and no mitigation is required.

The proposed residential development would also be a compatible use to the existing single-family residential uses on the Project site and in the Project vicinity. As such, the Project would be in substantial compliance with the City's Land Use Element's goals and policies. Therefore, the Project would not result in an inconsistency with the current land use designations with respect to the regional forecasts utilized by the AQMP. The Project is not anticipated to exceed the AQMP's land use assumptions for the Project site and is, therefore, found to be consistent with the AQMP. Potential impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on projected emissions compared to SCAQMD's significance thresholds for criteria pollutants and based on consistency with the land use assumptions of the City's General Plan and AQMP.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT AQ-2: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal of state ambient air quality standard?

As previously discussed in section IMPACT AQ-1, the Project's estimated construction and operational emissions would be less than significant when compared to SCAQMD's regional and localized thresholds of significance for criteria pollutants. The Project's projected emission levels and applicable thresholds are presented in Tables 5.3-3 through 5.3-6. Because SCAQMD considers an individual project's contribution to air quality within the Air Basin cumulatively with their established thresholds, an individual project is considered less than significant on a cumulative level if the estimated project-level emissions are found to be below the established thresholds. Since Project-specific emissions were estimated below the applicable thresholds and determined less than significant, the Project's cumulative contribution to air quality pollutants within the Air Basin are also considered less than significant. Therefore, the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard. Impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on projected emissions compared to SCAQMD's significance thresholds for criteria pollutants.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT AQ-3: Would the project expose sensitive receptors to substantial pollutant concentrations?

As previously identified in Section 5.3.2, the nearest sensitive land uses/receptors to the Project site include residential homes to the west, south, and east. For the purpose of conducting a conservative localized analysis, these sensitive receptors were considered to be less than 25 meters (82 feet) from the Project site.

#### SHORT-TERM CONSTRUCTION IMPACTS

Project construction activities would include demolition and grading of the Project site, building construction and application of architectural coatings (e.g., paints) to the proposed single-family residential structures, and paving of the proposed Street 'A' and access driveway. The Project would generate diesel particulate matter (DPM), a known source of toxic air contaminants (TACs), during construction from off-road diesel equipment and trucks. However, the proposed Project's construction activity is not expected to be a long-term (i.e., 30 years) source of toxic air contaminant emissions. Due to the significantly reduced risk from short-term exposure, SCAQMD does not typically require the evaluation of long-term cancer risk or chronic health impacts for construction operations for a Project of this size.

As presented in Table 5.3-4, *Localized Construction Emissions*, none of the Project construction stages would result in emission levels that exceed SCAQMD's localized significance thresholds for the applicable criteria pollutants: $NO_X$, CO, $PM_{10}$, or $PM_{2.5}$. In addition, construction emissions would be temporary in nature. Based on the low estimated emission levels and temporary nature of construction activities, impacts are considered less than significant, and no mitigation is required.

### LONG-TERM OPERATIONAL IMPACTS

The SCAQMD does not consider residential land uses to be a major source of TACs that may result in exposure of sensitive receptors to significant pollutant concentrations. Examples of land uses that are major sources of TACs include distribution centers with heavy truck traffic, rail yards, ports, refineries, chrome plating facilities, dry cleaners, and gasoline dispensing stations.

The Project's local air quality impacts would occur from onsite sources such as maintenance of architectural coatings, landscaping equipment, and onsite usage of natural gas appliances. As presented in Table 5.3-6, *Localized Operational Emissions*, none of the Project construction stages would result in emission levels that exceed SCAQMD's localized significance thresholds for the applicable criteria pollutants: $NO_X$, CO, $PM_{10}$, or $PM_{2.5}$. Based on the proposed residential land use and low estimated emission levels, impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on proposed residential land uses and projected emissions compared to SCAQMD's localized significance thresholds for criteria pollutants.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

**IMPACT AQ-4: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor.

Sensory perception has four major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the people that live and work in the immediate vicinity of the Project site and is typically presented as the mean (or 50 percent of the population). The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality, this is typically represented by recognition by 50 percent of the population. The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies in subjective experience, frequency, odor character, odor intensity, and duration. Potential odor impacts have been analyzed separately for construction and operations below.

### SHORT-TERM CONSTRUCTION IMPACTS

Potential sources of odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents and from emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during

the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project site's boundaries. Through compliance with the applicable regulations that reduce odors and due to the transitory nature of construction odors, a less than significant odor impact would occur, and no mitigation would be required.

### LONG-TERM OPERATIONAL IMPACTS

The Project operation does not propose land uses or facilities identified as likely to be associated with the generation of odors or dust by the SCAQMD (SCAQMD 2005). Such facilities, for example, include those associated with agriculture, chemical plants, asphalt and cement plants, composting operations, auto body facilities, dairy facilities and landfills. The proposed Project would consist of a residential development. Potential sources that may emit odors during on-going operations would primarily occur from the trash storage areas. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Based on the type of development and with implementation of standard City requirements, potential impacts would be less than significant.

**Level of Impact Before Mitigation:** Less than significant impact based on compliance with standard regulations and proposed residential land uses.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.3.6 CUMULATIVE IMPACTS

As previously discussed in section IMPACT AQ-2, the Project's estimated construction and operational emissions would be less than significant when compared to SCAQMD's regional and localized thresholds of significance for criteria pollutants. The Project's projected emission levels and applicable thresholds are presented in Tables 5.3-3 through 5.3-6. Since Project-specific emissions were estimated below the applicable thresholds and determined less than significant, the Project's cumulative contribution to air quality pollutants within the Air Basin are also considered less than significant. Cumulative projects identified in Section 4.0, *Basis for Cumulative Impacts*, would also be subject to the same environmental review for compliance with the applicable SCAQMD thresholds. Therefore, the Project would not result in a cumulatively considerable impact to air quality. Impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on compliance with standard regulations, estimated emission levels, and proposed residential land uses.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.3.7 MITIGATION MEASURES

No mitigation measures are required for air quality.

## 5.3.8 REFERENCES

California Air Resources Board (CARB), *Lead and Health.* 2024. Accessed January 17, 2024 at https://ww2.arb.ca.gov/resources/lead-and-health#:~:text=The%20major%20sources%20of%20lead, and%20lead%2Dacid%20battery%20manufacturers.

City of Sierra Madre, *City of Sierra Madre General Plan,* July 14, 2015.

RK Engineering Group, Inc. *Ginkgo Stonehouse Residential Air Quality, Greenhouse Gas, and Energy Impact Study, City of Sierra Madre*, City of Sierra Madre. March 6, 2024.

South Coast Air Quality Management District (SCAQMD), Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. May 6, 2005. Accessed January 2024 at https://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf.

# 5.4 BIOLOGICAL RESOURCES

## 5.4.1 INTRODUCTION

This section evaluates the proposed Project's potential to impact biological resources. The analysis in this section is based in part on the following technical report:

- *Biological Technical Report for the Ginkgo Stonehouse Residential Project (TTM No. 65348)*, VCS Environmental, June 2025 (Appendix C). The following reference documents are included in the Biological Technical Report's Appendices:
  - Arborist Report; May 31, 2024 [*Appendix F*].
  - Results of 2024 Breeding Season Surveys for California Gnatcatcher; June 2024 [*Appendix D*].
  - Survey for Crotch's Bumble Bee on the Ginkgo-Stonehouse Development Project Report; August 19, 2024 [*Appendix E*].

Based on the Biological Technical Report, the "Study Area" for biological resources included the Project site and various distance buffers around the Project site based on species for field surveys and aerial reviews as detailed in the Biological Technical Report. In terms of database research for the Study Area, a two-mile search radius from the Project site was used.

## 5.4.2 ENVIRONMENTAL SETTING

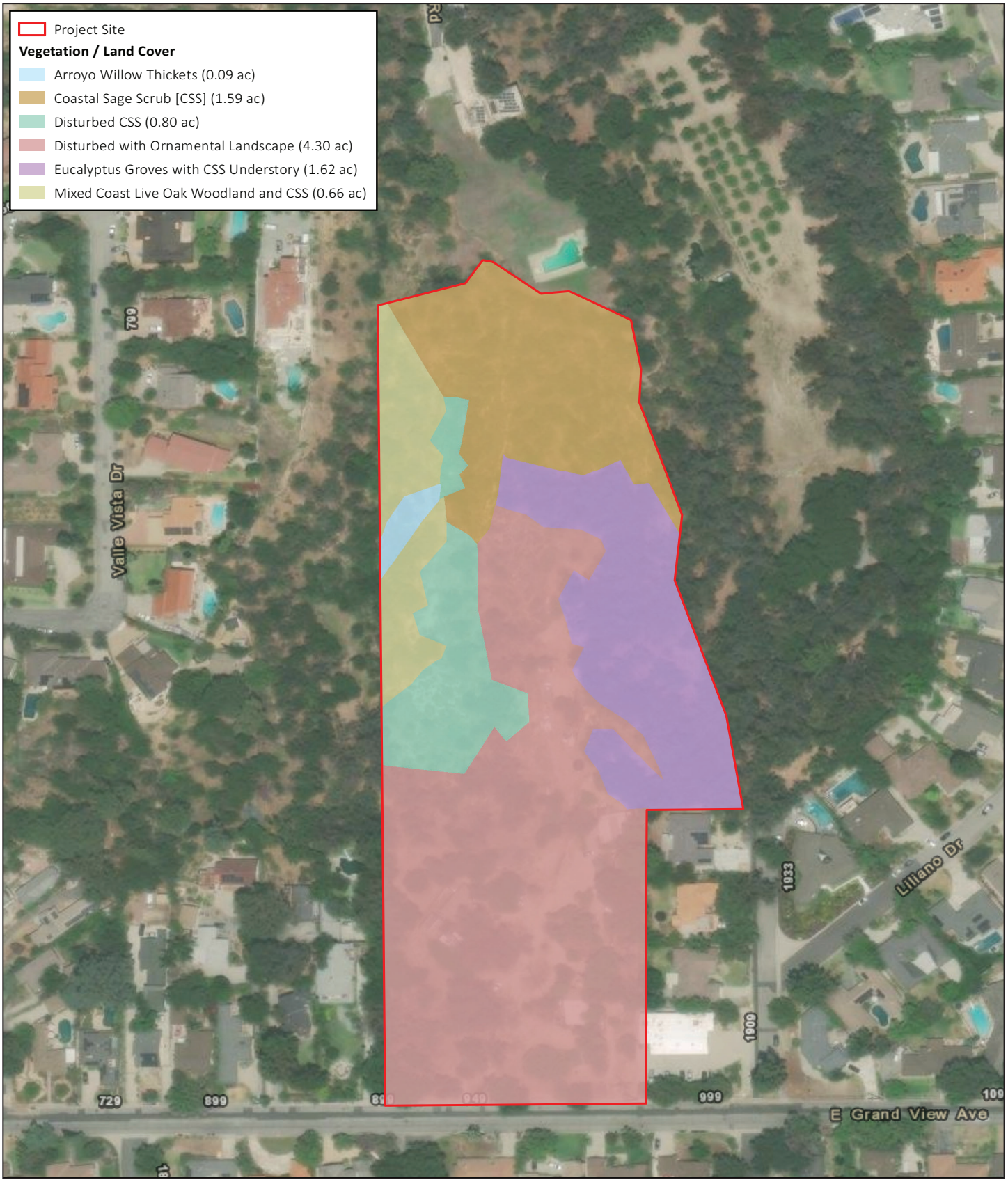
The Project site totals approximately 9 acres on developed and undeveloped land in the foothills of the San Gabriel Mountains. The majority of the Project site is located between 765 feet at its southerly border to an upper elevation of 910 feet (233-277 meters) above mean sea level. The topography varies from relatively flat in the southwest region of the Project site to steeper, hillside terrain in the northern portions of the Project site. Approximately half of the Project site is undisturbed or somewhat disturbed land, while the other half of the site is developed or highly disturbed, consisting of unpaved roads, ornamental landscaping, remnant orchards, and residential buildings. The portion of the Project site that is undeveloped is composed of mixed coastal sage scrub vegetation communities, as well as ornamental landscaping.

The Project site is surrounded by residential homes to the west, south, and southeast. To the north of the Project site is a large residential home surrounded by undeveloped land. Further north, the Project site is surrounded by undeveloped land that connects to foothills of the San Gabriel Mountains.

### EXISTING ONSITE CONDITIONS

### Vegetation Communities

The Project site contains six (6) vegetation communities/land cover types as described below. Mapping and acreages for each vegetation community and land type within the Project site are shown in Table 5.4-1, *Vegetation Communities and Land Cover Observed*, and are depicted on Figure 5.4-1, *Vegetation and Land Cover*.




Source: VCS Environmental; November 2024.

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## Vegetation and Land Cover

VCS Environmental

**Figure 5.4-1**

Table 5.4-1
Vegetation Communities and Land Cover Observed

| Vegetation Community/Land Cover Type | Acres |
|---|---|
| Arroyo Willow Thickets | 0.09 |
| California Sagebrush/Coastal Sage Scrub (CSS) | 1.59 |
| Disturbed CSS | 0.80 |
| Disturbed/Developed with Ornamental Landscape | 4.30 |
| Eucalyptus Groves with CSS Understory | 1.62 |
| Mixed Coast Live Oak Woodland and CSS | 0.66 |
| **Total** | **9.06** |

Note: Total acreage does not add up to 9 acres equivalent to the Project site due to rounding and accounting for minor encroachment into East Grand View Avenue for utility connections.
Source: VCS Environmental, *Biological Technical Report*; June 2025.

Rarity rankings are provided for sensitive vegetation communities/alliances including Global (G) and State (S) ranks from 1 to 5. Substantial impacts to vegetation alliances with a state ranking of 1, 2 or 3 may be considered significant under CEQA; vegetation alliances with a state ranking of 4 and 5 may or may not be endemic to the state, are considered "secured" statewide and impacts are not considered significant.

Three sensitive vegetation communities were reported in the CNDDB within two miles of the Project site: Riversidian alluvial fan sage scrub (RAFSS), southern coast live oak riparian forest, and southern sycamore alder riparian woodland; refer to Figure 5.4-2a, *CNDDB Occurrences Plants Map*. None of these vegetation communities occur on the Project site.

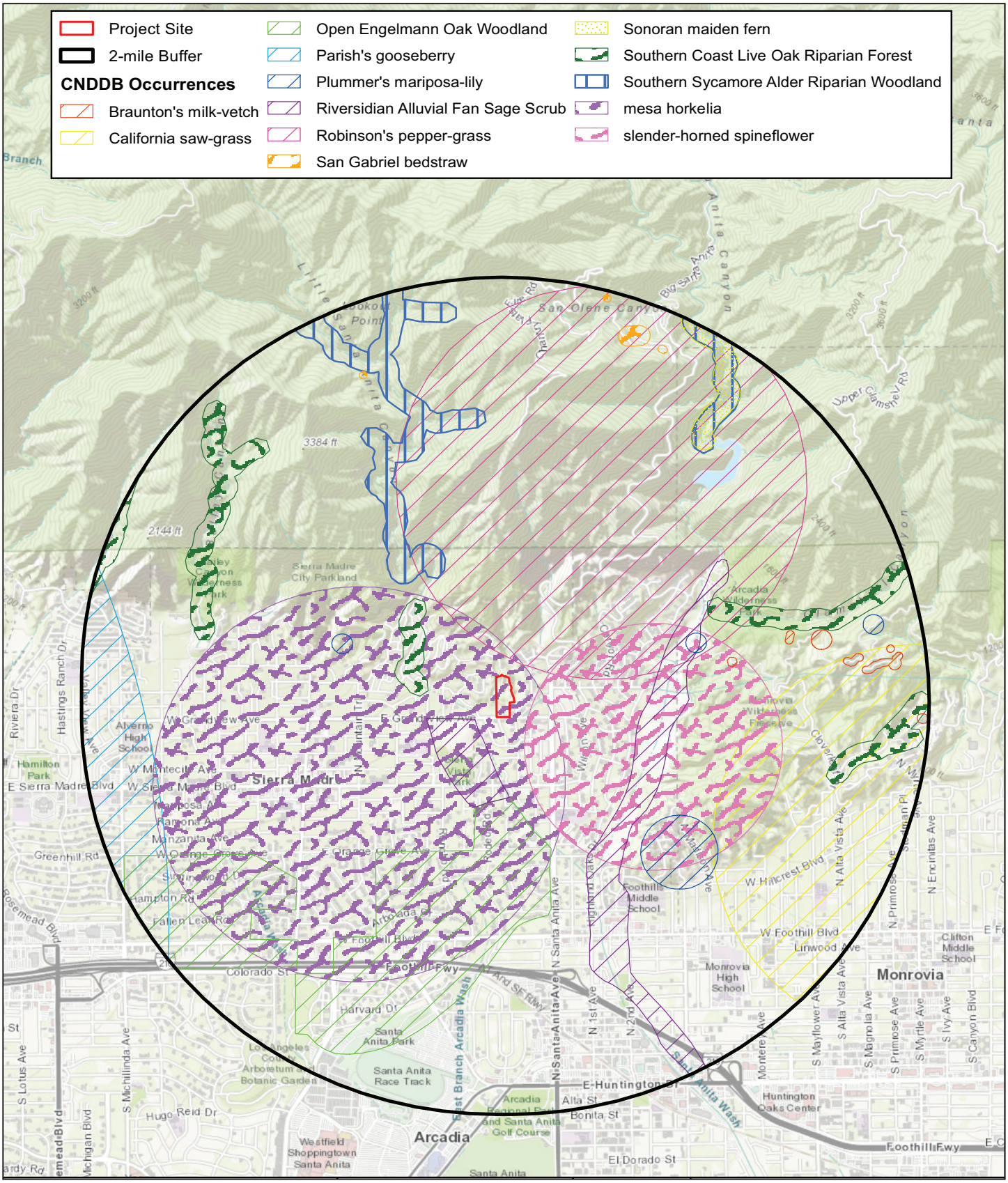
## Plants

A total of 71 plant species were observed within the Project site during the general biological survey and rare plant survey, and they are listed in *Appendix B* of the *Biological Technical Report* (Appendix C).

Sensitive plant species include federally, or state listed threatened or endangered species and those species listed on California Native Plant Society's (CNPS's) rare and endangered plant inventory. Species with the potential to occur onsite were analyzed based on distribution, habitat requirements, and existing site conditions. According to the California Natural Diversity Database (CNDDB), Braunton's milk-vetch, California saw-grass, Open Engelmann Oak Woodland, Parish's gooseberry, Plummer's mariposa-lily, Riversidian Alluvial Fan Sage Scrub, Robinson's pepper-grass, San Gabriel bedstraw, Sonoran maiden fern, Southern Coast Live Oak Riparian Forest, Southern Sycamore Alder Riparian Woodland, mesa horkelia, and slender-horned spineflower have historically been recorded occurring within 2.0 miles of the Project site as shown on Figure 5.4-2a, *CNDDB Occurrences Plants Map*.

One type of sensitive plant species Engelmann oak (*Quercus engelmannii*) was observed on the Project site. Nineteen (19) Engelmann oak trees were observed in the central portion of the Project site. Engelmann oak is a California Rare Plant Rank (CRPR) 4.2[1] tree that is native to the foothills from eastern Los Angeles County south to eastern San Diego County.

[1] CRPR: 4 = California Rare Plant Rank 4: Plants of Limited Distribution - A Watch List. 0.2 = fairly endangered in California (20-80% occurrences threatened / moderate degree and immediacy of threat).




Source: VCS Environmental; November 2024.

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## CNDDB Occurrences Plants Map

VCS Environmental

**Figure 5.4-2a**

Eight (8) sensitive plant species that were not observed during the surveys but have at least a "moderate" or higher chance of being present based on the Project site's location and existing conditions include: Braunton's milk-vetch (*Astragalus brauntonii)*, Plummer's mariposa-lily (*Calochortus plummerae)*, Slender-horned spineflower (*Dodecahema leptoceras*), Fragrant pitcher sage (*Lepechinia fragrans)*, Mesa horkelia (*Horkelia cuneata* var. *puberula*), California black walnut / Southern California black walnut *(Juglans californica var californica)*, Ocellated Humboldt lily (*Lilium humboldtii* ssp. *Ocellatum)*, and San Gabriel oak (*Quercus durata* var. *gabrielensis)*. All other sensitive plant species evaluated have a less than "moderate" chance to occur and are therefore presumed absent.

## Wildlife

A total of 27 wildlife species or signs thereof were observed during field surveys, as listed in *Appendix B* of the *Biological Technical Report* (Appendix C). Wildlife species observed during the biological surveys include, but were not limited to: red-tailed hawk (*Buteo jamaicensis),* bushtit *(Psaltriparus minimus),* California scrub jay *(Aphelocoma californica),* song sparrow *(Melospiza melodia),* California thrasher *(Toxostoma redivivum),* mourning dove *(Zenaida macroura),* house finch (*Haemorhous mexicanus),* lesser goldfinch (*Spinus psaltria),* Bewick's wren *(Thryomanes bewickii),* Anna's Hummingbird (*Calypte anna),* western fence lizard *(sceloporus occidentalis),* and California ground squirrel *(otospermophilus beecheyi)*.

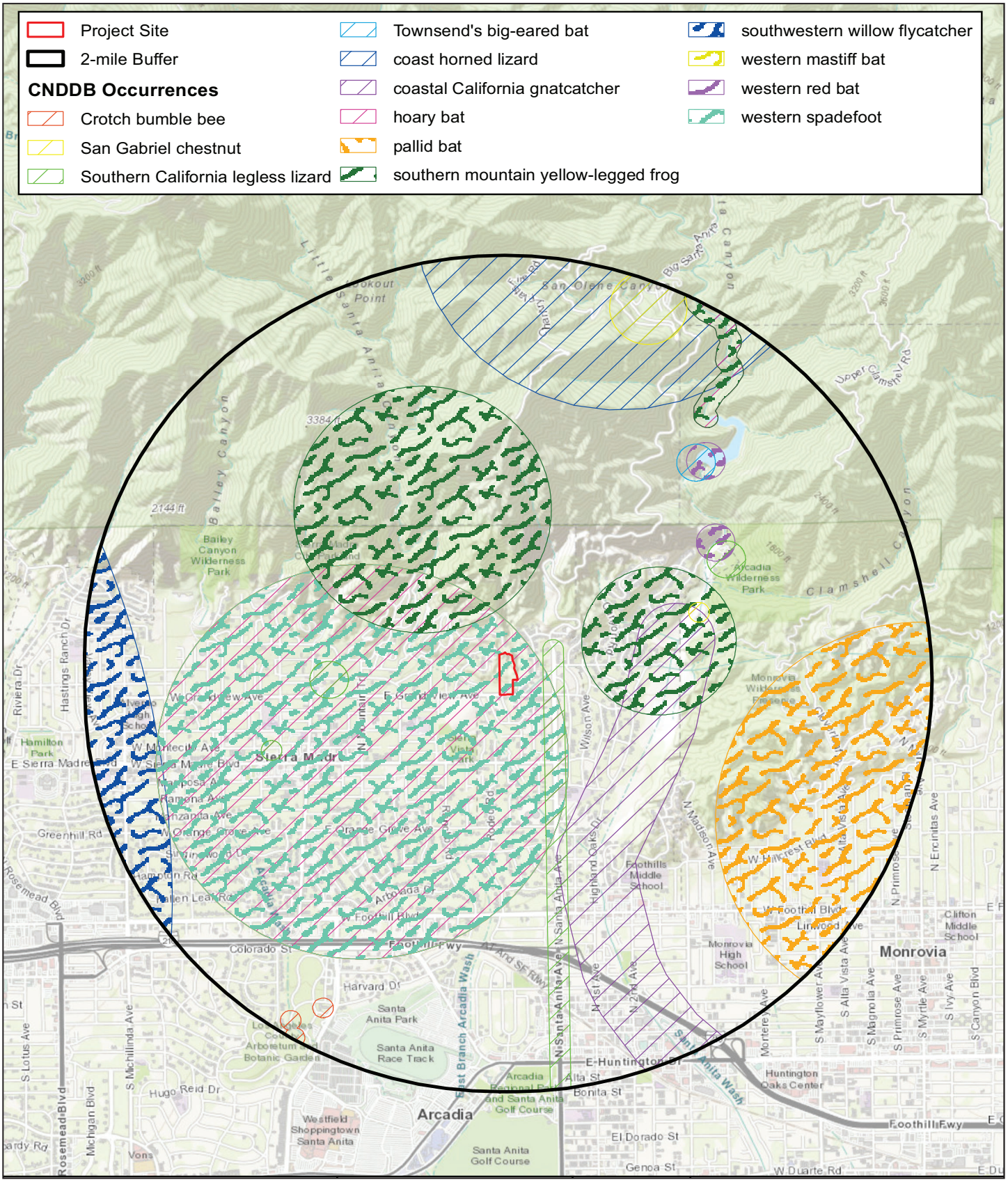
Species of wildlife are designated "special status" by federal agencies, state agencies (e.g., United States Fish and Wildlife Service [USFWS], California Department of Fish and Wildlife [CDFW], and United States Forest Service [USFS]), and/or non-governmental organizations because of their recognized rarity, potential vulnerability to extinction, and local importance. These species typically have a limited geographic range and/or limited habitat and are referred to collectively as "special status" species. According to the California Natural Diversity Database (CNDDB), Crotch's Bumble Bee, San Gabriel chestnut, Southern California legless lizard, Townsend's big-eared bat, coast horned lizard, coastal California gnatcatcher, hoary bat, pallid bat, southern mountain yellow-legged frog, southwestern willow flycatcher, western mastiff bat, western red bat and western spadefoot have historically been recorded occurring within 2.0 miles of the Project site as shown on Figure 5.4-2b, *CNDDB Occurrences Animals Map*.

No special status Wildlife Species were observed onsite during the general biological surveys or focused surveys for Crotch's Bumble Bee, coastal California gnatcatcher, and special status bats.

Ten (10) sensitive animal species that were not observed during the surveys but have at least a "moderate" or higher chance of being present based on the Project site's location and existing conditions include: Crotch's bumble bee (*Bombus crotchii*), Southern California Legless Lizard (*Anniella stebbinsi)*, Coastal Whiptail (*Asiposcelis tigris stejnegeri*), Coast horned lizard (*Phrynosoma blainvillii*), Coastal California gnatcatcher (*Polioptila californica californica)*, Mountain Lion (*Puma concolor*), San Gabriel chestnut snail (*Glyptostoma gabrielense*), Townsend's big-eared bat (*Corynorhinus townsendii*), Western Mastiff Bat (*Eumops perotis*), and Western red bat (*Lasiurus frantzii*). All other sensitive wildlife species evaluated have a less than "moderate" chance to occur and are therefore presumed absent.

### CRITICAL HABITAT

The USFWS online database for information regarding Threatened and Endangered Species Final Critical Habitat designation within California was reviewed to determine if the Project site occurs within any species designated Critical Habitat. No designated Critical Habitat occurs within the Project site. The nearest Critical Habitat is for the Braunton's milk-vetch that occurs approximately 0.88 miles east of the Project site, as shown in Figure 5.4-3, *USFWS Critical Habitat Map*.



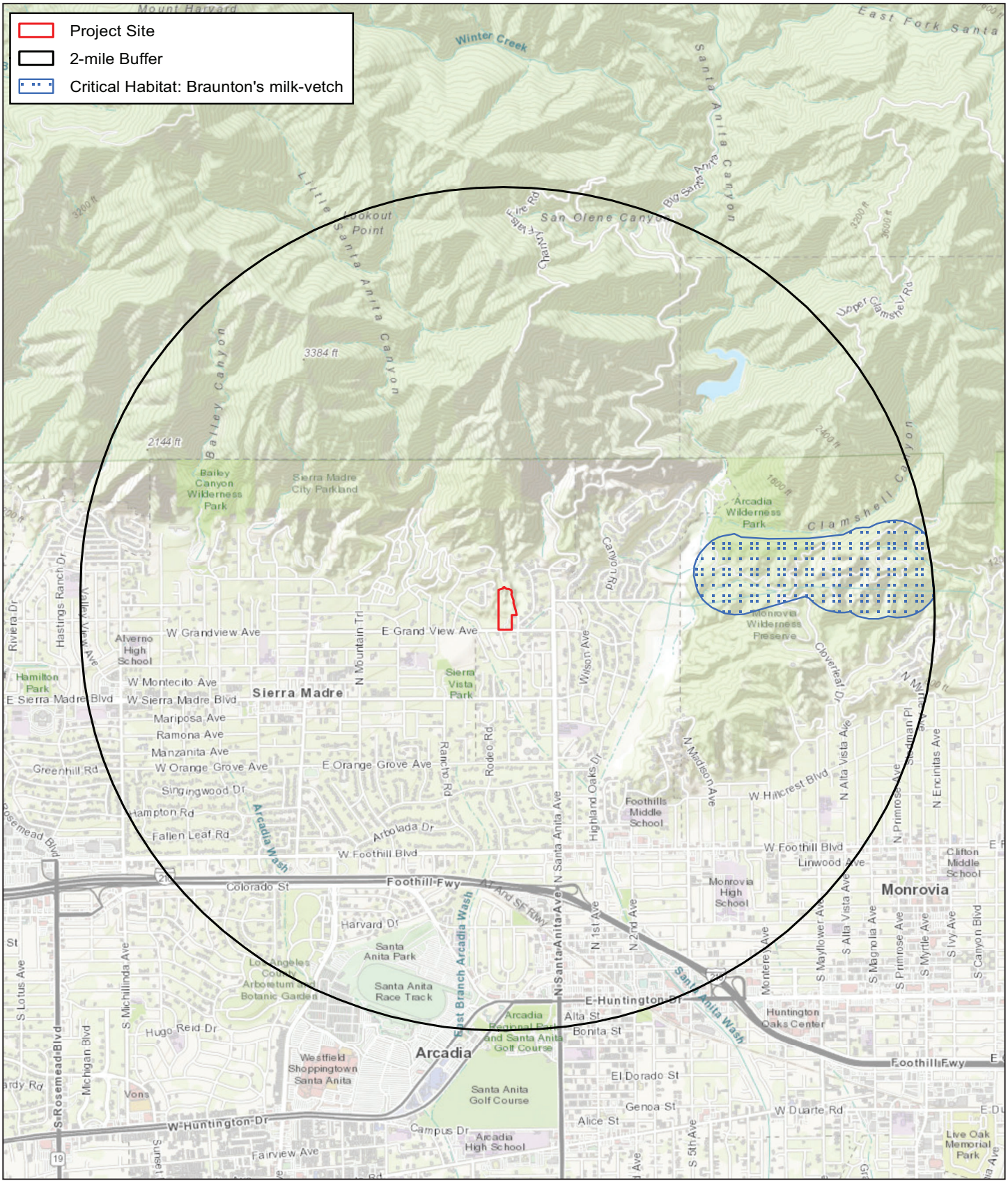

Source: VCS Environmental; November 2024.

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## CNDDB Occurrences Animals Map

VCS Environmental

**Figure 5.4-2b**




Source: VCS Environmental; November 2024.

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## USFWS Critical Habitat Map

VCS Environmental

**Figure 5.4-3**

## WILDLIFE MOVEMENT

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. Corridors effectively act as links between different populations of a species. An increase in a population's genetic variability is generally associated with an increase in a population's health.

Corridors mitigate the effects of habitat fragmentation by:

- Allowing wildlife to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity;
- Providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and
- Serving as travel routes for individual wildlife species as they move within their home ranges in search of food, water, mates, and other needs.

Wildlife movement activities usually fall into one of three movement categories:

- Dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions);
- Seasonal migration; and
- Movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover).

The Project site is surrounded by residential communities to the west, east, and south. However, the vegetated northern portion of the Project site allows for wildlife to enter the site from the San Gabriel Mountains. There was evidence observed that the northern portion of the site is used as a foraging site (scat, foraged plants, trails to food sources) for larger mammals such as deer, coyotes, and black bears. Several types of scats were observed during the initial field survey indicating that large mammals such as the black bear, coyote, and mule deer, regularly use the site as foraging habitat. Other species detected during the surveys include various bird species and a few reptile species who were observed actively foraging throughout the Project site.

Mountain lions may also use the Project site as a foraging habitat; there have been several observations of mountain lions in the surrounding neighborhoods. However, the Project site is not a major linkage corridor between the site and the surrounding mountain ranges. Roadways, houses, buildings, and fences have created barriers for mountain lions and wildlife movement, causing remaining habitat to become highly fragmented. Large and densely vegetated land in the nearby San Gabriel mountains, to the north of the Project site, provides more suitable habitat for proper wildlife movement.

## AVIAN NESTING AND BAT ROOSTS

Birds can nest in a variety of different habitats, including disturbed/developed areas, shrubs, trees, and burrows. The Project site, particularly the northern less-disturbed portions, has potential to support avian foraging and various avian species and raptor nests due to the presence of shrubs and trees. Additionally, some avian species nest on the ground and there is potential for ground nesting birds to use the Project site. Therefore, there is potential for avian nesting and foraging within the Project site. If construction activities are to take place during nesting season, a preconstruction nesting bird survey should be performed to clear the site prior to start of work to remain in compliance with State and Federal laws.

There is also potential for bat roosting to occur within the Project site. The bat survey results included the detection of five species of bats that occur throughout Southern California, the Yuma myotis (*Myotis yumanensis*), California myotis (*Myotis californicus*), Canyon bat (*Parastrellus hesperus*), big brown bat (*Eptesicus fuscus*), and Mexican free-tailed bat (*Tadarida brasiliensis*). The species detected during the surveys are commonly found throughout Southern California and are not protected by state or federal laws (i.e., endangered or threatened). Out of the five species, two species, the California myotis and canyon bat had the most calls detected suggesting they are more prevalent within the Project site. This could also indicate there is a roosting site and/or maternity colony either within the Project site or adjacent to the Project site. These species of bats are not state or federally protected; however, maternity colonies are granted protection through Section 4150 of the California Fish and Game Code (CFGC).

## Jurisdictional Waters

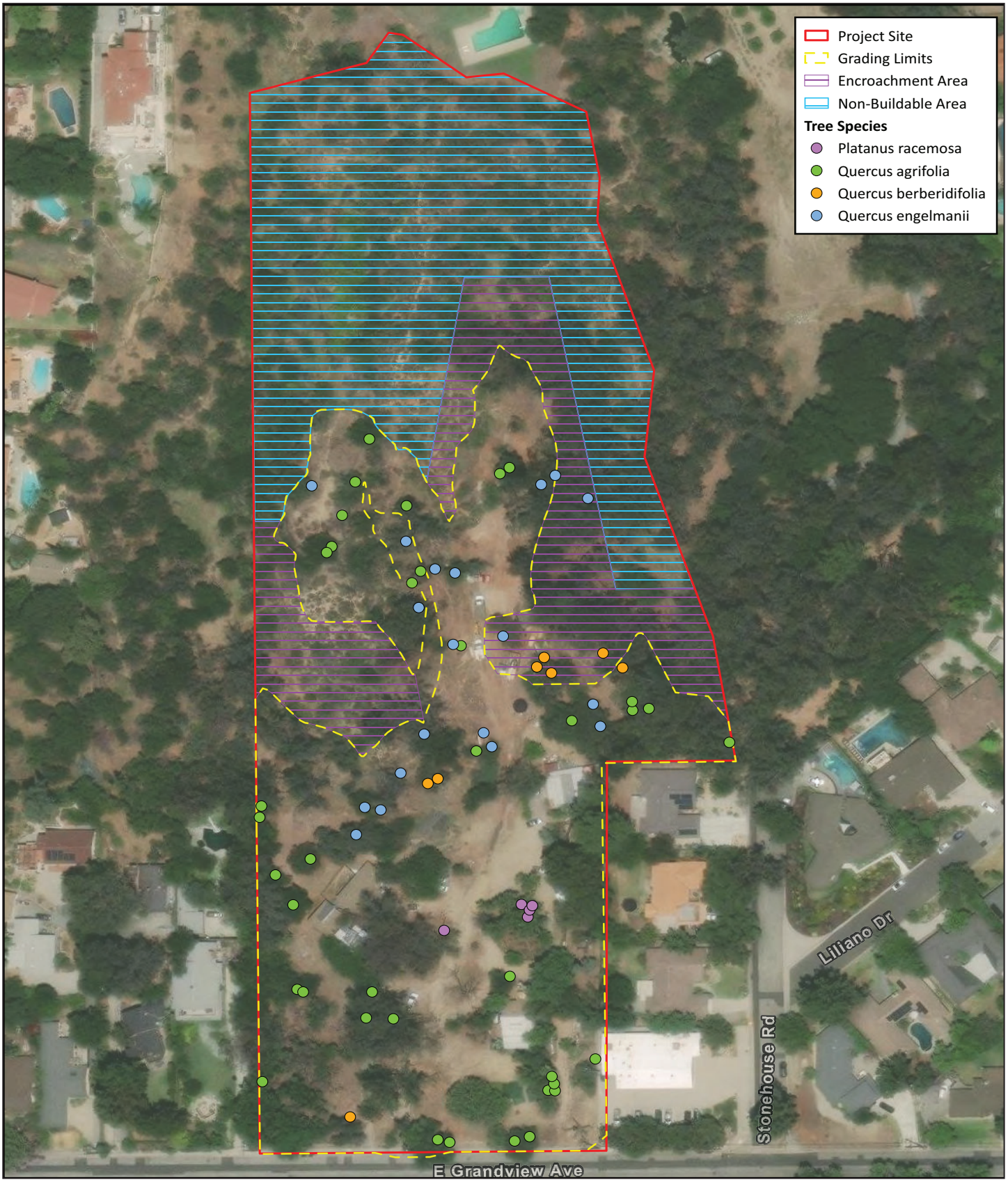
There are no jurisdictional Waters of the State or Waters of the United States under the jurisdiction of CDFW, Regional Water quality Control Board (RWQCB), and/or United States Army Corps of Engineers (USACE) observed on the Project site based on results of the jurisdictional delineation described in detail within the *Biological Technical Report* (Appendix C).

## Tree Survey

The *2024 Update to The Arborist Report* (*Appendix F* of the *Biological Technical Report* (Appendix C)) identified 64 City-protected trees (Tree Preservation and Protection Chapter 12.20, Sierra Madre Municipal Code) within the Project site's buildable area, which includes the grading limits and encroachment area (a 25-foot buffer from the grading limits); refer to Figure 5.4-4, *Tree Location Map*. The City-protected trees are listed in Table 5.4-2, *Protected Trees Within the Project Site's Impact Area*, by their species type and location, either within the encroachment area or within the grading limits.

Table 5.4-2
Protected Trees Within the Project Site's Impact Area

| Tree Species | Encroachment Area | Grading Limits |
|---|---|---|
| California sycamore (*Platanus racemosa)* | - | 5 |
| California live oak (*Quercus agrifolia)* | - | 38 |
| Scrub oak (*Quercus berberidifolia*) | 4 | 4 |
| Engelmann oak (*Quercus engelmannii)* | 2 | 17 |
| **Total** | **6** | **64** |
| Source: VCS Environmental, *Biological Technical Report*; June 2025. | | |




Source: VCS Environmental; November 2024.

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## Tree Location Map

VCS Environmental

**Figure 5.4-4**

## 5.4.3 REGULATORY SETTING

### FEDERAL

#### Federal Endangered Species Act

The Federal Endangered Species Act (FESA) designates threatened and endangered animals and plants and provides measures for their protection and recovery. The Take of listed animal and plant species in areas under the federal jurisdiction is prohibited without obtaining a federal permit. A Take is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect or attempt to engage in any such conduct. Harm includes any act which kills or injures fish or wildlife, including significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife. Activities that damage the habitat of listed species require approval from U.S. Fish and Wildlife Service (USFWS) for terrestrial species or from National Marine Fisheries Service (NMFS) for marine species. FESA also requires determination of critical habitat for listed species and impacts to the critical habitat is prohibited. ESA contains two pathways for obtaining permission to take listed species. Under Section 7 of FESA, a federal agency that authorizes, funds or carries out a project that may affect a listed species or its critical habitat must consult with USFWS or NMFS to ensure that their actions do not jeopardize the continued existence of endangered or threatened species or result in the destruction or modification of the critical habitat of these species. A Biological Opinion (BO) would be prepared by USFWS and NMFS to determine if the activity would jeopardize the continued existence of the listed species. If the BO determines that the activity would not threaten the existence of the listed species and a no jeopardy opinion is provided, then the project may proceed. If the BO finds that the project would result in jeopardy to the listed species (jeopardy opinion), then reasonable and prudent measures would need to be incorporated into the project to reduce potential effects to a level that would not be likely to jeopardize the continued existence of the species. Under Section 10 of FESA, private parties with no federal nexus may obtain an Incidental Take Permit to harm listed wildlife species incidental to the lawful operation of a project. To obtain an Incidental Take Permit, the applicant must develop a habitat management plan that specifies impacts to listed species and provides conservation measures and alternatives to minimize impacts. If USFWS finds that the habitat conservation measures would not appreciably reduce the likelihood of the survival and recovery of the species, USFWS would issue an incidental take permit.

#### Migratory Bird Treaty Act

The Migratory Bird Treaty Act implements international treaties between the United States and other nations that protect migratory birds, including their nests and eggs, from killing, hunting, pursuing, capturing, selling and shipping unless expressly authorized or permitted.

#### U.S. Army Corps of Engineers

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and/or fill material into waters of the United States. The term “waters of the United States” is defined in USACE regulations as:

(1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.

(2) All interstate waters including interstate wetlands.

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect foreign commerce including any such waters:

- Which are or could be used by interstate or foreign travelers for recreational or other purposes.
- From which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- Which are used or could be used for industrial purposes by industries in interstate commerce.

(4) All impoundments of waters otherwise defined as waters of the United States under the definition.

(5) Tributaries of waters identified in paragraphs (a)(1)-(4) of this section.

(6) The territorial seas.

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1)-(6) of this section. Pursuant to Section 404 of the Clean Water Act, the term "wetlands" (a subset of "waters of the United States") is defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support ... a prevalence of vegetation typically adapted for life in saturated soil conditions. The methodology set forth in the USACE's 1987 Wetland Delineation Manual and the Arid West Supplement generally requires that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics.

## STATE

### California Endangered Species Act

The California Endangered Species Act (CESA) provides protection and prohibits the take of plant, fish and wildlife species listed by the State of California. Unlike FESA, state-listed plants have the same degree of protection as wildlife. A Take is defined similarly to FESA, and it is prohibited for both listed and candidate species. A Take authorization may be obtained from the California Department of Fish and Wildlife (CDFW) under Section 2091 and 2081 of CESA. Section 2091 of CESA, like Section 7 of FESA provides for consultation between a state lead agency under the California Environmental Quality Act and CDFW, with issuance of take authorization if the project does not jeopardize the listed species. Section 2081 of CESA allows take of a listed species for educational, scientific or management purposes.

### California Environmental Quality Act

The California Environmental Quality Act (CEQA) was enacted in 1970 to provide for full disclosure of environmental impacts before issuance of a permit by a state or local public agency. In addition to state and federally listed species, sensitive plants and animals receive consideration under CEQA. Sensitive species include wildlife Species of Special Concern listed by California Department of Fish and Wildlife (CDFW) and plant species on the California Native Plant Society list 1A, 1B or 2. Plants with a California Rare Plant Rank of 1A are presumed extirpated or extinct in California because they have not been seen or collected in the wild for many years and are either rare or extinct elsewhere. California Rare Plant Rank 1B plants are rare, threatened, or endangered in California and Elsewhere. California Rare Plant Rank 2 plants are presumed extirpated or are rare, threatened, or endangered in California but are either common or more common elsewhere.

### California Department Fish and Wildlife

Pursuant to the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow of bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. CDFW defines a "stream" (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." CDFW's definition of "lake" includes "natural lakes or manmade reservoirs."

CDFW jurisdiction within altered or artificial waterways is based upon the value of those waterways to fish and wildlife. CDFW jurisdictional limits closely mirror those of the USACE. Exceptions are CDFW's exclusion of isolated wetlands (those not associated with a river, a stream, or a lake), the addition of artificial stock ponds and irrigation ditches constructed on uplands, and the addition of riparian habitat supported by a river, a stream, or a lake regardless of the riparian area's federal wetland status.

### California Fish and Game Code Section 1600

The State of California defines Waters of the State as any surface water or groundwater, including saline waters within the boundaries of the State. In accordance with Section 1600 of the Fish and Game Code, CDFW must be notified prior to beginning any activity that would obstruct or divert the natural flow of, use material from or deposit or dispose of material into a river, stream, or lake, whether permanent, intermittent or ephemeral water bodies. The notification occurs through the issuance of a Streambed Alteration Agreement. CDFW has 60 days to review the proposed actions and propose measures to protect affected fish and wildlife resources. The final proposal that is mutually agreed upon by CDFW and the Applicant is the Streambed Alteration Agreement. Streambed Alteration Agreements include conditions that must be followed to protect and compensate for impacts to water, habitat, and species resources.

### California Fish and Game Code Sections 3503, 3513, 3800, 3801

These California Fish and Game Code Sections protect all birds, birds of prey and all non-game birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the State. Specifically, it is unlawful to take any raptors or their nests and eggs.

### Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB) regulates jurisdictional Waters of the United States and Waters of the State under Section 401 of the Clean Water Act and/or pursuant to the California Porter-Cologne Water Quality Control Act. Project proponents intending to work within jurisdictional waters under the purview of the RWQCB are required to obtain a Water Quality Certification (WQC) or Waste Discharge Requirement (WDR), which include conditions that must be followed to protect and compensate for impacts to water quality.

## LOCAL

### County of Los Angeles Significant Ecological Areas (SEA), Municipal Chapter 22.102

Establishes regulations to conserve the unique biological and physical diversity of the natural communities found within SEAs by requiring development to be designed to avoid and minimize impacts to SEA Resources. The Project site is not located within a Significant Ecological Area.

## City of Sierra Madre Code of Ordinances (Municipal Code)

The City of Sierra Madre Municipal Code Chapter 12.20 – Tree Preservation and Protection Ordinance establishes basic standards and measures for preservation and protection of the City's public trees and landmark oak trees located on private property. The Ordinance specifies the requirements for planting trees on public property in or adjacent to newly planned or renovated commercial and residential developments and provides a means of designating particularly important trees as legacy trees.

Section 17.48.130 Walls and Fences, Item H Prohibited Fencing states that spiked fencing shall be prohibited in all zones. Points, spikes and sharp edges shall mean any end of a vertical bar that is capable of causing, or are likely to cause, injury to persons, pets or undomesticated animals. Barbed wire fencing shall be prohibited in all residential zoned property.

The City of Sierra Madre Municipal Code Chapter 17.52 – Hillside Management Zone establishes comprehensive environmental protection and development standards for hillside areas to preserve the city's natural character and environmental quality. The Ordinance aims to protect hillside natural environments by preserving views, maintaining environmental equilibrium consistent with native vegetation and animal life, and ensuring development results in minimal environmental impact while fitting existing landforms. The chapter requires development to preserve significant natural features including swales, canyons, knolls, ridgelines, and rock outcrops, while correlating development intensity to terrain steepness to minimize grading and removal of natural vegetation. The Ordinance promotes innovative design that is sensitive to hillside characteristics including slopes, landforms, vegetation, and scenic quality, while providing safe access with minimal disturbance to natural features. Additionally, the chapter encourages home site planning that eliminates fire hazards, prevents geological hazards, provides adequate drainage controls to prevent erosion and siltation, utilizes proper construction materials, and makes optimal use of natural terrain, while prohibiting any development that poses hazards to public peace, health, welfare, and safety.

Section 17.52.100 Permit Application Contents establishes comprehensive biological assessment and protection standards for hillside development projects. The Ordinance requires detailed vegetation mapping and suitability analyses that identify sensitive or critical habitat, protected trees, and other vegetation that may be significantly impacted by proposed development. For land divisions, the Ordinance mandates biotic resources management plans and, when requested by the director, comprehensive biological censuses documenting indigenous plant, insect, and animal species, with particular attention to threatened or endangered species. The Ordinance also requires conceptual landscaping plans that comply with fire prevention and landscaping standards, and detailed vegetation maps showing all trees with trunk diameters of two inches or greater or heights of fifteen feet or more, including their species, dimensions, canopy coverage, and conditions.

Section 17.52.180 – Biotic Resources Management Plan establishes mandatory biological protection standards for hillside development projects requiring comprehensive environmental assessment and mitigation. The Ordinance requires that biotic resources management plans be prepared by qualified biologists and include complete flora and fauna assessments with emphasis on endangered, threatened, and locally unique species, as well as sensitive and critical habitats. The plan must analyze direct, indirect, and cumulative biological impacts and identify effective mitigation measures that achieve no net loss of sensitive habitats while preserving native plant species and eliminating invasive non-native species. The Ordinance mandates compliance with state and federal wetland policies, incorporation of stream buffer areas maintained through nonstructural flood control methods to preserve wildlife corridors, and coordination with relevant regulatory agencies including the California Department of Fish and Game (now known as the California Department of Fish and Wildlife), U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service. Additionally, the plan must address potential impacts from increased runoff,

sedimentation, erosion, and urban pollutants on streams and sensitive habitats, while satisfying all applicable requirements of the California Environmental Quality Act.

## City of Sierra Madre General Plan

As the City of Sierra Madre develops, wildlife species and suitable habitat is displaced into surrounding areas. This results in the City as an urban/wildlife interface. According to the General Plan Resource Element, Section Two (Co-Existence with Wildlife), the City adopted Resolution 72-62 in 1972, designating Sierra Madre as a Wildlife Sanctuary. "The city, its officers and employees and the residents of the city of Sierra Madre are hereby encouraged to protect the birds, wildlife, natural habitats, food sources and other wildlife resources located within the city limits." In 2000, the City adopted Ordinances 1177 and 1197 into the Municipal Code Development Standards, Section 17.48.130.H ("Prohibited Fencing. Spiked fencing shall be prohibited in all zones."). In 2004, the City received an Education Award from the American Planning Association, Los Angeles section, for the pamphlet series "A Guide for Living with Wildlife in the Urban Landscape." In 2006, the City adopted Ordinance 1256, amending SMMC Chapter 17.52 (Hillside Management Zone) in its entirety to establish comprehensive environmental protection and development standards that preserve natural character, maintain environmental equilibrium with native vegetation and animal life, and require biotic resources management plans for hillside development projects (readopted and ratified by Ordinance 1294 in 2009).

### LAND USE ELEMENT

The following are relevant goals, objectives and policies for the proposed Project:

| | |
|---|---|
| GOAL 8: | Preserve existing and provide additional constructed and natural open space. |
| GOAL 9: | Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas. |
| Objective L4: | Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs. |
| Objective L15: | Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas. |
| Policy L15.1: | In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size. |
| Policy L15.2: | Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact. |
| Policy L15.3: | Require that all access into hillside areas be designed for minimum disturbance to the natural features. |
| Policy L15.4: | Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control. |
| Policy L15.5: | Consider the impact of development on wildlife. |

Objective L16: Minimizing hazards in the hillside.

Policy L16.1: Minimize the amount of grading and removal of natural vegetation.

Policy L16.2: Require that home sites be planned, developed and designed to:

a. Eliminate fire hazards;

b. Prevent land instability.

c. Prevent exposure to geological and geotechnical hazards;

d. Provide adequate drainage controls to prevent flooding and landslides;

e. Prevent any other hazard or threat to the public health, safety, and welfare.

f. Use the minimum amount of water possible for landscaping and interior uses.

Policy L16.3: Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.

Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.

Policy L17.1: Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.

Policy L17.2: Require that all development be designed to reflect the contours of the existing land form using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.

Policy L17.3: Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.

Policy L17.4: Require that fencing be designed of fire retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.

Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.

Objective L18: Incorporating measures to promote sustainability in Hillside neighborhoods.

Policy L18.1: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review.

RESOURCE MANAGEMENT

The following are relevant goals and policies for the proposed Project from Section Two: Co-Existence with Wildlife:

| | |
|---|---|
| GOAL 1: | Safe co-existence for wildlife and residents. |
| GOAL 2: | Appreciation of the wildlife sanctuary within which we live. |
| GOAL 3: | Wildlife protection in the City and its environs in support of the City Council's declaration of Sierra Madre as a Wildlife Sanctuary in 1972. |
| Policy R4.5: | Encourage the education of the public on how to "wild proof," and on compliance with State laws prohibiting trapping, killing, or relocating wildlife. |
| Policy R5.1: | Actively enforce regulations prohibiting spiked iron fencing. |

The following are relevant goals, objectives and policies for the proposed Project from Section Four: Tree Preservation:

| | |
|---|---|
| GOAL 1: | Continued preservation and protection of existing trees. |
| GOAL 2: | Increase of the City's community forest. |
| Objective R10: | Maintaining and enhancing the City's significant tree resources. |
| Policy R10.2: | Continue to develop tree preservation and protection measures. |
| Policy R10.8: | Continue to monitor construction projects with regard to grading and construction effects on trees, tree removal and replacement. |

## 5.4.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- BIO-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- BIO-3: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- BIO-4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and

- BIO-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

## 5.4.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT BIO-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Plant and wildlife species can be afforded "special status" by federal agencies, state agencies, and/or non-governmental organizations because of their recognized rarity, potential vulnerability to extinction, and/or local importance. These species typically have a limited geographic range and/or limited habitat and are referred to collectively as "special status" species. The Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) as discussed below.

### SPECIAL STATUS PLANT SPECIES

#### Special Status Plant Species Confirmed Present

Description of the special status plant species observed within the Project site is listed below:

- Engelmann Oak. Engelmann oak (*Quercus engelmannii*) is a California Rare Plant Rank (CRPR): 4.2[2] tree that is native to the foothills from eastern Los Angeles County south to eastern San Diego County. This species is found in pure stands and with coast live oak. It is often found in chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland habitats. It typically occurs at elevations below 1,300 meters and blooms from March to June. As described in Table 5.4-2, *Protected Trees Within the Project Site's Impact Area*, up-to 19 Engelmann oak trees would be impacted during project construction either through direct removal of individual trees within the Project's grading limits or potentially disturbed by trimming and/or root disturbance within the encroachment area (a 25-foot buffer from the grading limits). Although Engelmann oak has a relatively less severe CNPS rare plant rank of 4.2 (i.e., Plants of Limited Distribution - A Watch List/fairly endangered in California), impacts up-to 19 individuals could be considered potentially significant under CEQA; therefore, Mitigation Measure BIO-1 would require implementation of general protection measures to avoid and minimize impacts on sensitive biological resources to reduce the chances of construction activities unnecessarily encroaching on Engelmann oak trees and Mitigation Measure BIO-2 would require implementation of a Tree Replacement and Preservation Plan to compensate for the loss of any Engelmann oak trees. Implementation of Mitigation Measure BIO-1 would reduce potential temporary construction impacts to less than significant and implementation of Mitigation Measure BIO-2 would reduce long-term permanent impacts to less than significant.

[2] CRPR: 4 = California Rare Plant Rank 4: Plants of Limited Distribution - A Watch List. 0.2 = fairly endangered in California (20-80% occurrences threatened/moderate degree and immediacy of threat).

### Special Status Plant Species with Potential to Occur

Eight (8) special status plant species were considered to have at least a "moderate" or higher potential to occur within the Project site based on plant occurrence database research within the context of the Project site's location and existing conditions. These plants include the following:

- Braunton's milk-vetch (*Astragalus brauntonii),* Federally endangered, CRPR: 1B.1
- Plummer's mariposa-lily (*Calochortus plummerae),* CRPR: 4.2
- Slender-horned spineflower (*Dodecahema leptoceras*), state endangered and federally endangered, CRPR: 1B.1
- Mesa horkelia (*Horkelia cuneata* var. *puberula*), CRPR: 1B.1, FSS
- California black walnut / Southern California black walnut *(Juglans californica var californica),* CRPR: 4.2
- Fragrant pitcher sage (*Lepechinia fragrans),* CRPR: 4.2, G3, S3
- Ocellated Humboldt lily (*Lilium humboldtii* ssp. *Ocellatum),* CRPR: 4.2
- San Gabriel oak (*Quercus durata* var. *gabrielensis),* CRPR: 4.2, G4T4, S3

Based on results of the general biological surveys and rare plant focus surveys, none of these species were observed onsite; therefore, they are considered absent. No impacts are anticipated and no mitigation is required. No other rare plant species were observed during the surveys and no mitigation is required. Nonetheless, in order to avoid and/or minimize potential temporary construction impacts to sensitive plant species that have the potential to colonize the Project site, Mitigation Measure BIO-1 requires general protection measures to avoid and minimize impacts on sensitive biological resources as described below. Potential long-term permanent impacts are not anticipated due to the lack of special status plant species present and due to Project design, which incorporates the non-buildable area in the northern portion of the Project site.

## SPECIAL STATUS WILDLIFE SPECIES

### Special Status Wildlife Species Confirmed Present

Sensitive wildlife species include the following classifications: federally or state listed threatened or endangered species, California species of special concern, and fully protected species (as designated by CDFW). Species with the potential to occur onsite were identified based on distribution, habitat requirements, and existing site conditions. No special-status wildlife species were observed during the general surveys or species focused surveys.

### Special Status Wildlife Species with Potential to Occur

Eleven (11) special status insect, mollusk, bird, mammal, and reptile species were considered to have at least a moderate potential to occur within the Project site based on plant occurrence database research within the context of the Project site's location and existing conditions. These species include the following:

- Crotch's bumble bee (*Bombus crotchii*), a CDFW candidate endangered species (CE)
- Southern California Legless Lizard (*Anniella stebbinsi),* CDFW Species of Special Concern (SCC)
- Coastal Whiptail (*Asiposcelis tigris stejnegeri*), a CDFW SSC
- Coast horned lizard (*Phrynosoma blainvillii*), a CDFW SSC
- Coastal California gnatcatcher (*Polioptila californica californica),* federally threatened and CDFW SCC

- Monarch butterfly (*Danaus plexippus*), USFWS candidate endangered species, CDFW priority list species
- Mountain Lion (*Puma concolor*), CDFW Specially Protected Species
- San Gabriel chestnut (*Glyptostoma gabrielense*), Global Ranking G2 (Imperiled, high risk of extinction), State Ranking S3 (Vulnerable, moderate risk of extirpation)
- Townsend's big-eared bat (*Corynorhinus townsendii*), CDFW SCC, Western Bat Working Group (WBWG) (High Priority)
- Western Mastiff Bat (Eumops perotis), CDFW SSC, WBWG (High Priority)
- Western red bat (*Lasiurus frantzii*), CDFW SCC, WBWG (High Priority)

A complete list of sensitive wildlife species analyzed with potential to occur within the Project site is included in *Appendix C* of the *Biological Technical Report* (Appendix C). The sensitive species noted above with at least moderate potential to occur are described in further detail below. All other special status species of wildlife analyzed exhibit a low potential to occur or are considered absent from the Project site.

- Crotch's Bumble Bee. The Crotch's bumble bee (CBB, *Bombus crotchii*) is a CESA state listed candidate endangered species. This species lives in grassland and scrub habitats in coastal California and Baja California, Mexico. CBB nest in the ground, and prefer undisturbed habitat with native vegetation, which occurs within portions of the Project site. Additionally, the general survey identified suitable pollen and nectar species for the bee as well as other members of the *Bombus* genus, allowing for high potential for this species to occur; however, CBB was not observed during the 2024 CBB focused surveys.
- Southern California Legless Lizard. The Southern California legless lizard (*Anniella stebbinsi)* is a CDFW Species of Special Concern. The species occurs in moist warm loose soil with plant cover. This species is fossorial and therefore hard to detect during visual surveys. Suitable habitat for the species was observed within the coastal sage scrub and coast live oak woodland vegetation communities and there is an occurrence from 2018 of the species within 1-mile of the Project site. This species was not observed during the biological surveys.
- Coastal Whiptail. The coastal whiptail (*Aspidoscelis tigris stejnegeri*) is classified as a CDFW Species of Special Concern. The species is found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas. Generally, it avoids areas of dense grass and thick shrubby growth. It requires warm and sunny areas for basking, friable soil for burrow construction and foraging, open areas for running, and cover of bushes, rocks, or both. The Project site contains shrubs and brush of coastal sage scrub in its foothills, allowing for high potential for this species to occur. Also there have been recent observations of the species within 0.70-mile of the Project site. This species was not observed during the biological surveys.
- Coast Horned Lizard. The coast horned lizard (*Phrynosoma blainvilli*) is a CDFW Species of Special Concern. This species can be found in various scrublands, grasslands, coniferous and broadleaf forests, and woodlands. It can range from the coast to elevations of 2,000 meters in the southern California mountains. It is most common in mid-elevations of the coastal mountains and valleys within open habitats that offer good opportunities for sunning. The Project site has suitable grasslands and woodland habitats, although the species was not observed during surveys.
- Coastal California Gnatcatcher. The coastal California gnatcatcher (CAGN, *Polioptila californica californica*) is a Federally Threatened species and CDFW Species of Special Concern. This species is

an obligatory, permanent resident of coastal sage scrub below 835 meters in Southern California. It occurs mostly in low, coastal sage scrub in arid washes, on mesas and slopes. Suitable habitat for the species occurs within the Project site. This species was not observed during the CAGN focused surveys.

- Monarch Butterfly (California Overwintering Population). The monarch butterfly (*Danaus plexippus*) is a USFS Sensitive Species. In 2014, monarchs were petitioned to be listed under the federal ESA. In December 2020, the USFWS found that listing was warranted but precluded by other listing actions on its National Priority List. The monarch is a winter migrant along the California coast and overwinters in groves, typically close to the coast, populated by a variety of tree species, including blue gum eucalyptus (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*), and Monterey cypress (*Hesperocyparis macrocarpa*). There has been no previous monarch observation recorded onsite; however, the Eucalyptus groves onsite may provide suitable habitat for the species and therefore have a moderate potential to occur within the Project site.

- Mountain Lion. Mountain Lion (*Puma concolor*) inhabit diverse habitat types across California including temperate redwood forest, coniferous/deciduous forest, coastal chaparral, and foothills and mountains. They can be found wherever native or introduced ungulates such as mule deer, elk, bighorn sheep, or feral hogs are present. Suitable foraging habitat is present, and the species has been observed less than a mile to the west of the Project site. This species or signs of this species were not observed during the biological surveys.

- San Gabriel Chestnut Snail. The San Gabriel chestnut snail (*Glyptostoma gabrielense*) is not federally, or state protected but is tracked by CDFW though the California Natural Diversity Database (CNDDB) and is on the CDFW Special Animals List. This species has a Global Ranking of G2 which indicates the species is imperiled, at high risk of extinction. The State Ranking is S3, which indicates the species is vulnerable and at moderate risk of extirpation. This species is also on CDFW's Watch List for special status species. This species occurs only on a narrow strip of the front range of the San Gabriel Mountains in southern California. It is most often found in riparian canyons with sufficient seasonal moisture. Suitable habitat exists on the Project site for the species. There are also nearby recorded occurrences within 1-mile of the Project site. The potential for occurrence is high for this species.

- Townsend's Big-Eared Bat. The Townsend's big-eared bat (*Corynorhinus townsendii*) is a CDFW Species of Special Concern, and WBWG High Priority species. This species is an uncommon year-round resident throughout much of California. It occupies a variety of habitats, including oak woodlands, arid deserts, grasslands, riparian communities, high-elevation forests and meadows, and agricultural areas. Roosting sites typically include mine tunnels and caves, with buildings, bridges, rock crevices, and hollow trees also utilized. Large eucalyptus tree groves found within the Project site provide suitable roosting habitat for the species. Additionally, there have been nearby occurrences of the species within 1.33 miles of the Project site. This species was not detected during the focused bat surveys.

- Western Mastiff Bat. The western red bat (*Eumops perotis*) is a CDFW Species of Special Concern, International Union for Conservation of Nature (IUCN) Least Concern, and WBWG High Priority species. It is an uncommon resident of California, occurring from southeastern San Joaquin Valley and Coastal Ranges from Monterey County southward through southern California. It is primarily found in semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub and urban environments. It roosts primarily in crevices in cliff faces, high buildings, trees, and tunnels. Suitable habitat is described as extensive open areas with abundant roost locations provided by crevices in rock

outcrops and buildings. Suitable habitat for the species was observed onsite. This species was not detected during the focused bat surveys.

- Western Red Bat. The western red bat (*Lasiurus frantii*) is a CDFW Species of Special Concern, IUCN Least Concern, and WBWG High Priority species. Locally common in some areas of California, occurring from Shasta County to the Mexican border, west of the Sierra Nevada/Cascade crest, this species is not found in desert areas. It roosts primarily in trees, less often in shrubs. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas. Suitable habitat in the form of large mature eucalyptus trees is found within the Project site. The species was also detected acoustically in 2015 at Santa Anita Dam, approximately 1.33 miles northeast of the site. This species was not detected during the focused bat surveys.

Based on the analysis above, no special status wildlife species are present on the Project site and no temporary or permanent impacts are anticipated. Nonetheless, in order to avoid and/or minimize potential temporary construction impacts to sensitive wildlife species that have the potential to colonize the Project site, Mitigation Measure BIO-1 requires general protection measures to avoid and minimize impacts on sensitive biological resources as described below. Potential long-term permanent impacts are not anticipated due to the lack of special status wildlife species present and due to Project design, which incorporates the non-buildable area in the northern portion of the Project site.

**Level of Impact Before Mitigation:** A potentially significant temporary and/or permanent impact to Engelmann oak trees. Potentially significant temporary construction impacts to special-status plants and wildlife if the Project site is colonized by such species.

**Mitigation Measures:** Mitigation Measures BIO-1 and BIO-2 described in Section 5.4.7 are required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

**IMPACT BIO-2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

### RIPARIAN HABITAT

There is no riparian habitat or other jurisdictional Waters of the State or Waters of the United States under the jurisdiction of CDFW, Regional Water quality Control Board (RWQCB), and/or United States Army Corps of Engineers (USACE) present on the Project site based on results of the jurisdictional delineation described in detail within the Biological Technical Report (Appendix C). No impacts would occur and no mitigation is required.

### OTHER SENSITIVE NATURAL COMMUNITY

Potential impacts to vegetation communities/land cover types within the approximately 9-acre Project site are shown in Table 5.4-1, *Vegetation Communities and Land Cover Observed*, and depicted in Figure 5.4-1, *Vegetation and Land Cover*. Approximately 5.9 acres (65%) of the Project site consists of disturbed vegetation communities and eucalyptus groves dominated by non-native vegetation. Approximately 3.14 acres (35%) of the Project site consists of arroyo willow thickets (0.09 acre), CSS (1.59 acres), disturbed CSS (0.80 acre), and mixed coast live oak woodland and CSS (0.66 acre) habitat types.

It should be noted that the impact acreages shown in Table 5.4-1 assume impacts to the entire 9-acre Project site and do not account for the approximately 4-acre portion of the Project site's non-buildable area that will be deed restricted to allow for only passive open space and maintenance purposes (i.e., brush

management/fuel modification). According to the City of Sierra Madre's Municipal Code, Chapter 8.36 - *Hazardous Brush Clearance*, Section 8.36.030 - *Specific requirements*, 100 to 200 feet (as determined by the fire chief) of vegetation management must be maintained from residential structures. This requirement does not apply to the maintenance of trees, ornamental shrubbery or plants, which are used as ground cover provided such do not provide a ready fuel supply to augment the spread or intensity of a fire. Because exact building locations and vegetation management requirements are not yet known, the most conservative potential impact numbers are used; however, most of the 4-acre non-buildable area vegetation is anticipated to remain and the area is expected to be used for tree planting mitigation.

An evaluation of impacts to onsite vegetation communities/land cover types is described below.

- Arroyo Willow Thickets - Shrubland Alliance. Arroyo Willow Thickets Shrubland Alliance is found within the northern west portion of the Project site. This vegetation alliance is composed of arroyo willow (*Salix lasiolepis)* as the dominant vegetation with other trees and shrubs such as western sycamore (*Platanus racemosa*), black elderberry (*Sambucus nigra*), and mulefat (*Baccharis salicifolia*) that are also are present. A very small portion (0.09 acre) of the Project site is composed of arroyo willow thickets. Arroyo willow thickets are a more common plant community with a California Department of Fish and Wildlife (CDFW) G4, S4 sensitive plant community ranking. The Arroyo willow thickets are neither associated with riverine or riparian resources nor are they within jurisdictional Waters of the State or Waters of the United States. Impacts to this vegetation alliance are considered less than significant and no mitigation is required.
- California Sagebrush/Coastal Sage Scrub - Shrubland Alliance. California Sagebrush Scrub is Coastal Sage Scrub (CSS) dominated by California sagebrush (*Artemisia californica*) and black sage (*Salvia mellifera*), and it also has California buckwheat (*Eriogonum fasciculatum*), and laurel sumac (*Malosma laurina*) plant species present. A few non-native plant species such as short pod mustard (*Hirschfeldia incana*) are present as well. This area appears to be slightly disturbed in some areas, especially in areas closest to the rocky dirt road that runs along the western, southern, and northern portion of this vegetation community. This community is found primarily in the northern portion of the Project site, at lower elevations. The onsite CSS dominated by California sagebrush and black sage, with some California buckwheat and laurel sumac, is a more common type of CSS community. Impacts to this vegetation alliance are considered less than significant and no mitigation is required.
- Disturbed Coastal Sage Scrub. Disturbed CSS includes areas where remnant CSS vegetation communities were observed with a mix of non-native vegetation such as prickly lettuce (*Lactuca serriola*), red brome (*Bromus rubens*), black mustard (*Brassica nigra*), and short-pod mustard (*Hirschfelidia incana*) also occurring alongside the CSS. The mid-northwest portion of the Project site is mainly composed of this cover type. Impacts to this vegetation alliance are considered less than significant and no mitigation is required.
- Disturbed/Developed With Ornamental Landscaping. Disturbed/developed land cover includes unpaved roads or trails, running throughout the Project site. It also includes residential homes and/or ornamental landscaping occurring within the Project site. The southern and mid-portion of the Project site is mainly composed of disturbed/developed land cover type. Impacts to this vegetation alliance are considered less than significant and no mitigation is required.
- Eucalyptus Groves With CSS Understory. This vegetation community includes Eucalyptus (*Eucalyptus* spp.), Tree of Heaven (*Ailanthus altissima*), and Black Locus (*Robina pseudoacacia*) groves with Eucalyptus and/or Black Locus as the dominant tree canopy. Other notable vegetation includes laurel sumac and non-native grasses such as red brome and smilo grass (*Stipa miliacea*

*var. miliacea*). Also noted in some portions of this vegetation community is CSS occurring in the understory of the Eucalyptus groves. This vegetation alliance is often planted as windbreaks. This vegetation community was observed within the mid-east portion of the Project site, along a steeper ridgeline that runs from north to south in the Project site. Impacts to this vegetation alliance are considered less than significant and no mitigation is required.

- Mixed Coast Live Oak Woodland With CSS. In Mixed Coast Live Oak Woodland with CSS understory, the dominant plants include coast live oak (*Quercus agrifolia*), and Canyon oak (*Quercus chrysolepis*) with California sagebrush, California buckwheat, and deerweed (*Acmispon glaber*) found in the understory. This vegetation community is in the northwest portion of the Project site, adjacent to arroyo willow thickets and CSS vegetation communities. Direct impacts to coast live oak woodland habitat would be potentially significant to oak trees subject to the City's Tree Preservation and Protection Chapter 12.20, of the Sierra Madre Municipal Code. Therefore, Mitigation Measure BIO-1 would require implementation of general protection measures to avoid and minimize impacts on sensitive biological resources to reduce the chances of construction activities unnecessarily encroaching on Engelmann oak trees and Mitigation Measure BIO-2 would require implementation of a Tree Replacement and Preservation Plan to compensate for the loss of any Engelmann oak trees. Implementation of Mitigation Measure BIO-1 would reduce potential temporary construction impacts to less than significant and implementation of Mitigation Measure BIO-2 would reduce long-term permanent impacts to less than significant.

**Level of Impact Before Mitigation:** A potentially significant temporary and/or permanent impact due to removal and encroachment of Engelmann oak trees. Potentially significant temporary construction impacts to special-status plants and wildlife if the Project site is colonized by such species.

**Mitigation Measures:** Mitigation Measures BIO-1 and BIO-2 described in Section 5.4.7 are required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT BIO-3: Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

There are no federally or state protected jurisdictional Waters of the State or Waters of the United States under the jurisdiction of CDFW, RWQCB, and/or USACE present on the Project site based on results of the jurisdictional delineation described in detail within the Biological Technical Report (Appendix C). No impacts would occur and no mitigation is required.

**Level of Impact Before Mitigation:** No impact.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

**IMPACT BIO-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

### WILDLIFE MOVEMENT

As previously discussed, the Project site is surrounded by residential communities to the west, east, and south; however, the vegetated northern portion of the Project site allows for wildlife to enter the site from the San Gabriel Mountains. There was evidence observed (i.e., scat, foraged plants, trails to food sources) that the northern portion of the site is used as a foraging site for larger mammals such as deer, coyotes, and black bears. Several types of scats were observed during the initial field survey indicating that large mammals such as the black bear, coyote, and mule deer, regularly use the site as foraging habitat. Other species detected during the surveys include various bird species and a few reptile species that were observed actively foraging throughout the Project site. Mountain lions may also use the Project site as a foraging habitat; there have been several observations of mountain lions in the surrounding neighborhoods. Although there is evidence of foraging within the Project site, the Project site is not a major linkage corridor between the site and the surrounding mountain ranges. Roadways, houses, buildings, and fences have created barriers to wildlife movement. Large and densely vegetated land in the nearby San Gabriel mountains, to the north of the Project site, provides more suitable habitat for proper wildlife movement. Therefore, potential impacts to wildlife movement are considered less than significant and no mitigation is required. In addition, the Project proposes an approximately 4-acre non-buildable area within the Project site that will continue to allow for wildlife foraging.

### AVIAN NESTING AND BAT ROOSTS (NURSURY SITES)

The Project site has the potential to support various avian species and raptor nests due to the presence of shrubs, ground cover, large mature trees and other ornamental plants onsite. The Project site also has the potential for roosting bats within mature trees.

Temporary construction activities could result in direct impacts to breeding birds protected under the MBTA and CFGC Sections 3500 through 3705, such as the destruction of occupied nests (resulting in the loss of young) or loss of suitable nesting substrate. Potential indirect impacts to breeding birds could include construction related noise, the degradation of habitat related to dust settlement, nest abandonment, and an increase in opportunistic predators. To avoid impacts to breeding birds, implementation of Mitigation Measure BIO-3 would require a pre-construction bird survey during the breeding season (defined herein as February 1 through September 15) and implementation of additional avoidance measures such as placing buffers around active nests and monitoring of nesting activity by a qualified biologist. Implementation of Mitigation Measure BIO-3 would reduce potential temporary impacts to less than significant. No long-term permanent impacts are anticipated because the Project site would retain adequate nesting and foraging habitat in the post-construction condition within the landscaped areas of the development and within the non-buildable area.

Temporary construction activities, including the removal of large eucalyptus trees located within the Project site could also potentially impact roosting bats protected under Section 4150 of the CFGC. Potential indirect impacts resulting from the tree removal may also include loss of roosting habitat and/or indirect mortalities to bats. In addition, an increase in human presence and construction activities could also alter

the egress and ingress to and from a roost. To avoid impacts to roosting bats, Mitigation Measure BIO-4 would require a pre-construction bat survey and implementation of additional avoidance measures such as placing buffers around active roosts and monitoring of roosting activity by a qualified biologist. Implementation of Mitigation Measure BIO-4 would reduce potential temporary impacts to less than significant. No long-term permanent impacts are anticipated because the Project site would retain adequate roosting and foraging habitat in the post-construction condition within the landscaped areas of the development and within the non-buildable area.

**Level of Impact Before Mitigation:** Potentially significant impact to nesting birds and roosting bats during temporary construction activities.

**Mitigation Measures:** Mitigation Measures BIO-1, BIO-3, and BIO-4 described in Section 5.4.7 are required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT BIO-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project is subject to the Tree Preservation and Protection Chapter 12.20, of the Sierra Madre Municipal Code. As shown in Table 5.4-3, *Potential Impacts to Protected Trees*, Project implementation would result in the removal of 64 protected trees including five (5) California sycamore, 38 California live oak, four (4) scrub oak, and 17 Engelmann oak trees. Additionally, construction activities would result in encroachment on six (6) protected trees including four (4) scrub oak and two (2) Engelmann oak trees. Construction activities may be able to completely avoid impacts to the six (6) encroached upon trees; however, they are considered potentially impacted in the event trimming and/or root disturbance results in a loss of that individual tree. Figure 5.4-4, *Tree Location Map*, shows the locations of potential impacts to protected trees. Table 5.4-3, *Potential Impacts to Protected Trees*, provides a list of trees impacted by species.

Table 5.4-3
Potential Impacts to Protected Trees

| Tree Species | Encroachment | Removal |
|---|---|---|
| California sycamore (*Platanus racemosa)* | - | 5 |
| California live oak (*Quercus agrifolia)* | - | 38 |
| Scrub oak (*Quercus berberidifolia*) | 4 | 4 |
| Engelmann oak (*Quercus engelmannii)* | 2 | 17 |
| **Total** | **6** | **64** |
| Source: VCS Environmental, *Biological Technical Report*; June 2025. | | |

Permanent impacts to up-to 70 City-protected trees would require obtaining a tree removal permit from the City as required under the Sierra Madre Municipal Code, Chapter 12.20, *Tree Preservation and Protection* and other related hillside-specific requirements under Chapter 17.52 *Hillside Management Zone*, including Sections 17.52.100(A)(5) (Suitability Analysis), 17.52.100(C)(6) (Vegetation Mapping Requirements), 17.52.100(C)(8) (Suitability Analysis Requirements), and 17.52.180 (Biotic Resources Management Plan Requirements). The Project has been analyzed for compliance with the applicable codes and has been determined to be consistent. Issues related to biotic resources and potential impacts to sensitive vegetation, including trees, and suitability analysis regarding potential impacts to biological resources is discussed in this Section 5.4, *Biological Resources*; potential impacts to ridgelines is discussed

in Section 5.1, *Aesthetics*; potential impacts to archeological and historic resources is discussed in Section 5.5, *Cultural Resources*; and potential impacts to paleontological resources is discussed in Section 5.7, *Geology and Soils*. In addition, the City's tree replacement requirements are designed to require the planting of protected trees at a replacement ratio of 1:1 with 15-gallon to 48-inch box trees of a similar species to those removed. Should it be determined that there is inadequate available planting space to accommodate the required replacement trees, the City may require planting native trees or related species approved by the director on public property identified by the City, and/or payment of an in-lieu fee to the City's tree replacement fund according to a fee schedule established by resolution of the City council. Mitigation Measure BIO-2 is required to implement a Tree Replacement and Preservation Plan consistent with City requirements. Implementation of Mitigation Measure BIO-2 would reduce potential impacts to less than significant.

**Level of Impact Before Mitigation:** Potentially significant impact to protected trees resulting from temporary construction activities.

**Mitigation Measures:** Mitigation Measure BIO-2 described in Section 5.4.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

**IMPACT BIO-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

The Project site is not located within a Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or Los Angeles County Significant Ecological Area (SEA). The nearest such designation is the Los Angeles County San Gabriel Canyon SEA, which is located approximately 0.15 miles away to the east. No impact would occur and no mitigation is required.

**Level of Impact Before Mitigation:** No impact based on the Project site's location, which is not within a designated HCP, NCCP, or other approved local, regional, or state HCP.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.4.6 CUMULATIVE IMPACTS

Project implementation would result in the direct removal of City-protected native trees and impacts to CSS, disturbed CSS, arroyo willow thickets, and mixed coast live oak woodland habitats, as well as potential impacts to nesting birds and special-status bats resulting from construction activities. With the implementation of mitigation measures outlined in Section 5.4.7, temporary and permanent impacts to native trees, sensitive plant communities, nesting birds, and bats would be reduced to less than significant. With the implementation of required mitigation and considering the relatively small acreage of the Project site (9 acres), its current level of disturbance in the existing condition, the proposed non-buildable area (4 acres), and its consistency with the City's General Plan, the Project would not result in a cumulatively considerable contribution to impacts based on review of other projects listed in Section 4.0, *Basis for Cumulative Impacts*.

One sensitive plant species type, Engelmann oak, was identified on the Project site. A total of 70 City protected oak and sycamore trees fall within or are immediately adjacent to the grading limits including 38 coast live oak trees, four (4) scrub oak trees, and 17 Engelmann oak (*Quercus engelmannii*) trees. With the

implementation of Mitigation Measures BIO-1 and BIO-2, potential impacts to this species would be considered less than cumulatively significant.

Potential temporary impacts to nesting birds and/or bats as a result of Project construction activities would be mitigated through Mitigation Measures BIO-1, BIO-3, and BIO-4**.** Other cumulative projects would also be subject to such mitigation to avoid or reduce impacts to nesting birds and roosting bats if the potential for impacts exist on other project sites. Therefore, the Project is not anticipated to result in a cumulatively significant impact.

No USFWS designated critical habitat is present on or near the Project site. No special status wildlife species were observed during the general surveys or focus surveys. No cumulative impact to special status species is anticipated.

There are no jurisdictional waters within the Project site; therefore, the Project would not result in a cumulatively considerable contribution to impacts to jurisdictional waters based on review of other projects listed in Section 4.0, *Basis for Cumulative Impacts*.

The Project site does function in local wildlife dispersal and foraging; however, due to the suburban nature of the Project site, which is surrounded by roads and residential development, it is not expected that the Project site functions as a regional wildlife movement corridor. With the avoidance of the non-buildable area onsite, and the marginal role the Project site plays in local wildlife dispersal and foraging, nesting and roosting is expected to continue. Therefore, the Project would not result in a cumulatively considerable contribution to impacts to wildlife corridors or nursery sites based on review of other projects listed in Section 4.0, *Basis for Cumulative Impacts*.

**Level of Impact Before Mitigation:** No potentially significant cumulative impacts are anticipated with the implementation of required Project-specific mitigation and considering the relatively small acreage of the Project site (9 acres), its current level of disturbance in the existing condition, the proposed non-buildable area (4 acres), and its consistency with the City's General.

**Mitigation Measures:** Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 described in Section 5.4.7 are required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

## 5.4.7 MITIGATION MEASURES

BIO-1: General Protection Measures to Avoid and Minimize Impacts on Sensitive Biological Resources. The following measures shall be implemented prior to and during construction as follows:

a) Within 3 days prior to the start of vegetation removal and/or ground disturbing activities (i.e., grading/excavations), a preconstruction biological resources clearance survey shall be conducted by the Project Biologist. The Biologist shall look for special status plant and animal species with at least a moderate or higher potential to colonize the Project site. If a special status species is identified, it shall be avoided using temporary no-work buffers until the individual leaves on its own or is relocated pursuant to applicable regulations. CDFW and/or USFWS shall be notified in accordance with CESA and/or FESA, as applicable to the identified species, and any permits needed for take of the species shall be obtained. Results of the survey shall be provided to the City.

b) Prior to vegetation removal and/or ground disturbing activities (i.e., grading/excavations), the Biologist shall clearly delineate the limits of disturbance to avoid unplanned impacts within the non-buildable area.

c) The Project Biologist shall conduct a worker education program at a pre-construction meeting that includes identification, avoidance and reporting procedures regarding nesting birds, bat maternity colonies, and special status plants and animals with a moderate or higher chance to occur on the Project site.

BIO-2: Tree Replacement and Preservation Plan. Prior to vegetation removal or ground disturbance activities, the Project Applicant/Developer shall retain a certified arborist to prepare and submit a Tree Replacement and Preservation Plan for review and approval by the City; and shall obtain all required permits/approvals consistent with the requirements of Sierra Madre Municipal Code, Chapter 12.20, *Tree Preservation and Protection* and the hillside-specific requirements under Chapter 17.52 *Hillside Management Zone*, including Sections 17.52.100(A)(5) (Suitability Analysis), 17.52.100(C)(6) (Vegetation Mapping Requirements), 17.52.100(C)(8) (Suitability Analysis Requirements), and 17.52.180 (Biotic Resources Management Plan Requirements). The final plan shall be based on recommended mitigation measures, tree protection measures, and measures for the removal of polyphagous shot hole borer trees as detailed in the *Stonehouse Project Arborist Report* dated March 2016. The Tree Replacement and Preservation Plan shall address replacement ratio and species requirements, tree relocation feasibility, tree protection measures, and monitoring of post-planting success. Should it be determined that there is inadequate available planting space to accommodate the required replacement trees, the City shall require planting native trees or related species approved by the director on public property identified by the City, and/or payment of an in-lieu fee to the City's tree replacement fund.

BIO-3: Nesting Bird Season Restrictions and Pre-Construction Surveys. The clearance of vegetation construction shall occur outside of the nesting bird season (nesting bird season defined herein as February 1 through September 15), if feasible. If vegetation removal and/or demolition outside this time period is not feasible, the following additional measures shall be employed to avoid impacts to nesting birds protected under the MBTA and CFGC.

A pre-construction nesting bird survey shall be conducted by a qualified biologist (i.e., a biologist familiar and experienced with the identification and life histories of wildlife and plant species in southern California) within 3 days (72 hours) prior to the start of construction activities to determine whether active nests are present within or directly adjacent to the construction zone. Nests found shall be recorded.

If construction activities must occur within 300 feet of an active nest of any passerine bird or within 500 feet of an active nest of any raptor, a qualified biologist shall monitor the nest on a bi-weekly (twice a week) basis, or at a frequency necessary to determine potential project impacts, and the construction activity shall be postponed within the buffer until the biologist determines that the nest is no longer active.

If the recommended nest avoidance buffer zone is not feasible, the qualified biologist shall provide justification on a case-by-case basis if a buffer reduction is possible, taking into consideration the location of work and type of activity, distance of nest from work area, surrounding vegetation, and line-of-sight between the nest and work areas, tolerance of species to disturbance, and observations of the nesting bird's reaction to construction activities (including light, noise, dust, and human presence).

If the biologist determines nesting activities may fail as a result of work activities, work activities shall be modified or shall temporarily cease (except access along established roadways) within the recommended no disturbance buffer until the biologist determines the adults and young are no longer reliant on the nest site.

Buffers shall be delineated (by or under the supervision of a qualified biologist) onsite with bright flagging, for easy identification by staff and the construction team. The perimeter of the buffer (300 feet to 500 feet depending on the species) shall be flagged so as not to draw predator attention to the direct location of the nest itself and flagging will be minimized where feasible. The onsite construction supervisor and operator staff shall be notified of the nest and the buffer limits to ensure it is maintained.

A summary of preconstruction surveys, monitoring efforts, and any no-disturbance buffers that were installed shall be documented in a report by the qualified biologist at the conclusion of each nesting season and submitted to the City.

BIO-4: Pre-Construction Roosting Bat Survey. Prior to vegetation removal occurring between April 1 and August 31, a pre-construction bat roost survey shall be conducted to check for signs of active bat use, including guano, urine staining, and bat vocalizations (detected using ultrasonic acoustic equipment). If active maternity roosts are identified, the project shall consult with California Department of Fish and Wildlife (CDFW) to establish appropriate avoidance buffers and implement measures to avoid, minimize, and mitigate impacts to bat maternity colonies based on CDFW recommendations. No project activities shall occur within the established buffer area until a qualified biologist verifies the maternity roost is no longer in use.

If construction activities begin outside the bat maternity season (September 1 through March 31), a qualified biologist shall conduct a pre-construction survey no more than 14 days prior to vegetation removal to determine if bats are roosting in the project area. If roosting bats are detected, consultation with CDFW shall occur prior to vegetation removal to determine appropriate exclusion methods and timing restrictions. Any identified roost sites shall be monitored by a qualified biologist to ensure bats have vacated the roost prior to the start of construction activities. If no roosting bats are detected during the pre-construction survey, vegetation removal may proceed without restriction.

## 5.4.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan,* July 14, 2015.

City of Sierra Municipal Code (Code of Ordinances) [https://library.municode.com/ca/sierra_madre/codes/code_of_ordinances]. Accessed on November 21, 2024 and June 2, 2025.

VCS Environmental, *Biological Technical Report for the Ginkgo Stonehouse Residential Project (TTM No. 65348)*. June 2025.

# 5.5 CULTURAL RESOURCES

## 5.5.1 INTRODUCTION

Cultural resources comprise historical, archaeological, and paleontological resources. Historical resources include sites, structures, objects, or places that are at least 50 years old and are significant for their engineering, architecture, cultural use, or association with historic events or figures. In California, historic resources cover human activities over the past 12,000 years. Archaeology is the branch of paleontology that studies human artifacts, such as places, objects, and settlements that reflect group or individual religious, cultural, or everyday activities. Paleontological resources are the fossilized remains of plants and animals (note: because paleontological sensitivity is associated with geological structure and soil composition, the Project's potential impact to paleontological resources is discussed in Section 5.7, *Geology and Soils*). Collectively, cultural resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements.

The analysis in this section is based in part on the following information:

- *Phase 1 Cultural Resources Assessment*, VCS Environmental, March 2024 (Appendix D1). Referred to in this Section as the "Cultural Report".
- *Historical Evaluation Memorandum for the Record (935 and 965 E. Grand View Avenue)*, Sapphos Environmental, Inc., April 6, 2018. Referred to in this Section as the "Historical Report" (Appendix D2).

## 5.5.2 ENVIRONMENTAL SETTING

Cultural resources include prehistoric archaeological sites, historic archaeological sites, historic structures, and artifacts made by people in the past. Prehistoric archaeological sites are places that contain the material remains of activities carried out by the native population of the area (Native Americans) prior to the arrival of Europeans in southern California. Artifacts found in prehistoric sites include flaked stone tools such as projectile points, knives, scrapers, and drills; ground stone tools such as manos, metates, mortars, and pestles for grinding seeds and nuts; and bone tools. Historic archaeological sites are places that contain the material remains of activities carried out by people during the period when written records were produced after the arrival of Europeans. Historic archaeological material usually consists of refuse, such as bottles, cans, and food waste deposited near structure foundations.

### CULTURAL CONTEXT

#### Prehistory

According to the Cultural Report (Appendix D1), a long-standing tenet of New World archaeology has been that humans did not arrive in the western hemisphere until about 12,000 to 13,000 Years Before Present (YBP). Increasingly, researchers are arguing for earlier dates of entry, but the evidence has not been universally accepted by archaeologists. With more recent evidence, that is changing, the most recent being the discovery of 21,000 to 23,000-year-old human footprints preserved in an ancient lakeshore in White Sands National Park in New Mexico.

Most of the generally accepted early remains indicate a very small, mobile population apparently dependent on hunting large game animals as the primary subsistence strategy. While early populations certainly used other resources, the bulk of the few traces remaining today are related to large game hunting. This situation results from the fact that hunting equipment involved many lithic tools that do not decay, while the remainder of the population's material culture was of wood or leather, which are more

subject to attrition through taphonomic (post depositional processes/the study of how organisms decay and become fossilized or preserved in the paleontological record) factors. Therefore, lithic artifacts are the only surviving material from the Paleo-Indian Period. These consist primarily of large and extremely well-made Projectile points and large but cruder tools such as scrapers and choppers. Encampments were not permanent but were probably sited near a major kill. Occupation would have lasted only until the resources of that kill were exhausted. Such an economy, using only a small fraction of the available resources, would not have supported a large population. It is probable that the Paleo-Indians lived in groups no larger than extended families and that contact with other such groups was infrequent. However, recent evidence suggests that some very early people may have had a more sedentary lifestyle and probably relied upon a variety of resources. Several chronologies are generally used to describe the sequence of the later prehistoric periods of coastal southern California as described in the Cultural Report (Appendix D1) and summarized below.

Horizon I: Early Man or Paleo Indian Period (11,000 BCE to 7,500 BCE[1]). While initially termed Early Man Horizon (I), this early stage of human occupation is more commonly referred to as the Paleo Indian Period. The precise start of this period is still a topic of considerable debate. At inland archaeological sites, the surviving material culture of this period is primarily lithic, consisting of large, extremely well made stone projectile points and tools such as scrapers and choppers. Encampments were probably temporary, located near major kills or important resource areas.

Horizon II: Milling Stone Assemblages (7,500 BCE to 1,000 BCE). Encompassing a broad expanse of time, the Milling Stone Period was named for the abundant millingstone tools associated with sites of this period. These tools, the mano and metate, were used to process small, hard seeds from plants associated with shrub-scrub vegetation communities. An annual round of seasonal migrations was likely practiced with movements coinciding with ripening vegetal resources and the periods of maximal availability of various animal resources. Along the coast, shell midden sites are common site types. Some formal burials, occasionally with associated grave goods, are also evident. As millingstones are common and projectile points are comparatively rare during this time period, hunting was less important than the gathering of vegetable resources. Later studies suggested that a diversity of subsistence activities, including hunting of various game animals, were practiced during this time period. At present, little is known about cultural change during this period of time in southern California. While this lack of noticeable change gives the appearance of cultural stasis, almost certainly many regional and temporal cultural shifts did occur over the course of this time period.

Horizon III: Intermediate Cultures (1,000 BCE to 750 CE). The Intermediate Period is identified by a mixed strategy of plant exploitation, terrestrial hunting, and maritime subsistence strategies. Chipped stone tools (e.g., projectile points) generally decrease in size, but increase in number. Abundant bone and shell remains have been recovered from sites dating to these time periods. In coastal areas, the introduction of the circular shell fishhook and the growing abundance of fish remains in sites over the course of the period suggest a substantial increase in fishing activity during the Intermediate Period. It is also during this time period that mortar and pestle use intensified dramatically. The mano and metate continued to be in use on a reduced scale, but the greatly intensified use of the mortar and pestle signaled a shift away from a subsistence strategy based on seed resources to that of the acorn. It is probably during this time period that the acorn became the food staple of the majority of the indigenous tribes in southern California. This subsistence strategy continued until European contact. Material culture generally became more diverse

[1] BCE stands for “Before Common Era” and CE stands for “Common Era”. These alternative forms of “BC” and “AD”, respectively, are used throughout this document.

and elaborate during this time period and included steatite containers, perforated stones, bone tools, ornamental items, and asphalt adhesive.

Horizon IV: Late Prehistoric Cultures (750 CE to 1769 CE). During the Late Prehistoric Period, exploitation of many food resources, particularly marine resources among coastal groups, continued to intensify. The material culture in the Late Prehistoric Horizon increased in complexity in terms of the abundance and diversity of artifacts being produced. The recovery and identification of a number of small projectile points during this time period likely suggests a greater utilization of the bow and arrow, which was likely introduced near the end of the Intermediate Period. Shell beads, ornaments, and other elements of material culture continue to be ornate, varied and widely distributed, the latter evidence suggestive of elaborate trade networks. The Late Prehistoric Period includes the first few centuries of early European contact (1542 CE to 1769 CE); this period is also known as the Protohistoric Period, as there was a low level of interaction between native Californians and Europeans prior to Portolá's overland expedition in 1769.

In the few centuries prior to European contact, the archaeological record reveals substantial increases in the indigenous population. Some village sites may have contained as many as 1,500 individuals. Apparently, many of these village sites were occupied throughout the year rather than seasonally. This shift in settlement strategy was likely influenced by improved food procurement and storage technology, which enabled population growth and may have helped stimulate changes in sociopolitical organization.

Evidence is growing that prehistoric cultural change has been much more variable through time and across culture areas than previously thought. Cultural traits such as maritime economies, seafaring, complex trade networks, and year-round occupation of villages appear to have developed much earlier than previously thought. Culture change during the Late Prehistoric Period, in particular, may have been driven more by environmental and resource pressures than optimal adaptation to the environment.

## History

### CALIFORNIA

In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). The Spanish Period is represented by exploration of the region; establishment of the San Diego Presidio and missions at San Juan Capistrano, San Gabriel, and San Luis Rey; and the introduction of livestock, agricultural goods, and European architecture and construction techniques. The Old Spanish Trail, used by explorers, missionaries, and traders extended through the area.

The Mexican Period (1821-1848) began with Mexican independence from Spain and continued until the end of the Mexican-American War. The Secularization Act resulted in the transfer, through land grants (called ranchos) of large mission tracts to politically prominent individuals.

The American Period (1848-present) began with the Treaty of Guadalupe Hidalgo, and in 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure.

## CITY OF SIERRA MADRE

The history below is adapted from Townsquare publications website (Townsquare publications.com n.d.), accessed on March 14, 2024):

> Founded in 1881, Sierra Madre is a quiet village at the base of the San Gabriel Mountains. The community was founded by Nathaniel Carter, an ambitious entrepreneur who envisioned a utopian community to be named "Nature's Sanitarium."
>
> The village originally consisted of three parcels of land, which Mr. Carter combined and named the Sierra Madre Tract. He later divided the tract into 20- by-20-acre lots, which he sold for an average of $60 per acre. As more people ventured into town and settled, Sierra Madre became a prosperous village with its own citrus groves, water system, post office and city hall. It even had its own amateur drama society.
>
> In 1891, one of the area's earliest residents, Edwin Waldo Ward, Sr. had a dream of producing and selling his own marmalade on his farm in Sierra Madre. He successfully accomplished this dream. Over 100 years later, E. Waldo Ward & Son's list of products has grown and marmalade now only accounts for 10 percent of their sales. The company is now being run by the third and fourth generations of the Ward family who have kept the farm intact, including the historic canning factory building and the newly restored red barn.
>
> In 1894, Sierra Madre's Treasure was born, so to speak. History says a small Wistaria plant was purchased for 75 cents from the Old Wilson nursery in Monrovia in a gallon can and planted in its home, because "it grew quickly." This Lavender Lady grew quickly indeed, so much so that in 1931, the original house was torn down after the vine crashed through the roof and had to be rebuilt a few hundred feet away. This vine—which now has 500-foot branches and about 40 blossoms per square foot—was named one of the Seven Horticultural Wonders of the World. Weighing in at more than 250 tons, the vine was in the 1990 Guinness Book of Records as the world's largest blooming plant. Sierra Madre's treasured Wistaria Vine is slated to enter the book again in 2007 with the same honor.
>
> The Sierra Madre community is brimming with history, much of which people can learn more about through the Sierra Madre Historical Preservation Society. This group works to study, highlight and preserve the City's history, which it showcases through two museums, Lizzie's Trail Inn and the Richardson House, as well as through the Society's historic archives housed at the Sierra Madre Public Library.
>
> Today, Sierra Madre is a small, quaint, safe and friendly town with ambient storefronts reminiscent of the 1920s and 1930s. Over 40 percent of the town's homes are more than 50 years old, many of which are listed as historical monuments.

## PROJECT SITE

According to the Historical Report (Appendix D2), the subject properties that comprise the Project site were developed as subdivisions of the Camillo Guercio Tract. The Camillo Guercio Tract was platted in 1906 and was subdivided from a portion of Lot 27 of the Sierra Madre Tract and a portion of Township 1 North, Range 11 West, Section 16. The proprietor was Camillo Guercio. Little is recorded of Camillo Guercio; however, newspapers in Los Angeles do frequently mention him purchasing and selling land from the early 1880s to the early 1910s. The properties were subdivisions of Lot 35 in the Camillo Guercio Tract. The property at 965 East Grand View Avenue also includes a portion of land from the property of P.H. Lannan, a large swath of land to the east of the parcel that was originally known as Lannan Ranch. It does not appear that the land from the Lannan Ranch was developed prior to subdivision.

The properties are not illustrated in the 1908, 1927, or 1927-1941 Sanborn Fire Insurance Maps of Sierra Madre. However, at least one extant building is visible in early topographic maps and is visible as one of two buildings in the area from 1894 to 1927.

In 1889, G.B. Varni sold an undivided half interest in Lot 3 of the Santa Anita tract to Camillo Guercio. An 1896 *Los Angeles Herald* article also records the sale of the tract, described as land from the Santa Anita tract, from H.A. Unruh to Camillo Guercio for $1,500. H.A. Unruh owned the H. A. Unruh Company, a company that sold large tracts of land across the southern United States and northern Mexico. H.A. Unruh acted as manager of the E.J. ("Lucky") Baldwin properties after Baldwin's death.

There are a combined four residences, three sheds, and two gazebos between the two parcels. The front house of the parcel located at 965 East Grand View Avenue, appears to be older than 1894 according to historic maps. Residence No. 1 and shed No. 1 are located at 935 East Grand View Avenue. Residences Nos. 2, 3, and 4; gazebos Nos. 1 and 2; and sheds Nos. 2 and 3 are located at 965 East Grand View Avenue. For a more detailed description of the Project site refer to the Historical Report (Appendix D2).

## ARCHAEOLOGICAL RECORDS SEARCH

### Data Sources

A literature review of documents on file at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton was completed by the SCCIC on September 21, 2023. The SCCIC is the designated branch of the California Historical Resources Information System (CHRIS) and houses records concerning archaeological and historic resources in San Bernardino, Orange, Los Angeles, and Ventura Counties. The records search provided data on known archaeological and built environment resources as well as previous studies within one mile of the Project site. Data sources consulted at the SCCIC included archaeological records, Archaeological Determinations of Eligibility (DOE), and the Historic Property Data File (HPDF) maintained by the California Office of Historic Preservation (OHP). The HPDF contains listings for the California Register of Historical Resources (CRHR) and/or National Register of Historic Places (NRHP), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI).

### Cultural Resources Studies

The SCCIC lists seven cultural resources studies conducted within a one-half mile radius of the Project site. None of them include the Project site. Table 5.5-1, *Cultural Resources Studies Within One-Half Mile of the Project Site*, lists the studies previously prepared.

Table 5.5-1
Cultural Resources Studies Within One-Half Mile of the Project Site

| Report Number | Author(s) (Year) | Type/Size/Resources |
|---|---|---|
| LA-02568 | Unknown (1992) | Survey; 0 resources |
| LA-03372 | Triem (1993) | Survey/Management Plan; 14 resources |
| LA-06859 | LSA (1996) | Survey; 11 square miles; 1 resource |
| LA-07221 | Fulton (2004) | Survey cell site; 0.25 acres; 0 resources |
| LA-08791 | Bonner et al. (2006) | Survey cell site; <1 acre; 0 resources |
| LA-12279 | Fulton (2013) | Survey cell site; 2 resources |
| LA-12497 | Maxon (2010) | Survey; 11 resources |
| Source: VCS Environmental, *Phase I Cultural Resources Assessment*; March 2024. | | |

### Cultural Resources Recorded

The SCCIC records search identified 23 cultural resources recorded within one-half mile of the Project site; refer to Table 5.5-2, *Cultural Resources Within One-Half Mile of the Project Site*. As shown in Table 5.2-2, no cultural resources have been recorded on the Project site.

Table 5.5-2
Cultural Resources Within One-Half Mile of the Project Site

| Resource Number (P-19-) | Recorder(s) (most recent) (Year) | Type |
|---|---|---|
| 150025 | Stone (1992) | Sierra Madre Ranger Station |
| 150026 | Stone (1992) | Sierra Madre Ranger Station – Identical to 150025 |
| 179428 | Hlava (1988) | Pegler House |
| 179467 | Triem (1987) | 669 Woodland Drive residence |
| 187819 | Huckabee (2006) | Chantry Road 2N41 |
| 190346 | Bechtel & Tibbet (2012) | 1742 Claridge Street residence |
| 190392 | Tibbet (2011) | 1725 N. Santa Anita Avenue residence |
| 190393 | Bechtel & Tibbet (2012) | 1705 N. Santa Anita Avenue residence |
| 190400 | Bechtel & Tibbet (2012) | 1610 Perkins Drive residence |
| 190441 | Thornton & Tibbet (2011) | 134 Sierra Madre Boulevard residence |
| 190447 | Bechtel & Tibbet (2012) | 1837 Stonehouse Road residence |
| 190625 | McKenna (2013) | 1770 Oakwood Avenue residence |
| 192166 | Bechtel (2014) | 1632 Highland Avenue residence |
| 192167 | Tibbet (2014) | 1635 Perkins Drive residence |
| 192169 | Tibbet (2014) | 1701 Oakwood Avenue residence |
| 192174 | Tibbet (2014) | 1734 Claridge Street residence |
| 192175 | Tibbet (2013) | 1734 Oakwood Avenue residence |
| 192176 | Tibbet (2014) | 1760 Wilson Avenue residence |
| 192178 | Tibbet (2014) | 1800 Wilson Avenue residence |
| 192181 | Tibbet (2014) | 1829 Stonehouse Road residence |
| 192183 | Tibbet (2014) | 1838 N. Santa Anita Avenue residence |
| 192392 | McKenna (2016) | 1845 N Santa Anita Avenue John D. Reed residence |
| 192662 | McKenna (2019) | 1885 N. Santa Anita Avenue Arthur Wilson residence |
| Source: VCS Environmental, *Phase I Cultural Resources Assessment*; March 2024. | | |

## HISTORIC AERIAL REVIEW

According to the Cultural Report (Appendix D1), review of historic aerial photographs revealed that dense tree cover obscures the bulk of the Project site for much of its photographic history. The first available photograph from 1952 shows development but sparse tree cover in the southern portion of the Project site along East Grand View Avenue. Little change can be seen until 1972 when the four residences immediately east of the Project site on East Grand View Avenue were constructed. By 1977, a large house and pool had been built immediately to the north of the Project site. Tree cover continued to increase through the 1980s to current times.

### SACRED LANDS FILE SEARCH

A Native American Heritage Commission (NAHC) Sacred Lands File Search and Tribal contacts list was requested and received on September 11, 2023 (Attachment C of the Cultural Report (Appendix D1)). The NAHC also provided a Tribal contacts list of local Tribes that may wish to consult on the Project. They included the following (Attachment C of the Cultural Report (Appendix D1):

- Gabrieleño Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson
- Gabrieleño Band of Mission Indians – Kizh Nation; Christina Martinez, Secretary
- Gabrieleno/Tongva San Gabriel Band of Mission Indians – Anthony Morales, Chairperson
- Gabrielino/Tongva Nation – Sandonne Goad, Chairperson
- Gabrielino Tongva Indians of California Tribal Council – Robert Dorame; Chairperson
- Gabrielino Tongva Indians of California Tribal Council – Christina Coley, Cultural Resource Administrator
- Gabrielino-Tongva Tribe – Charles Alvarez Chairpersons
- Gabrielino-Tongva Tribe – Sam Dunlap, Cultural Resources Director
- Santa Rosa Band of Cahuilla Indians – Lovina Redner, Tribal Chair
- Soboba Band of Luiseño Indians – Jessica Valdez, Cultural Resource Specialist
- Soboba Band of Luiseño Indians – Joe Ontiveros, THPO

### FIELD SURVEY

An archaeological survey of the Project site was conducted on August 9, 2023. No cultural artifacts were found onsite.

## 5.5.3 REGULATORY SETTING

### STATE

#### California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires a lead agency to determine whether a Project would have a significant impact on one or more historical resources. According to Section 15064.5(a) of the State CEQA Guidelines, a "historical resource" is defined as a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Public Resources Code (PRC) §21084.1); a resource included in a local register of historical resources (14 CCR §15064.5[a][2]); or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (14 CCR §15064.5[a][3]).

Section 5024.1 of the PRC, Section 15064.5 of the State CEQA Guidelines (14 CCR), and Sections 21083.2 and 21084.1 of the CEQA Statutes were used as the basic guidelines for the Cultural Report (Appendix D1). PRC 5024.1 requires evaluation of historical resources to determine their eligibility for listing in the CRHR. The purposes of the CRHR are to maintain listings of the State's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR, which were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP) (per the criteria listed at 36 CFR §60.4), are stated below (PRC §5024.1).

> Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource . . . Generally, a resource shall be considered by a lead agency to

be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources including the following:

(a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or

(b) Is associated with the lives of persons important in our past; or

(c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

(d) Has yielded, or may be likely to yield, information important in prehistory or history.

Impacts that would materially impair the significance of a resource listed in or eligible for listing in the CRHR are considered to have a significant effect on the environment. Impacts to historical resources from the proposed Project are considered significant if the Project (A) demolishes or materially impairs in an adverse manner those physical characteristics that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register; (B) demolishes or materially impairs in an adverse manner those physical characteristics that account for its inclusion in a local register; or (C) demolishes or materially impairs in an adverse manner those physical characteristics that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency (§15064.5[b][2]).

The purpose of a Phase I cultural resources investigation is to evaluate whether any cultural resources remain exposed on the surface of a Project site or whether any cultural resources can reasonably be expected to exist in the subsurface. If resources are discovered, additional investigations would be required to evaluate the resources for CRHR eligibility and appropriate management of these resources would be required prior to Project implementation.

Broad mitigation guidelines for treating historical resources are codified in Section 15126.4(b) of the CEQA Guidelines. Public agencies should seek to avoid significant impacts to historical resources, with preservation-in-place being the preferred alternative. If not feasible, a data recovery plan shall be prepared to guide subsequent excavation. Mitigation for historical resources such as buildings, bridges, and other structures that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties will generally be considered mitigated below a level of significance.

## Assembly Bill 52

This Project is subject to the requirements of Assembly Bill (AB) 52. AB 52 is applicable to Projects that have filed a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) or notice of a Mitigated Negative Declaration (MND) or Negative Declaration (ND) on or after July 1, 2015. The law requires lead agencies to initiate consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Project and have requested such consultation, prior to determining the type of CEQA documentation that is applicable to the Project (i.e., EIR, MND, ND). Significant impacts to "tribal cultural resources" are considered significant impacts to the environment.

For "tribal cultural resources," PRC §21074, enacted and codified as part of a 2014 amendment to CEQA through Assembly Bill 52, provides the statutory definition as follows:

"Tribal cultural resources" are either of the following:

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.

B. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

To determine if such resources exist, under AB 52 (PRC §21080.3.1) lead agencies must consult with tribes that request consultation and must make a reasonable and good faith effort to mitigate the impacts of a development on such resources to a less than significant level. AB 52 allows tribes 30 days after receiving notification to request consultation and the lead agency must then initiate consultation within 30 days of the request by tribes.

The City of Sierra Madre is undertaking AB 52 consultation with interested tribes.

### Human Remains

California Health and Safety Code Section 7050.5 regulates the discovery of human remains. It states that any person who knowingly disinters, mutilates, or removes human remains without authority of law in a location other than a cemetery is guilty of a misdemeanor. Pursuant to the regulations, construction or excavation must stop in the vicinity of discovered human remains until the County coroner can determine the nature of the find. If human remains are encountered during excavation activities, all work must halt and the County Coroner must be notified (California Health and Safety Code, §7050.5). The Coroner then determines whether the remains are of forensic interest. If the Coroner determines that the remains are prehistoric, they will contact the NAHC within 24 hours. The NAHC is responsible for immediately designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the California Public Resources Code. The MLD must make their recommendation within 48 hours of being granted access to the site. The MLD's recommendation must be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If the landowner rejects the MLD's recommendations, the landowner must rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance.

## LOCAL

### City of Sierra Madre Code of Ordinances (Municipal Code)

The City of Sierra Madre's Code of Ordinances (Municipal Code) has multiple sections dedicated to the preservation of historical landmarks and resources that develop criteria for designating Landmarks and Points of Historical Interest in the City. Section 15.44.070 (Buildings Eligible for Historic Designation), Section 15.44.080 (Historic Landmarks—Additional Standards), Section 16.04.060 (Preservation of Historic Resources), Section 17.60.056 (Discretionary Demolition Permit) and Chapter 17.82 (Historic Preservation) establishes procedures and guidelines to protect and preserve historical and culturally significant resources.

Section 15.44.070 – Buildings Eligible for Historic Designation: This section establishes eligibility requirements for historic landmark designation by prohibiting unreinforced masonry (URM) buildings from

receiving historic landmark status until seismic retrofit work has been completed, ensuring structural safety standards are met prior to historic preservation designation.

Section 15.44.080 – Historic Landmarks—Additional Standards: This section establishes enhanced seismic retrofit requirements for designated historic landmarks that must comply with both standard seismic retrofit standards and specialized historic preservation codes, including the State Historical Building Code and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The section requires that all seismic retrofit plans and specifications for historic landmarks undergo review by the designated reviewing authority to ensure compliance with both safety and historic preservation standards.

Section 16.04.060 – Preservation of Historic Resources: This section establishes comprehensive historic resource protection standards for land divisions and subdivisions by allowing the City to deny or conditionally approve maps and land divisions to preserve historic resources to the fullest extent permitted under the Subdivision Map Act. The section defines historic resources consistent with the California Environmental Quality Act to include resources listed or eligible for the California Register of Historical Resources, City-designated historical landmarks, and properties associated with significant historical events, important persons, distinctive architectural characteristics, or archaeological significance. The ordinance requires that subdivision applications be denied or conditionally approved with preservation measures if approval would result in substantial adverse changes to the significance of historic resources, implementing the City's General Plan and zoning ordinance provisions for historic preservation during the land development process.

Section 17.60.056 – Discretionary Demolition Permit: This section establishes comprehensive protection for potential historic resources by requiring discretionary demolition permits for structures seventy-five years or older to ensure proper historic evaluation before alteration or demolition. The ordinance requires applications to include a qualified historic assessment concluding the property is not eligible for historic designation, a concurrent replacement development project application, and public notification through posted signage. The section allows permit approval only when structures are determined ineligible for historic designation or when demolition is necessary for public safety, with provisions for economic hardship certificates and various exceptions for minor alterations, interior work, and newer structures. The ordinance requires applicants to demonstrate lack of historic significance through formal evaluation processes, show consistency with General Plan objectives, establish demonstrated need for demolition, and prove the activity serves public interest while not unreasonably interfering with surrounding properties, with appeal rights to the planning commission and city council.

Chapter 17.82 – Historic Preservation: This Chapter provides for the protection, appreciation and preservation of the historic landmarks of the City through a partnership between the planning commission and the property owners/residents, the business sector and the community at large to retain and protect those historic landmarks which preserve and enhance out small town atmosphere.

The Project site has been determined not to be a historic resource or to contain known historic resources based on the Historic Report (Appendix D2).

## City of Sierra Madre General Plan

### LAND USE ELEMENT

The following are relevant objectives and policies for the proposed Project:

OBJECTIVE L26: Incorporating measures to promote sustainability in RH neighborhoods.

Policy L26.3: Conduct a historic resources survey to encourage retention of existing older homes and encourage the retention of these homes where there are conservation methods.

## 5.5.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- CR-1: Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5;
- CR-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; and
- CR-3: Disturb any human remains, including those interred outside of dedicated cemeteries.

## 5.5.5 ENVIRONMENTAL IMPACT ANALYSIS

### IMPACT CR-1: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

#### OVERVIEW

Project implementation would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. The Project involves demolition and removal of all existing buildings and structures within its boundaries to construct the proposed residential development. Evaluation of the existing buildings on the Project site resulted in a finding of not eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or Local Register as discussed in detail within the Historical Report (Appendix D2) and as adapted/summarized in this section below.

#### PRIOR EVALUATIONS AND HISTORICAL RESOURCE STATUS

A 2018 historical evaluation reported the findings for the buildings at 935 and 965 East Grand View Avenue, Sierra Madre, California (APNs 5764-001-017 and 5764-001-018) to determine eligibility for historic designation (Appendix D2). The structures, while older than 75 years of age, were determined not to meet the criteria for inclusion in the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or for designation as Sierra Madre Historic Landmarks.

The Project site includes four residential buildings, three sheds, and two gazebos. These structures do not convey an association with any significant historical event, person, or architecture. Past alterations to the structures have eliminated the potential for obtaining historical information. Therefore, these buildings lack the integrity or historical value for listing in the National or State Register.

The City of Sierra Madre Municipal Code (Chapter 17.82) describes two criteria for historic landmark designation, historic and architectural.

- Historic. The buildings at 935 and 965 East Grand View Avenue do not have association with local social, economic, political or natural history. The common construction does not serve as a significant example for an era of settlement and growth.

- Architectural. The buildings at 935 and 965 East Grand View Avenue do not serve as a rare example of a notable builder or architect. The modified buildings do not provide the integrity to serve as a valuable example of period construction.

### HISTORICAL ANALYSIS CONCLUSIONS

The results of the historical analysis have determined the properties at 935 and 965 East Grand View Avenue have not been found eligible under any of the criteria of the National, State, or Local Register in its current appearance and configuration. Based on this evaluation, the property does not appear to meet the definition of a historical resource pursuant to the CEQA Guidelines or the City of Sierra Madre Municipal Code Criteria for Establishment of a Historical Resource. Because the properties have been found ineligible for designation, Project implementation would not result in a significant impact to a historical resource.

Because historical resources are known to occur within the region, there is the potential that unknown historical resources could be discovered during excavation activities. To avoid adverse impacts to historical resources that could be encountered during construction, it is recommended that a qualified archaeologist be retained to monitor grading of the Project site. Should the archaeologist find the potential exists for impacts to historical resources, the archaeologist would have the authority to temporarily divert, redirect, or halt grading activities to allow recovery of archaeological and/or cultural resources. With implementation of Mitigation Measure CR-1, potential impacts to unknown historical resources would be less than significant.

**Level of Impact Before Mitigation:** Potentially significant impact if historical resources are discovered during construction grading or excavation activities.

**Mitigation Measures:** Mitigation Measure CR-1 described in Section 5.5.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

**IMPACT CR-2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?**

Project implementation would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. The SCCIC records search identified 23 cultural resources recorded within one mile of the Project site and no cultural resources on the Project site. Therefore, no impacts are anticipated to a known cultural resource with Project implementation. To avoid potential impacts to unknown archaeological resources that could be discovered during construction grading or excavation activities, Mitigation Measure CR-1 is required, which would reduce potential impacts to less than significant.

**Level of Impact Before Mitigation:** Potentially significant impact if archaeological resources are discovered during construction grading or excavation activities.

**Mitigation Measures:** Mitigation Measure CR-1 described in Section 5.5.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

**IMPACT CR-3: Would the project disturb any human remains, including those interred outside of dedicated cemeteries?**

No human remains or cemeteries are known to exist within or near the Project site. However, there is always the potential that subsurface construction activities could encounter and potentially damage or destroy previously undiscovered human remains. Accordingly, this is considered a potentially significant impact. In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed.

Section 7050.5 of the *California Health and Safety Code* provides for the disposition of accidentally discovered human remains. Section 7050.5 states that, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined the appropriate treatment and disposition of the human remains. Section 5097.98 of the Public Resources Code (PRC) states that, if remains are determined by the Coroner to be of Native American origin, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours which, in turn, must identify the person or persons they believe to be the most likely descended from the deceased Native American. The descendants must complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains. With the implementation of standard regulations and Mitigation Measure CR-1, potential impacts to human remains would be less than significant.

**Level of Impact Before Mitigation:** Potentially significant impact if human remains are discovered during construction grading or excavation activities.

**Mitigation Measures:** Mitigation Measure CR-1 described in Section 5.5.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated and implementation of standard regulations.

## 5.5.6 CUMULATIVE IMPACTS

The context for assessing cumulative impacts to local cultural resources is to determine whether the Project would result in a loss of these resources that could diminish or eliminate important information relevant to the City of Sierra Madre and/or the surrounding area, and if combined with the effects of the Project, would result in a cumulatively significant impact to cultural resources.

As previously discussed, the Project site (935 and 965 East Grand View Avenue) was determined ineligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and Local Register. The SCCIC records search identified 23 cultural resources recorded within one mile of the Project site and no resources on the Project site. In addition, the field survey resulted in negative findings. No impacts to a known resource are anticipated; however, the Project would be required to comply with Mitigation Measure CR-1 to minimize and/or avoid impacts to a cultural resource discovered during construction grading or excavation activities. This measure would reduce the Project's potential direct impact on cultural resources to less than significant.

Related cumulative development Projects shown in Section 4.0, *Basis for Cumulative Impacts*, would also undergo environmental review and be required to evaluate their potential impacts to cultural resources pursuant to CEQA. Compliance with federal, state, and local laws that provide for the protection of cultural resources and, where needed, Project-specific measures to minimize such impacts to cultural resources

would also be required. Therefore, the proposed Project, considered with the related cumulative development Projects, would not contribute considerably to cumulatively significant impacts to cultural resources. No additional mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact as there is no notable incremental Project contribution to a loss of known cultural resources.

**Mitigation Measures:** No additional mitigation measures are required beyond those required for potential Project-specific impacts: Mitigation Measure CR-1 described in Section 5.5.7.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated and implementation of standard regulations.

## 5.5.7 MITIGATION MEASURES

CR-1: Prior to the issuance of grading permits, the Applicant shall retain a qualified Archaeologist and Native American Tribal representative(s) to monitor grading and other ground disturbances related to site development. The Archaeologist, in consultation with the Tribe(s) and City, shall develop a Cultural Resources Monitoring Plan (CRMP) to address the details, timing, and protocols of all cultural resources activities that occur on the Project site. At the Project pre-grading meeting, the Archaeologist, the Tribal representative(s), the Applicant, and the excavation and grading contractor shall discuss appropriate grading and ground disturbing methods within archaeologically and culturally sensitive areas on the Project site pursuant to the CRMP. Should the Archaeologist, after consultation with the consulting Tribe(s), find the potential exists for impacts to archaeological resources, cultural resources and/or sacred sites, the archaeologist and the Native American tribal representative(s) shall actively monitor Project-related grading and in the event that cultural resources are discovered, shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

All cultural material will be temporarily stored on the Project site until final disposition is determined. The Applicant shall relinquish ownership of all Native American cultural material, including sacred items, burial goods, and all archaeological artifacts and non-human remains discovered to the consulting Tribe(s) for final disposition. Leaving artifacts in place (in situ) or reburial of them on site are the preferred methods of mitigation. Reburial shall not occur until all cataloguing and basic recordation has been completed. At the completion of grading, excavation, and ground-disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting all monitoring activities conducted by the Project archaeologist and Native Tribal Monitor(s). All reports produced will be submitted to the City of Sierra Madre, the South Central Coastal Information Center, California State University, Fullerton, and the consulting Tribe(s).

## 5.5.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan*. Adopted July 14, 2015.

City of Sierra Madre, *City of Sierra Madre General Plan – Land Use Element (Updated)*. Adopted November 9, 2021.

City of Sierra Madre, *Code of Ordinances (Municipal Code)*. Updated May 7, 2024.

Sapphos Environmental Inc., *Historical Evaluation Memorandum for the Record (935 and 965 E. Grand View Avenue)*. April 6, 2018.

VCS Environmental, *Ginkgo Stonehouse Property Subdivision TTM 65348 Phase I Cultural Resources Assessment.* March 2024.

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# 5.6 ENERGY

## 5.6.1 INTRODUCTION

This section evaluates the proposed Project's potential energy-related impacts and ways in which the Project would reduce unnecessary energy consumption, consistent with the suggestions contained in Appendix F of the CEQA Guidelines. Analysis in this section is based in part on the following technical report:

- *Ginkgo Stonehouse Residential Air Quality, Greenhouse Gas, and Energy Impact Study, City of Sierra Madre*, RK Engineering Group, Inc., March 6, 2024 (Appendix B). This report is herein referred to as the "Energy Report" in this section.

## 5.6.2 ENVIRONMENTAL SETTING

The 2018 amendments and additions to the State CEQA Guidelines added an energy section to analyze a project's energy consumption to avoid or reduce inefficient, wasteful, or unnecessary consumption of energy. Since the energy section has been added, no state or local agencies have adopted specific criteria or thresholds to be utilized in an energy impact analysis; however, Section 15126.2(b) of the 2018 *Guidelines for the Implementation of the California Environmental Quality Act,* provides the following direction on how to analyze a project's energy consumption:

> "If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the lead agency."

If the proposed Project creates inefficient, wasteful, or unnecessary consumption of energy during construction or operation activities or conflicts with a state or local plan for renewable energy or energy efficiency, then the proposed Project would create a significant energy impact. This section represents a summary of the proposed Project's anticipated energy needs, impacts, and conservation measures.

Energy service providers to the Project site include Southern California Edison (SCE) for electrical service and Southern California Gas Company (SoCalGas) for natural gas.

## 5.6.3 REGULATORY SETTING

### FEDERAL

There are no federal regulations applicable to the Project.

### STATE

#### Warren-Alquist State Energy Resources Conservation and Development Act of 1974

Energy conservation management in the State was initiated by the 1974 Warren-Alquist State Energy Resources Conservation and Development Act that created the California Energy Resource Conservation and Development Commission (currently named California Energy Commission [CEC]), which was originally

tasked with certifying new electric generating plants based on the need for the plant and the suitability of the site of the plant. In 1976, the Warren-Alquist Act was expanded to include new restrictions on nuclear generating plants, which effectively resulted in a moratorium of any new nuclear generating plants in the State. The following details specific regulations adopted by the State to reduce the consumption of energy.

### California Code of Regulations (CCR) Title 20

On November 3, 1976, the CEC adopted the Regulations for Appliance Efficiency Standards Relating to Refrigerators, Refrigerator-Freezers and Freezers and Air Conditioners, which were the first energy-efficiency standards for appliances. The appliance efficiency regulations have been updated several times by the Commission and the most current version is the 2016 Appliance Efficiency Regulations, adopted January 2017 and now includes almost all types of appliances and lamps that use electricity, natural gas as well as plumbing fixtures. The authority for the CEC to control the energy-efficiency of appliances is detailed in California Code of Regulations (CCR), Title 20, Division 2, Chapter 4, Article 4, Sections 1601-1609.

### California Code of Regulations (CCR) Title 24, Part 6

The CEC is also responsible for implementing the CCR Title 24, Part 6: *California's Energy Efficiency Standards for Residential and Nonresidential Buildings* (Title 24 Part 6) that were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. In 2008, the State set an energy-use reduction goal of zero-net-energy use of all new homes by 2020 and the CEC was mandated to meet this goal through revisions to the Title 24, Part 6 regulations.

The Title 24 standards are updated on a three-year schedule and since 2008 the standards have been incrementally moving to the 2020 goal of the zero-net-energy use. The 2022 Title 24 standards are the current standards that went into effect on January 1, 2023. The 2022 Title 24 standards will: (1) Increase onsite renewable energy generation; (2) Increase electric load flexibility to support grid reliability; (3) Reduce emissions from newly constructed buildings; (4) Reduce air pollution for improved public health; and (5) Encourage adoption of environmentally beneficial efficient electric technologies.

### California Code of Regulations (CCR) Title 24, Part 11

CCR Title 24, Part 11: *California Green Building Standards* (CALGreen) was developed in response to continued efforts to reduce GHG emissions associated with energy consumption. The CALGreen Building Standards are also updated every three years and the current version is the 2022 California Green Building Standard Code that became effective on January 1, 2023.

The CALGreen Code contains requirements for construction site selection; storm water control during construction; construction waste reduction; indoor water use reduction; material selection; natural resource conservation; site irrigation conservation; and more. The code provides for design options allowing the designer to determine how best to achieve compliance for a given site or building condition. The code also requires building commissioning, which is a process for verifying that all building systems (e.g., heating, and cooling equipment and lighting systems) are functioning at their maximum efficiency.

The CALGreen Code provides standards for bicycle parking, carpool/vanpool/electric vehicle spaces, light and glare reduction, grading and paving, energy efficient appliances, renewable energy, graywater systems, water efficient plumbing fixtures, recycling and recycled materials, pollutant controls (including moisture control and indoor air quality), acoustical controls, storm water management, building design, insulation, flooring, and framing, among others. Implementation of the CALGreen Code measures reduce energy consumption and vehicle trips and encourages the use of alternative-fuel vehicles, which reduces pollutant emissions.

### Senate Bill 1020

Senate Bill 1020 (SB 1020) was adopted September 16, 2022 and would speed up the timeline retail electricity is supplied by renewable energy sources over the prior adoption timelines provided in SB 100, SB 350, SB 1078, SB 107, and SB X1-2. SB 1020 requires that retail sales of electricity be from renewable energy resources and zero-carbon resources supply 90% by December 31, 2035, 95% by December 31, 2040, and 100% by December 31, 2045.

### Executive Order N-79-20

The California Governor issued Executive Order N-79-20 on September 23, 2020 that requires all new passenger cars and trucks and commercial drayage trucks sold in California to be zero-emissions by the year 2035 and all medium- heavy-duty vehicles (commercial trucks) sold in the state to be zero-emission by 2045 for all operations where feasible. Executive Order N-79-20 also requires all off-road vehicles and equipment to transition to 100% zero-emission equipment, where feasible by 2035.

### Executive Order B-48-18 and Assembly Bill 2127

The California Governor issued Executive Order B-48-18 on January 26, 2018 that orders all state entities to work with the private sector to put at least five million zero-emission vehicles on California roads by 2030 and to install 200 hydrogen fueling stations and 250,000 electric vehicle chargers by 2025. Currently, there are approximately 350,000 electric vehicles operating in California, which represents approximately 1.5% of the 24 million vehicles total currently operating in California. Implementation of Executive Order B-48-18 would result in approximately 20% of all vehicles in California to be zero emission electric vehicles. Assembly Bill 2127 (AB 2127) was codified into statute on September 13, 2018 and requires that the CEC working with CARB prepare biannual assessments of the statewide electric vehicle charging infrastructure needed to support the levels of zero emission vehicle adoption required for the state to meet its goals of putting at least 5 million zero-emission vehicles on California roads by 2030.

### Assembly Bill 1109

California Assembly Bill 1109 (AB 1109) was adopted October 2007, also known as the Lighting Efficiency and Toxics Reduction Act, prohibits the manufacturing of lights after January 1, 2010 that contain levels of hazardous substances prohibited by the European Union pursuant to the Restriction of Hazardous Substances (RoHS) Directive. AB 1109 also requires reductions in energy usage for lighting and is structured to reduce lighting electrical consumption by: (1) At least 50% reduction from 2007 levels for indoor residential lighting; and (2) At least 25% reduction from 2007 levels for indoor commercial and all outdoor lighting by 2018. AB 1109 would reduce GHG emissions through reducing the amount of electricity required to be generated by fossil fuels in California.

### Assembly Bill 1493

California Assembly Bill 1493 (also known as the Pavley Bill, in reference to its author Fran Pavley) was enacted on July 22, 2002 and required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2004, CARB approved the “Pavley I” regulations limiting the amount of GHGs that may be released from new passenger automobiles that are being phased in between model years 2009 through 2016. These regulations will reduce GHG emissions by 30% from 2002 levels by 2016. In June 2009, the EPA granted California the authority to implement GHG emission reduction standards for light duty vehicles, in September 2009, amendments to the Pavley I regulations were adopted by CARB and implementation of the “Pavley I” regulations started in 2009.

The second set of regulations "Pavley II" was developed in 2010 and is being phased in between model years 2017 through 2025 with the goal of reducing GHG emissions by 45% by the year 2020 as compared to the 2002 fleet. The Pavley II standards were developed by linking the GHG emissions and formerly separate toxic tailpipe emissions standards previously known as the "LEV III" (third stage of the Low Emission Vehicle standards) into a single regulatory framework. The new rules reduce emissions from gasoline-powered cars as well as promote zero-emissions auto technologies such as electricity and hydrogen, and through increasing the infrastructure for fueling hydrogen vehicles. In 2009, the U.S. EPA granted California the authority to implement the GHG standards for passenger cars, pickup trucks, and sport utility vehicles and these GHG emissions standards are currently being implemented nationwide.

The EPA has performed a midterm evaluation of the longer-term standards for model years 2022-2025, and based on the findings of this midterm evaluation, the EPA proposed The Safer Affordable Fuel Efficient (SAFE) Vehicles Proposed Rule for Model Years 2021-2026 that amends the corporate average fuel economy (CAFE) and GHG emissions standards for light vehicles for model years 2021 through 2026. The SAFE Vehicles Rule was published on April 30, 2020 and made effective on June 29, 2020.

### LOCAL

### City of Sierra Madre General Plan

#### LAND USE ELEMENT

The following are relevant objectives and policies for the proposed Project:

Circulation

| | |
|---|---|
| Policy L51.5: | Encourage and support the use of non-automotive travel throughout the City. |
| Policy L51.6: | Encourage City staff, employees, residents and visitors to walk and bicycle as often as possible. |
| Policy L51.7: | Utilize non-automotive transportation solutions as a tool to further goals related to environmental sustainability and economic development. |

#### RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Dark Sky

| | |
|---|---|
| GOAL 4: | Energy conservation. |
| Policy R6.2: | Discourage continuous all-night exterior lighting and encourage motion-sensored lighting. |
| Objective R7: | Minimizing lighting use and intensity, utilizing the most efficient lighting technology. |

## 5.6.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- EN-1: Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; and

- EN-2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

## 5.6.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT EN-1: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

The proposed Project would consume energy resources during temporary construction activities and long-term operations. Energy resources would include electricity, natural gas, and petroleum-based fuel supplies and distribution systems. This analysis includes a discussion of the Project's potential impacts on energy resources, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy within the context of CEQA. The Project's energy usage associated with construction and operations was estimated using the California Emissions Estimator Model (CalEEMod) as presented in the Energy Impact Study (Appendix B).

### SHORT-TERM CONSTRUCTION IMPACTS

#### Energy Consumption

Project construction activities are anticipated to include demolition, site preparation, grading, building construction of the homes, paving onsite roads, and the application of architectural coatings (e.g., paints). The proposed Project would consume energy resources during construction in the form of electricity, petroleum-based fuels, and construction materials.

##### *Electricity*

The Project would consume electricity to construct the new structures and infrastructure. Electricity would be supplied to the Project site by Southern California Edison (SCE) and would be obtained from the existing electrical lines within and adjacent to the Project site. The use of electricity from existing power lines rather than temporary diesel or gasoline powered generators would reduce potential impacts on energy use. Electricity consumed during Project construction would vary throughout the construction period based on the construction activities being performed. Various construction activities include electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities associated with the proposed Project would require limited electricity consumption that would not be expected to have an adverse impact on available electricity supplies and infrastructure (RK Engineering, March 6, 2024). Therefore, the use of electricity during Project construction would not be wasteful, inefficient, or unnecessary. Potential impacts are considered less than significant, and no mitigation is required.

##### *Petroleum Fuel Use*

The Project's use of petroleum products would primarily be associated with construction vehicles and transportation-related activities. This includes gasoline and diesel fuel usage for off-road equipment and worker and vendor vehicle trips. The off-road construction equipment fuel usage was calculated at 35,117 gallons and the on-road construction trips fuel usage was calculated at 1,325 gallons. As such, the Project's combined estimated fuel used from off-road construction equipment and on-road construction trips was calculated at 36,442 gallons (RK Engineering, March 6, 2024). Construction activities associated with the proposed Project would be required to adhere to all State and South Coast Air Quality Management District

(SCAQMD) regulations for off-road equipment and on-road trucks, which provide minimum fuel efficiency standards. In addition, there is nothing within the Project description to indicate an unusual amount of petroleum would need to be used (i.e., the proposed development and use of equipment would be typical of other similar residential development projects). As such, construction activities would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Potential impacts are considered less than significant, and no mitigation is required.

### *Construction Materials*

Construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass would be required to implement the Project. There is nothing within the Project description to indicate the need for an unusual amount or type of such materials (i.e., the proposed development and use of construction materials would be typical of other similar residential development projects). As such, construction activities would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Potential impacts are considered less than significant, and no mitigation is required.

## LONG-TERM OPERATIONAL IMPACTS

### Energy Consumption

Project operations would entail the occupation and maintenance of the new homes as well as resident vehicle travel between the new homes and various destinations for work, school, shopping, and leisure activities. Project operations would consume energy resources in the form of electricity, natural gas, and petroleum fuels. Table 5.6-1, *Annual Energy Consumption*, shows the Project's projected energy consumption rates in millions of British thermal units per year (MBtu/yr).

Table 5.6-1
Annual Energy Consumption

| Activity | Energy Consumption (MBtu/yr)[1] |
|---|---|
| Electricity | 334 |
| Natural Gas | 345,018 |
| Petroleum | 1,518 |
| **Total Annual Operational Energy Consumption** | **346,870** |

Notes:
[1] MBtu/yr = Millions of Btu per year. Operational activities only.
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

### *Electricity*

The proposed Project was estimated to consume 334 MBtu of energy per year; or 97,780 kilowatt-hours of electricity per year (RK Engineering, March 6, 2024). Electricity would be used for building heating and cooling, lighting, appliances, electronics, and mechanical equipment. Indirect electricity usage would also be required to supply, distribute, and treat water and wastewater. It should be noted that the Project would comply with all State and City requirements related to the consumption of electricity, which includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards*. The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed buildings, including enhanced insulation, use of energy efficient lighting

and appliances as well as requiring a variety of other energy-efficiency measures to be incorporated into all proposed structures. In particular, the Project would provide solar installations (or other sources of onsite renewable energy) to satisfy the prescribed energy design ratings from Title 24, Part 6 (RK Engineering, March 6, 2024). Thus, the Project would significantly reduce its reliance on fossil fuels for building energy. As such, the Project would be designed and built to minimize electricity use and would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Therefore, impacts to electrical supply and infrastructure capacity would be less than significant, and no mitigation is required.

### *Natural Gas*

Project operations would result in increased consumption of natural gas at the Project site. The proposed Project would consume 345,018 MBtu per year of natural gas (RK Engineering, March 6, 2024). The Project would use natural gas for things such as building heating and cooling and gas water heaters. Again, the Project would comply with all State and City requirements related to the consumption of natural gas, including CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards.* The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and Heating Ventilation Ari Conditioning (HVAC) units. Therefore, the Project would be designed and built to minimize natural gas use and would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Therefore, impacts to natural gas supply and infrastructure capacity would be less than significant, and no mitigation is required.

### *Petroleum Fuel Use*

The Project is expected to consume petroleum fuels, predominantly from transportation-related automobile and truck trips generated by the residential land uses. The total amount of annual gasoline consumption (11,785 gallons) and diesel consumption (722 gallons) would result in an estimated 1,518 MBtu of energy consumed per year (RK Engineering, March 6, 2024). Again, on-road trucks would be required to adhere to all State and SCAQMD regulations, which provide minimum fuel efficiency standards. In addition, there is nothing about the Project's proposed residential land uses to indicate an unusual amount of petroleum would need to be used. As such, operational activities would not result in the wasteful, inefficient, and unnecessary consumption of energy resources. Potential impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on evaluation of the Project description and based on compliance with standard regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## IMPACT EN-2: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The Project is not expected to conflict with or obstruct a State or local plan for renewable energy or energy efficiency. The Project would purchase electricity through Southern California Edison, which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California, requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all State agencies by December 31, 2045 (RK Engineering, March 6, 2024). The Project would also comply with the mandatory requirements of California's Green Building and Building Energy Efficiency standards that

promote renewable energy and energy efficiency. Therefore, Project impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on evaluation of the Project description and based on compliance with standard regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.6.6 CUMULATIVE IMPACTS

Project implementation would increase demands for electricity, natural gas, and petroleum fuels in the Project vicinity. It is unknown, and would be speculative, as to whether this increased demand within the Project vicinity would be greater or less than the demand-needs of these same new residents if they were to reside somewhere else in the State. As was previously discussed, the Project is not anticipated to result in significant energy impacts due to wasteful, inefficient, and unnecessary consumption of energy resources. This determination was based on evaluation of the Project description and based on compliance with standard regulations. Similarly, the related development projects described in Section 4.0, *Basis for Cumulative Impacts*, would also be required to comply with the building energy efficiency standards, which would reduce their energy consumption impacts. Therefore, the proposed Project's incremental consumption of energy resources would not be cumulatively significant. No Mitigation measures are required.

**Level of Impact Before Mitigation:** Less than significant impact based on evaluation of the Project description and cumulative projects list and based on compliance with standard regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.6.7 MITIGATION MEASURES

No mitigation measures are required for energy.

## 5.6.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan,* July 14, 2015.

City of Sierra Madre, *City of Sierra Madre General Plan – Land Use Element (Updated)*. Adopted November 9, 2021.

RK Engineering Group, Inc. *Ginkgo Stonehouse Residential Air Quality, Greenhouse Gas, and Energy Impact Study, City of Sierra Madre*, City of Sierra Madre. March 6, 2024.

# 5.7 GEOLOGY AND SOILS

## 5.7.1 INTRODUCTION

This section evaluates the Project's potential impacts on geological and soil resources, paleontological resources, and/or unique geologic features. The analysis in this section is based in part on the following technical reports:

- *Geologic and Soils Engineering Plan Review and Update Report*, Irvine Geotechnical Inc., November 19, 2019 (Appendix E1), referred to in the section as the "Geotechnical Report Update". Note, the Geotechnical Report Update provides verification of the conclusions and recommendations made in the previously prepared *Geologic and Soils Engineering Exploration Update* (Appendix E2), accounting for changes to the previous Project description. The current Project description has since been reduced in area acreage and unit count, from 13 units to nine (9) units.
- *Geologic and Soils Engineering Exploration Update*, Irvine Geotechnical Inc., December 15, 2014 (Appendix E2), referred to in the section as the "Geotechnical Report". Note, as mentioned above, the Geotechnical Report's Project description included a larger development than what is currently proposed. The Geotechnical Report analyzed all of the current Project site, plus additional parcels north of the current Project site. Collectively, these areas comprise the "geological study area" discussed in this DEIR Section 5.7, *Geology and Soils*.
- *Phase 1 Cultural Resources Assessment*, VCS Environmental, March 2024 (Appendix D1). Referred to in this Section as the "Cultural Report" which includes a discussion on paleontological resources.

## 5.7.2 ENVIRONMENTAL SETTING

### REGIONAL GEOLOGY

The Project site is located in the Peninsular Range geomorphic province characterized by northwest trending ridges and valleys. It is a tectonically complex area accommodating rotation stress imposed by the continental plate boundary along the San Andreas Fault. Ridge and valley defining structures include active strike slip fault zones, including the Newport-Inglewood, Sierra Madre, San Gabriel, and Raymond faults.

### LOCAL GEOLOGY

Locally, the site is situated along the southern base of the San Gabriel Mountains. The San Gabriel Valley fault, which is allowing uplift of the east-west trending San Gabriel Mountains relative to the San Gabriel Valley, is typical for the Transverse Ranges. The boundary between the Transverse and Peninsular Ranges coincides with the Raymond fault, which is present near the southern boundary of Sierra Madre. The foothills are comprised of a mixture of Old Alluvial Valley, Very Old Alluvial Valley, Old Alluvial Fan, Alluvial Wash, and Artificial Fill as shown in the City of Sierra Madre General Plan Figure 7-2 *Local Geology*.

### SURFACE CONDITIONS

Topography within the geological study area is characterized by a main south draining canyon on the eastern portion, a main south-trending ridge in the central portion of the geological study area and smaller south-draining canyons and ridges. Elevations range from 1,150 feet in the northern portion of the geological study area site to 770 feet near East Grand View Avenue. Slope gradients range from flatter than 5:1 within the axis of the canyons and ridges to steeper than 1:1 on the natural ridge flanks. Elevations within the Project site range from approximately 960 feet on the north end to a low of approximately 770 feet at the south end.

## SUBSURFACE CONDITIONS

Within the majority of the geotechnical study area, a minor amount of fill, associated with previous site grading and cultivation, blankets the downhill portions of the pads and access roads. The spill fill consists of sand and silty sand that are tan to grey-brown, and loose to medium dense. A significant fill was placed along the eastern and western margins of the geological study area during mass grading of the offsite tracts. The thickest fill is located beneath Camillo Street on the northern portion of the geological study area and remote to the proposed development, where fill was placed within a south-draining canyon. Along the downhill side of Camillo Street, the fill thickness is estimated to be on the order of 40 feet thick.

## GROUNDWATER

Groundwater was encountered at depths ranging from approximately 17 to 27 feet below the existing ground surface during geotechnical exploration. Groundwater was not encountered in the westerly canyons in borings to 50 feet or refraction to 100 feet. Seeps, springs and groundwater were not noted on the ridges in the higher elevations of the geological study area, and there are no known wells. Due to the shallow depth to groundwater in the eastern canyon and the liquefaction potential, onsite infiltration of surface runoff is not considered feasible. Seasonal fluctuations in groundwater levels across the Project site may occur due to variations in climate, irrigation, and other factors not evident at the time of the exploration.

## SEISMICITY

The Project site is located within the seismically active area of southern California and has a high potential to experience strong ground shaking from local and regional faults. The intensity of ground shaking is highly dependent upon the distance of the fault to the site, the magnitude of the earthquake, and the underlying soil conditions. California faults are classified as active, potentially active or inactive. Faults from past geologic periods of mountain building that do not display any evidence of recent offset are considered “inactive” or “potentially active.” Faults that have historically produced earthquakes or show evidence of movement within the Holocene period (past 11,000 years) are considered “active faults.” Active faults that are capable of causing large earthquakes may also cause ground rupture. A search for local historical earthquakes recorded by the United States Geological Survey earthquake online catalog within a 100-kilometer radius of the Project site from the year 1800 to present include 143 recorded events with a 4.5 magnitude or greater. Of the 143 events, three were 6.5 magnitude or greater and include the 1971 6.6 magnitude San Fernando Earthquake and the 1994 6.7 magnitude Northridge Earthquake. Forty-five recorded events were 5.0 to 6.0 magnitude earthquakes. The closest recorded earthquakes, dating back to 1800, of 4.5 or greater magnitude, include a 5.0 magnitude earthquake recorded in 1988 located about 5.47 miles southwest of the Project site and a 6.0 magnitude earthquake recorded in 1855 located about 5.88 miles southwest of the Project site. No known earthquake-related damage has been reported at the Project site. According to the Project Geotechnical Report, there are active faults on the Project site that pose surface fault rupture hazards are shown in Table 5.7-1, *List of Known Earthquake Faults Closest to the Project Site*.

Table 5.7-1
List of Known Earthquake Faults Closest to the Project Site

| Abbreviated Fault Name | Fault Type | Maximum Magnitude | Approximate Closest Distance (Miles) |
|---|---|---|---|
| Sierra Madre | Reverse | 7.3 | 0.12* |
| Clamshell-Sawpit Canyon | Reverse | Unknown | 1.0 |
| Raymond | Reverse | 6.5 | 1.25 |
| Whittier | Strike-Slip | 7.1 | 12.0 |
| San Andreas | Strike-Slip | 8.0 | 21.0 |

Note:
* Measured using U.S. Geological Survey, *Interactive U.S. Fault Map*. An inferred fault splay is mapped across the southern portion of the Project site but is believed to actually occur offsite, south of East Grand View Avenue.
Sources: Irvine Geotechnical Inc., *Geologic and Soils Engineering Exploration Update*; December 15, 2014 (Appendix E2). U.S. Geological Survey, *Interactive U.S. Fault Map;* September 27, 2022.

## EARTHQUAKE FAULT RUPTURE

The Project site is not within the Alquist-Priolo Zone. The closest active surface fault is the Sierra Madre fault, which is considered capable of generating a 6.0 to 7.3 magnitude earthquake. Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the southern California region, which may affect the Project site, include ground lurching, shallow ground rupture, soil liquefaction and dynamic settlement. These secondary effects of seismic shaking are common throughout the southern California region and are dependent on the distance between the site and causative fault, and the onsite geology. Damaging earthquakes have occurred on faults that were unknown prior to rupture. Current standards and the California Building Code call for earthquake resistant design of structures as opposed to prediction (Irvine Geotechnical 2014).

Active or potentially active faults within the regional area of the Project that could subject the site to seismic shaking impacts include the Sierra Madre Fault System, Clamshell-Sawpit Canyon Fault, Raymond Fault, San Andreas Fault and Whittier Fault.

### Sierra Madre Fault

#### SIERRA MADRE FAULT SYSTEM

The Sierra Madre Fault system is comprised of five main segments that extend along the base of the San Gabriel Mountains from San Fernando Pass on the west to San Antonio Canyon on the east. The segment of the Sierra Madre fault system proximal to the geological study area extends from the Arroyo Seco to Santa Anita Canyon. The fault is characterized as a north-dipping, reverse fault that is allowing uplift of the San Gabriel Mountains relative to the San Gabriel Valley as a consequence of compression of the Transverse Ranges. The California Geologic Survey and the Southern California Earthquake Center considers the Sierra Madre fault to be active with a probable earthquake magnitude of 6.0 to 7.3.

#### SIERRA MADRE FAULT SPLAYS

According to the Geotechnical Report (Appendix E2), one fault splay (i.e., a secondary fault that branches off a main fault at an acute angle) is mapped in the northern portion of the geological study area (offsite). This northerly-most fault splay is located approximately 1,900 feet north of Camillo Street.

Another southernly fault splay is "inferred" crossing the southern portion of the geological study area (onsite); however, a geophysical study using seismic refraction techniques indicated no presence of faulting. Similar to findings from other sites in Sierra Madre, the inferred location of the southerly splay is likely further south than mapped, south of East Grand View Avenue in the geological survey area (Irvine Geotechnical 2014).

### Clamshell-Sawpit Canyon Fault

The Clamshell-Sawpit Canyon fault is an offshoot of the Sierra Madre fault zone and was responsible for the 1991 Sierra Madre earthquake. The Clamshell-Sawpit Canyon fault is a reverse fault that has strong geomorphic expression, but no evidence of Holocene ground rupture. At the closest point, the Clamshell-Sawpit Canyon fault is located approximately one mile east-northeast of the Project site.

### Raymond Fault

At its closest point, the Raymond fault is 1.25 miles south of the Project site. The Raymond fault is an east-west trending reverse fault that forms the southern boundary of the Transverse Ranges Geomorphic Province. The Raymond fault is considered active with a probable moment earthquake magnitude of 6.5. Unlike the Sierra Madre fault, the Raymond fault has a distinct scarp that extends from Monrovia to Los Angeles. Rupture of the Raymond fault would produce strong ground shaking at the Project site.

### Whittier Fault

The Whittier fault is part of the northernmost portion of the Elsinore fault zone and is located approximately 12 miles south of the geological study area. The Whittier fault is a strike slip fault that is capable of producing magnitude 7.1 earthquakes. Rupture of the Whittier fault would produce strong ground shaking at the Project site.

### San Andreas Fault

The San Andreas fault is located along the north side of the San Gabriel Mountains, approximately 21 miles northeast of the Project site. The San Andreas fault is characterized as a strike slip fault capable of producing a magnitude 8.0 earthquake. Rupture of the San Andreas fault would produce strong ground shaking of long duration at the Project site.

## LIQUEFACTION AND ASSOCIATED HAZARDS

Liquefaction involves the sudden loss in strength of a saturated, cohesionless soil (sand and nonplastic silts) caused by the build-up of pore water pressure during cyclic loadings, such as those produced by an earthquake. This increase in pore water pressure can temporarily transform the soil into a fluid mass, resulting in a vertical settlement, and can also cause lateral ground deformations. Typically, liquefaction occurs in areas where there are loose to medium dense sands and silts, and where the depth to groundwater is less than 50 feet from the surface. Additionally, vibration caused by seismic shaking can cause seismic settlement (seismic compaction known as dry sand settlement) of loose to medium dense, dry, clean, and silty granular soils. In summary, three simultaneous conditions are required for liquefaction:

- Loose to medium dense cohesionless soils,
- Groundwater within 50 feet of the surface, and
- Strong shaking, such as caused by an earthquake.

According to the General Plan Figure 5.5-3 *Potential Landslide Zones and Potential Liquefaction Zones* (City of Sierra Madre 2021), the Project site and adjacent land is not mapped within a *Potential Seismic*

*Liquefaction Zone*. According to the Geotechnical Report, liquefaction and associated dynamic settlement hazards within the geological study area are considered low to moderate.

### LANDSLIDE

Landslides can occur for various reasons. For example, severe flooding can undermine the integrity of the soils in the hillsides, therefore causing instability. Landslides may also occur as the result of brush fires, which weaken the soil by removing vegetation integral to its support structure. Ground shaking from an earthquake presents an additional risk. According to the General Plan Chapter 3 *Hazard Prevention* (City of Sierra Madre 2021), Landslides in the City typically occur at elevations of between 1,400 and 2,000 feet, well above the urban area of the City. A common type of landslide experienced in Sierra Madre is known as a mudflow. This type of landslide involves very rapid downslope movement of saturated soil, sub soil and weathered bedrock. Large mudflows may have enough force to uproot trees and to carry along boulders several feet in diameter. Due to their fast speeds, mudflows can be very destructive, especially along the bottom and the mouths of canyons. Mudslides have generally occurred in several locations within the northern foothill areas of the City. According to the General Plan Figure 5.5-3 *Potential Landslide Zones and Potential Liquefaction Zones*, central and northern portions of the Project site are mapped as a "Potential Seismic Landslide Zone".

### LATERAL SPREADING

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. According to the Geotechnical Report, saturated soils that have experienced liquefaction may be subject to lateral spreading where located adjacent to free-faces, such as steep wall-like slopes or outcrops of rock that are too steep for soil and rock debris to accumulate, channels, and rivers. The Project site does not have free-faces and the potential for lateral spreading is considered nil (Irvine Geotechnical 2014).

### EXPANSIVE SOIL

Expansive soils are defined as fine grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting would be subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. According to the Geotechnical Report, the Project site is not subject to expansive soils impacts (Irvine Geotechnical 2014).

## 5.7.3 REGULATORY SETTING

### FEDERAL

#### National Earthquake Hazards Reduction Program

The National Earthquake Hazards Reduction Program (NEHRP) was established by the U.S. Congress when it passed the Earthquake Hazards Reduction Act of 1977, Public Law 95–124. In establishing the NEHRP, Congress recognized that earthquake-related losses could be reduced through improved design and construction methods and practices, land use controls and redevelopment, prediction techniques and early warning systems, coordinated emergency preparedness plans, and public education and involvement programs. Implementation of NEHRP priorities is accomplished primarily through original research,

publications, and recommendations to assist and guide state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

## STATE

### Alquist-Priolo Earthquake Fault Zoning Act

In response to the severe structural damages caused by the 1971 San Fernando Earthquake, the State of California enacted the Alquist-Priolo Earthquake Fault Zoning Act (Act). This Act regulates development near active faults to mitigate the hazards of surface fault-rupture. Under the Act, the State Geologist is required to delineate special study zones along known active faults. The Act also requires that prior to approval of a project; a geologic study must be prepared to define and delineate any hazards from surface rupture.

### Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act, enacted in 1977, was developed to protect the public from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and from hazards caused by earthquakes. The act requires the State Geologist to delineate various seismic hazard zones and requires cities, counties, and other local permitting agencies to regulate certain development projects within these zones.

### California Building Standard Code

Title 24 of the California Code of Regulations, also known as the California Building Standards Code, sets forth minimum requirements for building design and construction. The California Building Standards Code is a compilation of three types of building standards from three different origins:

- Building standards that have been adopted by state agencies without change from building standards contained in national model codes.
- Building standards have been adopted and adapted from the national model code standards to meet California conditions.
- Building standards authorized by the California legislature constitute extensive additions not covered by the model codes that have been adopted to address California concerns. In the context of earthquake hazards, the California Building Standards Code design standards have a primary objective of assuring public safety and a secondary goal of minimizing property damage and maintaining function during and following a seismic event.

### National Pollutant Discharge Elimination System

Pursuant to the Clean Water Act (CWA) in 2012, the State Water Resources Control Board issued a statewide general NPDES Permit for stormwater discharges from construction sites (National Pollutant Discharge Elimination System No. CAS000002). Under this Statewide General Construction Activity Permit, discharges of stormwater from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for stormwater discharges or be covered by the General Permit. Coverage by the General Permit is accomplished by completing and filing a Notice of Intent with the State Water Resources Control Board and developing and implementing a Storm Water Pollution Prevention Plan (SWPPP). Each applicant under the General Construction Activity Permit must ensure that a SWPPP is prepared prior to grading and is implemented during construction. The SWPPP must list best management practices (BMPs) implemented on the construction site to protect stormwater runoff and must contain a visual monitoring program; a chemical monitoring program for “non-visible” pollutants to be implemented

if there is a failure of BMPs; and a monitoring plan if the site discharges directly to a water body listed on the state's 303(d) list of impaired waters.

### California Public Resources Code

The State of California Public Resources Code, Chapter 1.7, Sections 5097.5 and 30244, includes additional state level requirements for the assessment and management of paleontological resources. These statutes require reasonable mitigation of adverse impacts to paleontological resources resulting from development on state lands, define the removal of paleontological "sites" or "features" from State lands as a misdemeanor, and prohibit the removal of any paleontological "site" or "feature" from State land without permission of the jurisdictional agency. These protections apply only to State of California land.

## LOCAL

### City of Sierra Madre General Plan

#### HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Seismic Safety

| | |
|---|---|
| OBJECTIVE Hz10: | Assessing the viability of development based on seismic safety considerations. |
| Policy Hz10.2: | Investigate the limitations on the location of new or altered residences and critical, sensitive and high occupancy facilities in areas near active faults, and consider conducting a comprehensive geologic investigation to show where active faults pose a hazard to structures. |
| Policy Hz10.3: | Investigate requiring that proposed new or altered residences and critical, sensitive, and high occupancy facilities located in areas near active faults are not approved unless necessary subsurface fault investigations have first been completed. |
| Policy Hz10.4: | Investigate requiring a thorough subsurface fault investigation be conducted for any proposed habitable structure on private property in close proximity of an active fault zone, and monitor any trenching for public buried water lines in the same area. Assign a City employee the duty of collecting and assessing of data gathered from the above listed efforts with help of a registered geologist. |
| OBJECTIVE Hz11: | Minimizing to the extent possible the loss of life, serious injuries, and major social and economic disruption caused by the collapse of or severe damage to vulnerable buildings in an earthquake. |
| Policy Hz11.2: | Encourage seismic review of buildings. |
| OBJECTIVE Hz13: | Implementing seismic policies effectively. |
| Policy Hz13.2: | Adopt and maintain high standards for seismic performance of buildings, through prompt adoption and careful enforcement of the best available standards for seismic design. |
| Policy Hz13.4: | Utilize contemporary seismic maps during plan/permit review process. (HMP EQ-1). |

Policy Hz13.8: Encourage hazard reduction with non- structural and structural earthquake retrofits and other strategies in homes, businesses, and City facilities. (HMP EQ-6).

## 5.7.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- GEO-1: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving a rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; refer to Division of Mines and Geology Special Publication 42;
- GEO-2: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking;
- GEO-3: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction;
- GEO-4: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides;
- GEO-5: Result in substantial soil erosion or the loss of topsoil;
- GEO-6: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or offsite landslide, lateral spreading, subsidence, liquefaction or collapse;
- GEO-7: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;
- GEO-8: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater; and
- GEO-9: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

## 5.7.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT GEO-1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving a rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

The Alquist-Priolo Earthquake Fault Zoning Act (Act) regulates development near active faults to mitigate the potential hazards of surface fault-rupture. The State Geologist is required to delineate special study zones, known as Alquist-Priolo Earthquake Fault Zones, along with known active faults. A fault is considered "active" if it has experienced earthquake activity in the past 11,000 years. The Act also requires that prior to approval of a project; a geologic study be prepared to define and delineate any hazards from surface rupture and that a building setback be established from any known trace fault hazard. According to the

California Geologic Survey, there are no Alquist-Priolo Earthquake Fault Zones on the Project site. To date, portions of the Sierra Madre fault east of the San Fernando segment and west of Bradbury have not been designated as an Alquist-Priolo fault.

As previously discussed, and according to the Geotechnical Report (Appendix E2), one fault splay (i.e., a secondary fault that branches off a main fault at an acute angle) is mapped in the northern portion of the geological study area (offsite). This northerly-most fault splay is located approximately 1,900 feet north of Camillo Street. Another southernly fault splay is "inferred" crossing the southern portion of the geological study area (onsite); however, a geophysical study using seismic refraction techniques indicated no presence of faulting. Similar to findings from other sites in Sierra Madre, the inferred location of the southerly splay is likely further south than mapped, south of East Grand View Avenue in the geological survey area (Irvine Geotechnical 2014).

Because no segments of the Sierra Madre fault directly cross underneath the proposed Project site, the potential for ground rupture impact on the Project site would be low and potential impacts would be less than significant.

**Level of Impact Before Mitigation:** Less than significant impact based on Project location, database review, and findings of the Geotechnical Report.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT GEO-2: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

The Project site is situated within a seismically active region that would likely be subject to ground shaking impacts from active faults in the region. The intensity of ground shaking would be highly dependent upon the distance of the fault to the site, the magnitude of the earthquake, and the underlying soil conditions. The Project site may experience strong seismic shaking in the future due to nearby faults shown previously in Table 5.7-1, *List of Known Earthquake Faults Closest to the Project Site*. The closest recorded earthquakes, dating back to 1800, of 4.5 or greater magnitude include a 5.0 magnitude earthquake recorded in 1988 located about 5.47 miles southwest of the Project site and a 6.0 magnitude earthquake recorded in 1855 located about 5.88 miles southwest of the Project site. No known earthquake-related damage has been reported at the Project site.

The potential seismic shaking risks at the Project site would be like other areas in southern California. The proposed structures on the Project site would be required to meet the City's construction development standards and the seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake within an acceptable level of risk. Additionally, the Project would be required to implement seismic design recommendations provided in a design-level, Project-specific Geotechnical Report pursuant to Mitigation Measure GEO-1. Compliance with the City construction development standards, California Uniform Building Code Seismic Safety Standards and implementation of seismic design recommendations as required by Mitigation Measure GEO-1 would minimize risks related to seismic shaking impacts. Potential impacts would be considered less than significant.

**Level of Impact Before Mitigation:** Potentially significant without implementation of design-level geotechnical recommendations and compliance with standard building regulations.

**Mitigation Measures:** Mitigation Measure GEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT GEO-3: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

As previously discussed above, the Project would not cause potential substantial adverse effects involving seismic-related ground failure. According to City of Sierra Madre General Plan Figure 5.5-3 *Potential Landslide Zones and Potential Liquefaction*, the Project site is not mapped within an area that has been subject to or may be subject to liquefaction. According to the Geotechnical Report (Appendix E2), liquefaction and associated dynamic settlement hazards within the geological study area are considered low to moderate. As previously discussed, the Project would be required to implement seismic design recommendations provided in a design-level, Project-specific Geotechnical Report pursuant to Mitigation Measure GEO-1. Compliance with the City construction development standards, California Uniform Building Code Seismic Safety Standards and implementation of seismic design recommendations as required by Mitigation Measure GEO-1 would minimize risks related to seismic-related ground failure. Potential impacts would be considered less than significant.

**Level of Impact Before Mitigation:** Potentially significant without implementation of design-level geotechnical recommendations and compliance with standard building regulations.

**Mitigation Measures:** Mitigation Measure GEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT GEO-4: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

According to the City of Sierra Madre General Plan Figure 5.5-3 *Potential Landslide Zones and Potential Liquefaction*, central and northern portions of the Project site are mapped as a "Potential Seismic Landslide Zone". Per the Geotechnical Report, an analysis was performed to test the stability of the slopes and soils that comprise them. The Geotechnical Report (Appendix E2) showed that the Project site and existing slopes are stable under static and seismic conditions. The Project would also not create slopes or features that would increase the landslide potential beyond existing conditions. Compliance with the City construction development standards, California Uniform Building Code Seismic Safety Standards and implementation of seismic design recommendations as required by Mitigation Measure GEO-1, would reduce potential landslide impacts to less than significant.

**Level of Impact Before Mitigation:** Potentially significant without implementation of design-level geotechnical recommendations and compliance with standard building regulations.

**Mitigation Measures:** Mitigation Measure GEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT GEO-5: Would the project result in substantial soil erosion or the loss of topsoil?

Proposed land clearing and grading activities would uncover soil, which could be subject to erosion impacts caused by water and wind. Additionally, the Project construction equipment and vehicles could indirectly transport sediment to offsite locations. The Project would disturb more than one acre of land and would

be required to obtain coverage under a General Construction Permit issued by the State Water Resources Control Board. The General Construction Permit would require the filing of a Notice of Intent with the State Water Resources Control Board and the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would provide a list of Best Management Practices (BMPs) to reduce potential erosion impacts to less than significant. Such BMPs would include use of sandbags or waddles near drainages, and use of rumble racks or wheel washers or other measures to avoid sediment transport. Compliance with General Construction Permit conditions and preparation and implementation of a SWPPP would reduce potential impacts related to soil erosion or the loss of topsoil to less than significant.

During operation, the Project would introduce a new development on the site, resulting in more total impervious area on the site. As such, the Project site would be graded and paved, greatly reducing the possibility for soil erosion and siltation compared to current conditions. However, introducing more impervious areas would result in more surface runoff, which could lead to more soil erosion and siltation. Per the Drainage Analysis, final development of the Project would result in an increase of 0.7 cubic feet per second (cfs) which is less than 1% greater than the current runoff based off of the 100-year 24-hour storm; refer to Table 5.7-2, *Hydrology Summary*. Additionally, stormwater runoff would still be contained and conveyed by designing the grading, hardscape and landscape of each single-family home to allow for storm water storage and percolation which would assist in reducing runoff velocities that contribute to downstream erosion and sediment transport; thus, reducing soil erosion and siltation. The construction of the Project shall also comply with erosion control measures, when necessary, during grading and prior to the completion and construction of permanent drainage controls; and care shall be taken by the contractor during final grading to preserve any berms, drainage terraces, interceptor swales, or other devices of a permanent nature on or adjacent to the property. Therefore, with implementation of these measures and guidance, impacts associated with substantial erosion or siltation on or off site would be less than significant.

Table 5.7-2
Hydrology Summary

| Area/Type | Sub-basin 1A (Existing condition) | Sub-basin 1-A (Proposed Condition) | Sub-basin 1B (Existing condition) | Sub-basin 1-B (Proposed Condition) |
|---|---|---|---|---|
| Acres | 7.29 | 6.4 | 6.65 | 7.54 |
| Flow path Length (ft) | 1424 | 1660.7 | 1353.4 | 1293.5 |
| Flow Path Slope | 0.1784 | 0.1614 | 0.1626 | 0.1639 |
| 24-hr, 50-yr Rainfall Depth (in.) | 9.685 | 9.685 | 9.545 | 9.545 |
| Impervious Fraction | 0.0204 | 0.293 | 0.0326 | 0.1534 |
| Soil Type | 88 | 88 | 6 | 6 |
| Fire Factor | 0.71 | 0.71 | 0.71 | 0.71 |
| Q-10 (cfs) | 15.2 | 12.4 | 19.8 | 22.6 |
| Q-50 (cfs) | 31.6 | 25.3 | 31.3 | 35.5 |
| Q-100 (cfs) | 36.6 | 32.2 | 38.2 | 43.3 |
| Source: Advanced Civil Group, *Ginkgo Stonehouse Property Drainage Study*; March 21, 2019 (Appendix G1). | | | | |

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT GEO-6: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

As previously described above, results of the landslide analysis, liquefaction analysis, and lateral spreading analysis indicate the Project site has global stability and would be suitable for the proposed development with the implementation of standard regulatory conditions and with the implementation of site-specific, design-phase geotechnical recommendations as required under Mitigation Measure GEO-1. No additional mitigation measures would be required.

The Geotechnical Report (Appendix E2) indicates that the proposed Project and associated improvements would be feasible from a geotechnical standpoint, provided site-specific, design-phase geotechnical recommendations as required under Mitigation Measure GEO-1 are implemented. In addition, the Project would be required to comply with the City Construction Development Standards as well as the California Uniform Building Code Seismic Safety Standards. Implementation of Mitigation Measure GEO-1 and compliance with standard building regulations would reduce potential impacts associated with soil stability to less than significant.

**Level of Impact Before Mitigation:** Potentially significant without implementation of design-level geotechnical recommendations and compliance with standard building regulations.

**Mitigation Measures:** Mitigation Measure GEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT GEO-7: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils are defined as fine grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting would be subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. According to the Geotechnical Report (Appendix E2), the Project site is not subject to expansive soils impacts (Irvine Geotechnical 2014). No impacts associated with expansive soils would occur and no mitigation is required.

**Level of Impact Before Mitigation:** No impact based on the lack of expansive soils at the Project site.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT GEO-8: Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The City of Sierra Madre provides wastewater disposal through the City sewer systems. The Project would be served by the City's existing sewer system and no septic tanks or alternative wastewater disposal systems are proposed. The potential for wastewater disposal to be a hazard at the Project site is low, and thus, no impacts are anticipated.

**Level of Impact Before Mitigation:** No impacts are anticipated based on the presence of available utilities and current design.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT GEO-9: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The Natural History Museum of Los Angeles County (NHMLAC) completed a paleontological resources literature review for the Project site and vicinity, included as Attachment B of the Cultural Report (Appendix D1) and summarized below. The paleontological records search revealed that there are no recorded fossil localities within the Project site, but fossil localities are recorded nearby from the same type of sedimentary deposits that occur in the Project site. Table 5.7-3, *Fossil Localities in the Vicinity of the Project Site*, shows the closest known localities in the collection of the Natural History Museum of Los Angeles County.

Table 5.7-3
Fossil Localities in the Vicinity of the Project Site

| Locality Number | Location | Formation | Taxa | Depth |
|---|---|---|---|---|
| LACM VP 16171 | San Jose hills, west of the intersection of N. Grand Avenue and Amar Road | Puente Formation (dense tan shale) | Herring/Anchovy family (*ganolytes*) | Unknown |
| LACM VP 6951, LACM IP 17558 | North slope of San Tuze Hill NNW of peak | Puente Formation | Herring (*Etringus*), drumfish (*Lompoquia*), bristlemouth (*Cyclothone*), deep-sea smelt (*Bathylagidae*); Argonaut (*Mizuhobaris lepta*) | Unknown |
| LACM VP 7930-7932 | Near the intersection of Shadow Oak Drive and S. Woodgate Drive | Monterey Formation (Yorba Shale; sandstone & diatomaceous shale) | Bony fish (*Oseteichthyes*), including ray-finned fishes (*Clupeidae*) | 6.5-7 feet below ground surface |
| LACM VP 7933 | 50 feet W of intersection of Shadow Oak Drive and West Covina community center entrance | Monterey Formation, Yorba Shale Member (grayish shale) | Topsmelt (*Atherinops*) | Unknown, collected during trenching for a pipeline |

| Locality Number | Location | Formation | Taxa | Depth |
|---|---|---|---|---|
| LACM VP 7871 – 7877; LACM IP 17944 | City of Industry Water Recycling Project; north side of Amar Road near intersection with N. Nogales Street. | Monterey Formation, Yorba Shale Member (mottled light gray and grayish-gray, clayey siltstone to greenish-gray silty claystone to cream-colored diatomaceous shale) | Drumfish (*Lompoquia*), lanternfish (*Diaphus*), herring (*Xyne grex*), bony fish (*Scombridae*), ridgehead (*Scopelogadus),* deep-sea smelt *(Bathylagus),* viperfish *(Chauliodus),* cod *(Gadidae*); Plants; bivalves | Unknown (collected during grading activities) |
| Source: VCS Environmental, *Phase I Cultural Resources Assessment*; March 2024 (Appendix D1). | | | | |

The Paleontological records and resource literature review completed by Alyssa Bell, PhD at the Natural History Museum of Los Angeles County (NHMLAC), on August 20, 2023, conducted a thorough search of the NHMLAC's paleontology collection records for the Project site. The paleontological records search revealed that there are no recorded fossil localities within the proposed Project site, but fossil localities are recorded nearby from the same sedimentary deposits that occur in the Project site. Review of the geologic map for the area shows the southern one-third of the Project site covered in Quaternary Old Alluvial Fan Deposits (Qof). The northern two-thirds consists of Quaternary Very Old Alluvial Valley Deposits (Qvoa). Artificial Fill has been deposited in the elevated terrain in the northwest portion of the Project site. With implementation of the associated Mitigation Measure PALEO-1, impacts to potential paleontological resources associated with the Project would be less than significant.

**Level of Impact Before Mitigation:** Potentially significant without a paleontologist to monitor earthwork activities in paleontologically sensitive soils and properly manage paleontological resources in the event of a discovery.

**Mitigation Measures:** Mitigation Measure PALEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

## 5.7.6 CUMULATIVE IMPACTS

Geology and soils impacts are site-specific and generally do not combine to result in cumulative impacts. Like other areas in southern California, land uses developed could be subject to seismic shaking impacts and seismic-related ground failure, such as liquefaction. Other geologic constraints could include unstable geologic units or soils, lateral spreading, subsidence, or expansive soils. Potential geologic and soil impacts would be evaluated at the project-level through site-specific geotechnical and soil investigations and would be mitigated through site-specific recommendations for design and construction. Additionally, the proposed structures would be required to be designed to meet the City's construction development standards, and the seismic design parameters of the California Uniform Building Code. Therefore, the proposed Project would not contribute considerably to cumulatively significant impacts regarding seismic shaking or geological impacts. Related development Projects shown in Table 4-1, *Related Cumulative Projects*, could also be subject to seismic, geologic and soil constraints; would be evaluated as such; and would be required to comply with state and local building codes and incorporate mitigation measures as

needed to ensure geologic stability, which would reduce potential cumulative geologic impacts to less than significant.

The proposed Project and related development Projects shown in Table 4-1, *Related Cumulative Projects*, could involve construction activities which could result in soil erosion or loss of topsoil. Cumulative impacts would depend upon each respective cumulative site's topography and onsite soils susceptibility to erosion. Impacts would be evaluated at the project-level through site-specific soil investigations and would be mitigated through site-specific recommendations for design and construction. Compliance with Mitigation Measure GEO-1, existing regulations and implementation of site-specific recommendations outlined in site-specific soil investigations, would reduce cumulative impacts concerning soil erosion or loss of topsoil to less than significant. The Project impacts related to soil erosion or loss of topsoil would be reduced through compliance with the State Water Resources Control Board General Construction Permit requirements. Therefore, the Project's incremental effects involving exposure of persons or structures to potential substantial adverse effects related to soil erosion and loss of topsoil would not be considerable.

In the immediate vicinity of the Project site, significant paleontological resources have been identified nearby in similar sedimentary deposits that if altered, could combine with the effects of the Project to result in a cumulatively significant impact to paleontological resources. The Project would implement Mitigation Measure PALEO-1, which require excavations to be monitored to recover and properly manage any fossil remains and any fossils recovered. With implementation of Mitigation Measure PALEO-1, potential impacts to paleontological resources or site or unique geologic features would be less than significant, and the Project would not contribute considerably to significant cumulative impacts to paleontological resources.

Related development projects shown in Table 4-1, *Related Cumulative Projects*, in the area involving ground disturbance would be required to evaluate if the construction activities could have potential to damage paleontological resources that could be buried in those project sites. As with the proposed Project, other projects would require site-specific paleontological analysis that could lead to mitigation requiring monitoring and recovery, identification, and curation of any resources discovered, which would reduce the potential for significant cumulative impacts to paleontological resources. Therefore, the Project considered with the related cumulative development Projects, would not contribute considerably to cumulatively significant impacts to paleontological resources.

**Level of Impact Before Mitigation:** Potentially significant without implementation of site specific geotechnical recommendations and/or without a paleontologist to monitor earthwork activities in paleontologically sensitive soils and properly manage paleontological resources in the event of a discovery.

**Mitigation Measures:** Mitigation Measures GEO-1 and PALEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

## 5.7.7 MITIGATION MEASURES

GEO-1: Prior to issuance of grading permits, the City of Sierra Madre shall confirm that grading and construction plans for the Project to incorporate design recommendations provided in the *Geologic and Soils Engineering Exploration Update* and *Geologic and Soils Engineering Exploration Update* prepared by Irvine Geotechnical, Inc. dated November 2014 and December 2019, respectively. The design recommendations shall address site preparation; construction swimming pools, foundation design, retaining walls, temporary excavations, corrosion, floor slabs, concrete decking, paving, drainage waterproofing and site observation.

PALEO-1: Prior to the issuance of grading permits, the Project Applicant shall provide written evidence to the City of Sierra Madre that the Applicant has retained a qualified paleontologist to observe ground disturbing activities, recover fossil resources as necessary, and catalogue the recovered specimens. The Paleontologist will attend the pre-grade conference where they will establish procedures for paleontological monitoring and, through the preparation of a Paleontological Resources Impact Mitigation Program (PRIMP), shall establish procedures and protocols to temporarily halt ground disturbing activities to permit sampling, evaluation, and recovery of any discovery. Excavations that impact older Quaternary deposits may encounter fossil vertebrates. Any substantial excavations below the uppermost layers of the surface should be monitored. Sediment samples should also be recovered to determine the small-fossil potential of the site. If a discovery is determined to be significant, additional excavations and salvage of the fossil may be necessary to ensure that any impacts to it are mitigated to a less than significant level. A final monitoring report shall be prepared that describes the results of the monitoring program and evaluates any fossil resources recovered.

## 5.7.8 REFERENCES

Advanced Civil Group, *Ginkgo Stonehouse Property Drainage Study*. March 21, 2019.

City of Sierra Madre, *City of Sierra Madre General Plan – Hazard Prevention Element (Updated)*. Adopted November 9, 2021.

Irvine Geotechnical Inc., *Geologic and Soils Engineering Plan Review and Update Report*, November 19, 2019.

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PlaceWorks, *Sierra Madre General Plan Update Draft EIR*. May 2015.

U.S. Geological Survey, *Interactive U.S. Fault Map*. September 27, 2022 accessed on August 26, 2024 at https://www.usgs.gov/tools/interactive-us-fault-map.

VCS Environmental, *Ginkgo Stonehouse Property Subdivision TTM 65348 Phase I Cultural Resources Assessment.* March 2024.

# 5.8 GREENHOUSE GAS EMISSIONS

## 5.8.1 INTRODUCTION

This section evaluates the proposed Project's potential impact on greenhouse gas (GHG) emissions. This evaluation is based on the methodology recommended by the South Coast Air Quality Management District (SCAQMD). Because no single project is large enough to result in a measurable increase in global concentrations of GHG, potential climate change impacts are evaluated on a cumulative basis. GHG emission modeling was conducted using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1 and the California Air Resources Board's (CARB) EMFAC2021. Analysis in this section is based in part on the following technical report:

- *Ginkgo Stonehouse Residential Air Quality, Greenhouse Gas, and Energy Impact Study, City of Sierra Madre*, RK Engineering Group, Inc., March 6, 2024 (Appendix B). This report is herein referred to as the "GHG Report" in this section.

## 5.8.2 ENVIRONMENTAL SETTING

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHGs), play a critical role in the Earth's temperature regulation by trapping infrared radiation from the Earth's surface, which otherwise would have escaped to space. This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) GHG emissions in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and commercial and residential land uses. Prominent GHG types contributing to this process include carbon dioxide ($CO_2$), methane ($CH_4$), ozone ($O_3$), water vapor, nitrous oxide ($N_2O$), and chlorofluorocarbons (CFCs).

### GLOBAL WARMING POTENTIAL

Different GHG types have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the cumulative radiative forcing effects of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to the reference gas, which is $CO_2$. The GHGs listed by the International Panel on Climate Change (IPCC) and the CEQA Guidelines are discussed in this section in order of abundance in the atmosphere. Water vapor, the most abundant GHG, is not included in this list because its natural concentrations and fluctuations far outweigh its anthropogenic (human-made) sources. To simplify reporting and analysis, GHGs are commonly defined in terms of their GWP. The IPCC defines the GWP of various GHG emission types on a normalized scale that recasts all GHG emission types in terms of a $CO_2$ equivalent ($CO_2e$). As such, the GWP of $CO_2$ is equal to a GWP rating of 1, while $CH_4$, $O_3$, $N_2O$, and CFCs are assigned their own GWP ratings accounted for in the GHG analysis.

### GREENHOUSE GAS EMISSIONS INVENTORY

According to the Carbon Dioxide Information Analysis Center (CDIAC)[1], 9,855 million metric tons (MMT) of $CO_2e$ emissions were created globally in the year 2014. According to the Environmental Protection Agency (EPA), the breakdown of global GHG emissions by sector consists of 25% from electricity and heat

[1] Obtained from: https://cdiac.ess-dive.lbl.gov/trends/emis/tre_glob_2014.html.

production; 21% from industry; 24% from agriculture, forestry and other land use activities; 14% from transportation; 6% from building energy use; and 10% from all other sources of energy use.[2]

According to *Inventory of U.S. Greenhouse Gas Emissions and Sinks 1990-2019* prepared by the United States Environmental Protection Agency (EPA) in 2019, the total U.S. GHG emissions were 6,558 million metric tons (MMT) of $CO_2$. Total U.S. emissions have increased by 4% between 1990 and 2016 and GHG emissions decreased by 13% between 2005 and 2019. The recent decrease in GHG emissions was a result of multiple factors, including population, economic growth, energy markets, and technological changes that include energy efficiency and energy fuel choices. Between 2018 and 2019, GHG emissions decreased by almost 2% due to multiple factors, including a 1% decrease in total energy use.

According to the CARB, the State of California created 425 million MMT of $CO_2e$ in 2019. The breakdown of California GHG emissions by sector consists of 39.7% from transportation; 21.1% from industrial; 14.1% from electricity generation; 7.6% from agriculture; 10.5% from residential and commercial buildings; 4.9% from high global warming potential sources, and 2.1% from waste. In 2019, GHG emissions were 7.2 MMT of $CO_2e$ lower than 2018 levels and 13 MMT of $CO_2e$ below the 2020 GHG limit of 431 MMT of $CO_2e$.[3]

## 5.8.3 REGULATORY SETTING

### FEDERAL

The EPA is responsible for implementing federal policy to address global climate change. The Federal government administers a wide array of public-private partnerships to reduce U.S. GHG intensity. These programs focus on energy efficiency, renewable energy, methane, and other non-$CO_2$ gases, agricultural practices, and implementation of technologies to achieve GHG reductions. EPA implements several voluntary programs that substantially contribute to the reduction of GHG emissions. Additionally, over the last several years EPA has adopted a number of rulings providing for the reduction of GHG emissions, including requiring $CO_2$ and other GHGs be regulated as pollutants under the Federal Clean Air Act (CAA), requiring suppliers of fossil fuels or industrial GHGs, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of GHG emissions to submit annual reports to EPA, limit emissions from new sources to 1,100 pounds of $CO_2$ per mega-watt hour (MWh) for fossil fuel-fired utility boilers and 1,000 pounds of $CO_2$ per MWh for large natural gas-fired combustion units, and lower power sector GHG emissions by 11 million tons by the year 2030.

On April 30, 2020, the EPA and the National Highway Safety Administration published the Final Rule for the *Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021-2026 Passenger Cars and Light Trucks* (SAFE Vehicles Rule). Part One of the Rule revokes California's authority to set its own GHG emissions standards and zero-emission vehicle mandates in California, which results in one emission standard to be used nationally for all passenger cars and light trucks that is set by the EPA.

### STATE

The California Air Resources Board (CARB) has the primary responsibility for implementing State policy to address global climate change; however, there are State regulations related to global climate change that affect a variety of State agencies. CARB, which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both the federal and state air pollution control programs within California. In this capacity, CARB conducts research, sets California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides

[2] Obtained from: https://www.epa.gov/ghgemissions/global-greenhouse-gas-emissions-data.
[3] Obtained from: https://www.https://ww2.arb.ca.gov/ghg-inventory-data.

oversight of local programs, and prepares the State Implementation Plan (SIP). In addition, CARB establishes emission standards for motor vehicles sold in California, consumer products (e.g., hairspray, aerosol paints, and barbeque lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

In 2008, CARB approved a Climate Change Scoping Plan that proposes a "comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (CARB 2008). The Climate Change Scoping Plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system. In 2014, CARB approved the First Update to the Climate Change Scoping Plan (CARB, 2014) that identifies additional strategies moving beyond the 2020 targets to the year 2050. On December 14, 2017, CARB adopted the California's 2017 Climate Change Scoping Plan, November 2017 (CARB, 2017) that provides specific statewide policies and measures to achieve the 2030 GHG reduction target of 40% below 1990 levels by 2030 and the aspirational 2050 GHG reduction target of 80% below 1990 levels by 2050. In addition, the State has passed the following laws directing CARB to develop actions to reduce GHG emissions, which are listed below in chronological order, with the most current first.

### California Code of Regulations (CCR) Title 24, Part 6

The Title 24 Part 6 standards have been developed by the California Energy Commission (CEC) primarily for energy conservation. The 2022 Title 24 standards aim to: (1) Increase onsite renewable energy generation; (2) Increase electric load flexibility to support grid reliability; (3) Reduce emissions from newly constructed buildings; (4) Reduce air pollution for improved public health; and (5) Encourage adoption of environmentally beneficial efficient electric technologies. The 2022 Title 24 standards are the current standards that went into effect on January 1, 2023. It should be noted that implementation of the CALGreen Building standards would also reduce GHG emissions, since energy usage from buildings creates 9.7% of GHG emissions in the State.

### California Code of Regulations (CCR) Title 24, Part 11

The CALGreen Building standards have been developed by the CEC primarily for energy conservation. The CALGreen Code provides standards for bicycle parking, carpool/vanpool/electric vehicle spaces, light and glare reduction, grading and paving, energy efficient appliances, renewable energy, graywater systems, water efficient plumbing fixtures, recycling and recycled materials, pollutant controls (including moisture control and indoor air quality), acoustical controls, storm water management, building design, insulation, flooring, and framing, among others. It should be noted that implementation of the CALGreen Building standards would also reduce GHG emissions, since energy usage from buildings creates 9.7% of GHG emissions in the State.

### Assembly Bill 32

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires CARB to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and utilize best management practices that are technologically feasible and cost effective.

CARB's Scoping Plan that was adopted in 2009 proposes a variety of measures including: strengthening energy efficiency and building standards, targeted fees on water and energy use, a market-based cap-and-

trade system, achieving a 33% renewable energy mix, and a fee regulation to fund the program. The 2014 update to the Scoping Plan identifies strategies moving beyond the 2020 targets to the year 2050.

The Cap-and-Trade Program established under the Scoping Plan sets a statewide limit on sources responsible for 85% of California's GHG emissions and has established a market for long-term investment in energy efficiency and cleaner fuels since 2012.

### Assembly Bill 341 and Senate Bills 939 and 1374

Senate Bill 939 (SB 939) requires that each jurisdiction in California divert at least 50% of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75% diversion of construction and demolition of waste materials from landfills. Assembly Bill 341 (AB 341) was adopted in 2011 and builds upon the waste reduction measures of SB 939 and 1374 and sets a new target of a 75% reduction in solid waste generated by the year 2020.

### Assembly Bill 1109

AB 1109 requires reductions in energy usage for lighting and is structured to reduce lighting electrical consumption by: (1) At least 50% reduction from 2007 levels for indoor residential lighting; and (2) At least 25% reduction from 2007 levels for indoor commercial and all outdoor lighting by 2018. AB 1109 would reduce GHG emissions through reducing the amount of electricity required to be generated by fossil fuels in California.

### Assembly Bill 1493

AB 1493 or the Pavley Bill sets tailpipe GHG emissions limits for passenger vehicles in California as well as fuel economy standards.

### Senate Bill 97

Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Natural Resources Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Natural Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009, the Natural Resources Agency adopted amendments to the State CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporated GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance were provided, and no specific mitigation measures were identified. The GHG emission reduction amendments went into effect on March 18, 2010, and are summarized below:

- Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the GHG emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project

complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of GHG emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR emphasizes the advantages of analyzing GHG impacts on an institutional and programmatic level. OPR, therefore, approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental Impact Reports must specifically consider a project's energy use and energy efficiency potential.

### Senate Bill 375

Senate Bill 375 (SB 375) was adopted September 2008 in order to support the State's climate action goals to reduce GHG emissions through coordinated regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires CARB to set regional targets for GHG emissions reductions from passenger vehicle use. In 2010, CARB established targets for 2020 and 2035 for each of the Metropolitan Planning Organizations (MPO) within the State. It was up to each MPO to adopt a sustainable community's strategy (SCS) that would prescribe land use allocation in that MPOs Regional Transportation Plan (RTP) to meet CARB's 2020 and 2035 GHG emission reduction targets. These reduction targets are required to be updated every eight years.

The Connect SoCal provides a 2035 GHG emission reduction target of 19% reduction over the 2005 per capita emissions levels. The Connect SoCal includes new initiatives of land use, transportation and technology to meet CARB's new 19% GHG emission reduction target for 2035. CARB is also charged with reviewing SCAG's RTP/SCS for consistency with its assigned targets.

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS. However, new provisions of CEQA incentivize, through streamlining and other provisions, qualified projects that are consistent with an approved SCS and categorized as "transit priority projects."

### Senate Bill 1020

Senate Bill 1020 (SB 1020) was adopted September 16, 2022 and would speed up the timeline retail electricity is supplied by renewable energy sources over the prior adoption timelines provided in SB 100, SB 350, SB 1078, SB 107, and SB X1-2. SB 1020 requires that retail sales of electricity are from renewable energy resources and zero-carbon resources supply 90% by December 31, 2035, 95% by December 31, 2040, and 100% by December 31, 2045.

### Executive Order B-29-15

The California Governor issued Executive Order B-29-15 on April 1, 2015 and directed the State Water Resources Control Board to impose restrictions to achieve a statewide 25% reduction in urban water usage and directed the Department of Water Resources to replace 50 million square feet of lawn with drought tolerant landscaping through an update to the State's Model Water Efficient Landscape Ordinance. The Ordinance also requires installation of more efficient irrigation systems, promotion of greywater usage and onsite stormwater capture, and limits the turf planted in new residential landscapes to 25% of the total area and restricts turf from being planted in median strips or in parkways unless the parkway is next to a parking strip and a flat surface is required to enter and exit vehicles. Executive Order B-29-15 would reduce GHG emissions associated with the energy used to transport and filter water.

### Executive Order B-30-15, Senate Bill 32 and Assembly Bill 197

The California Governor issued Executive Order B-30-15 on April 29, 2015 that aims to reduce California's GHG emissions 40% below 1990 levels by 2030. This executive order aligns California's GHG reduction targets with those of other international governments, such as the European Union that set the same target for 2030 in October 2014. This target will make it possible to reach the ultimate goal of reducing GHG emissions by 80% under 1990 levels by 2050 that is based on scientifically established levels needed in the U.S.A. to limit global warming below 2 degrees Celsius – the warming threshold at which scientists say there will likely be major climate disruptions such as super droughts and rising sea levels. Assembly Bill 197 (AB 197) and Senate Bill 32 (SB 32) codified into statute the GHG emissions reduction targets of at least 40% below 1990 levels by 2030 as detailed in Executive Order B-30-15. AB 197 also requires additional GHG emissions reporting that is broken down to sub-county levels and requires CARB to consider the social costs of emissions impacting disadvantaged communities.

### Executive Order B-48-18 and Assembly Bill 2127

Executive Order B-48-18 and Assembly Bill 2127 (AB 2127) provides measures to put at least five million zero-emission vehicles on California roads by 2030 and to install 200 hydrogen fueling stations and 250,000 electric vehicle chargers by 2025.

### Executive Order B-55-18 and Assembly Bill 1279

The California Governor issued Executive Order B-55-18 in September 2018 that establishes a new statewide goal to achieve carbon neutrality as soon as possible, but no later than 2045. This executive order directs the CARB to work with relevant State agencies to develop a framework for implementation and accounting that tracks progress toward this goal as well as ensuring future scoping plans identify and recommend measures to achieve this carbon neutrality goal. Assembly Bill 1279 was passed by the legislature in September 2022 that codifies the carbon neutrality targets provided in Executive Order B-55-18. The 2022 Scoping Plan for Achieving Carbon Neutrality, adopted by CARB on December 16, 2022, was prepared in order to meet the carbon neutrality goal targets developed in Executive Order B-55-18 and codified in Assembly Bill 1279.

### Executive Order N-79-20

The California Governor issued Executive Order N-79-20 on September 23, 2020 that requires all new passenger cars and trucks and commercial drayage trucks sold in California to be zero-emissions by the year 2035 and all medium- to heavy-duty vehicles (commercial trucks) sold in the state to be zero-emission by 2045 for all operations where feasible. Executive Order N-79-20 also requires all off-road vehicles and equipment to transition to 100% zero-emission equipment, where feasible by 2035.

### Executive Order S-1-07

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40% of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least 10% by 2020. This Executive Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32. In 2009, CARB approved the proposed regulation to implement the LCFS. The standard was challenged in the courts but has been in effect since 2011 and was re-approved by the CARB in 2015. The LCFS is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The LCFS is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels.

### Executive Order S-3-05

In 2005 the California Governor issued Executive Order S 3-05, GHG Emission, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels,
- 2020: Reduce greenhouse gas emissions to 1990 levels, and
- 2050: Reduce greenhouse gas emissions to 80% below 1990 levels.

The Executive Order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs. The State achieved its first goal of reducing GHG emissions to 2000 levels by 2010.

## REGIONAL – SOUTHERN CALIFORNIA

The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. To that end, as a regional agency, SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies.

### South Coast Air Quality Management District

SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. Also, SCAQMD is responsible for GHG emissions for projects where it is the lead agency. However, for other projects in the SCAB where it is not the lead agency, it is limited to providing resources to other lead agencies to assist them in determining GHG emission thresholds and GHG reduction measures.

Since neither CARB nor the OPR has developed a GHG emissions threshold, SCAQMD formed a Working Group to develop significance thresholds related to GHG emissions. At the September 28, 2010 Working Group meeting, SCAQMD released its most current version of the draft GHG emissions thresholds, which recommends a tiered approach that either provides a quantitative annual threshold of 3,500 $MTCO_2e$ for residential uses, 1,400 $MTCO_2e$ for commercial uses, and 3,000 $MTCO_2e$ for mixed uses. An alternative annual threshold of 3,000 $MTCO_2e$ for all land use types is also proposed.

### Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the federally designated Metropolitan Planning Organization (MPO) for the majority of the southern California region and is the largest MPO in the nation. SCAG's current applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the Project area region is the Connect SoCal 2020 and 2019 Federal Transportation Improvement Program (FTIP), which have been prepared to meet the GHG emissions reduction targets set by SB 375 for the SCAG region of a 19% reduction over the 2005 per capita emissions levels. The Connect SoCal 2020 includes new land use, transportation, and technology strategies to meet the new 19% GHG emission reduction target for 2035. Although the Connect SoCal 2020 and 2019 FTIP are primarily planning documents for future transportation projects, a key component of these plans is to integrate land use planning with transportation planning that promotes higher density infill development close to existing transit service. These plans form the basis for the land use and transportation components of the Air Quality Management Plan (AQMP), which are used in the preparation of air quality forecasts and in consistency analysis included in the AQMP. The Connect SoCal 2020, 2019 FTIP, and 2022 AQMP are based on projections originating within the City and County General Plans.

## LOCAL

### City of Sierra Madre General Plan

#### LAND USE ELEMENT

The following are relevant objectives and policies for the proposed Project:

Circulation

| | |
|---|---|
| Policy L51.5: | Encourage and support the use of non-automotive travel throughout the City. |
| Policy L51.6: | Encourage City staff, employees, residents and visitors to walk and bicycle as often as possible. |
| Policy L51.7: | Utilize non-automotive transportation solutions as a tool to further goals related to environmental sustainability and economic development. |
| Policy L51.8: | Prioritize improvements for non-vehicular modes like bicycles, pedestrians, and transit to eliminate the need for new or expanded roadways and intersection improvements like traffic signals. |

#### RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Air Quality

| | |
|---|---|
| OBJECTIVE R23: | Reducing the amount of vehicular emissions in Sierra Madre. |
| Policy R23.4: | Allow for local job opportunities including home based businesses and telecommuting in Sierra Madre. |
| Policy R23.5: | Provide opportunities through appropriate zoning for the development of residential units in concert with commercial uses. |

## 5.8.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and
- GHG-2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

### SCAQMD GREENHOUSE GAS (GHG) INTERIM SIGNIFICANCE THRESHOLDS

SCAQMD has published the Interim CEQA Greenhouse Gas (GHG) Significance Thresholds, December 2008, to assist local agencies with determining the impact of a project's GHG emissions. SCAQMD's objective in providing the GHG guidelines is to establish a performance standard that will ultimately contribute to reducing GHG emissions below 1990 levels, and thus achieve the requirements of the California Global Warming Solutions Act (AB 32). In the absence of a formal threshold established by the State, SCAQMD's interim GHG threshold has been established for use by lead agencies in determining significance of GHG emissions in CEQA. SCAQMD guidance describes a five-tiered approach for determining significance. Tier 3 is the primary method used for development projects of this size and is the approach used in this analysis. The Tier 3 approach limits the amount of GHG emissions from residential and commercial development projects to 3,000 metric tons of $CO_2$ equivalents per year ($MTCO_2e$). If the Project would exceed 3,000 $MTCO_2e$ per year, then the impact would be considered significant, unless mitigation measures can demonstrate emissions would be reduced to below the threshold.

## 5.8.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

The proposed Project would not generate significant GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The Project proposes construction and operation (i.e., occupancy) of a single-family residential development that would replace four existing homes with nine new residential homes on subdivided lots. The Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The Project's GHG emissions were estimated for both onsite and offsite construction and operational activities using the California Environmental Emissions Estimator Model (CalEEMod) as presented in the GHG Report (Appendix B) and summarized below.

#### SHORT-TERM CONSTRUCTION IMPACTS

The Project's total construction-related GHG emissions were estimated, including equipment and worker vehicle emissions for all stages of construction. The total GHG construction emissions were also amortized over 30 years (i.e., estimates were spread over the assumed life of the Project) pursuant to SCAQMD's recommendations. The Project's total and amortized construction-related GHG emissions are presented in Table 5.8-1, *Construction Greenhouse Gas Emissions*.

Table 5.8-1
Construction Greenhouse Gas Emissions

| Activity | Emissions ($MTCO_2e$)[1] | | |
|---|---|---|---|
| | Onsite | Offsite | Total |
| Demolition | 31.18 | 5.57 | 36.75 |
| Site Preparation | 24.10 | 1.09 | 25.20 |
| Grading | 26.93 | 1.87 | 28.80 |
| Building Construction | 251.78 | 8.00 | 259.78 |
| Paving | 13.76 | 1.83 | 15.59 |
| Architectural Coating | 1.22 | 0.08 | 1.29 |
| **Total** | **348.97** | **18.44** | **367.41** |
| **Amortized over 30 years[2]** | **11.63** | **0.61** | **12.25** |

Notes:
[1] $MTCO_2e$ = metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbon).
[2] The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

Because impacts from construction-related activities occur over a relatively short period of time, they contribute to a relatively small portion of the overall lifetime Project GHG emissions, and GHG emissions reduction measures for construction equipment are relatively limited. Therefore, the SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime and added to the overall Project operational emissions. For the purposes of determining the Project's GHG impact significance, the construction emissions were included with the long-term operational emissions to assess the Project's overall GHG impacts, as further discussed below.

## LONG-TERM OPERATIONAL IMPACTS

As previously discussed, the Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. As also previously discussed, the operational emissions analysis includes the estimated amortized construction emissions, pursuant to SCAQMD recommendations. The data provided in Table 5.8-2, *Operational Greenhouse Gas Emissions*, shows that the proposed Project would generate 166.50 $MTCO_2e$ per year.

According to the SCAQMD draft threshold of significance, the Project's potential cumulative global climate change impact would be significant if total GHG emissions exceeded 3,000 $MTCO_2e$ per year. Because the Project's total GHG emissions were estimated at 166.50 $MTCO_2e$ per year, GHG impacts are considered less than significant, and no mitigation is required.

Table 5.8-2
Operational Greenhouse Gas Emissions

| Activity | Annual GHG Emissions ($MTCO_2e$)[1] |
|---|---|
| Mobile Source | 107.84 |
| Area Source | 2.31 |
| Energy Source | 38.51 |
| Water | 3.33 |
| Waste | 2.24 |
| Refrigerant | 0.02 |
| Construction (30-year amortization) | 12.25 |
| **Total Annual Emissions** | **166.50** |
| SCAQMD Tier 3 Significance Threshold | 3,000 $MTCO_2e$/year |
| **Exceed Tier 3 Threshold?** | **No** |

Notes:
[1] $MTCO_2e$ = metric tons of carbon dioxide equivalents
Source: RK Engineering Group, Inc., *Air Quality, Greenhouse Gas, and Energy Impact Study*; March 6, 2024.

**Level of Impact Before Mitigation:** Less than significant impact based on the Project's estimated GHG emissions compared to SCAQMD's threshold of significance.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT GHG-2: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As discussed in the IMPACT GHG-1 analysis section, the Project's total GHG emissions would not exceed SCAQMD's threshold of significance of 3,000 $MTCO_2e$ per year.

In addition, according to the General Plan Draft SEIR (August 2021), the City of Sierra Madre prepared an Energy Action Plan (EAP) in conjunction with the San Gabriel Valley Council of Governments (SGVCOG), a SCAG subregion, and Southern California Edison (SCE) as part of supporting the California Long-Term Energy Efficiency Strategic Plan (CEESP). The EAP, although not officially adopted by the City, is a stand-alone document and was prepared with the intention of serving as an equivalent to an electricity efficiency chapter of a climate action plan. It identifies both municipal and community-wide strategies to achieve long-term electricity efficiency goals. These efforts include demonstrating leadership in implementing cost-effective energy efficiency improvements, minimizing costs associated with energy and utilities, and protecting limited energy and natural resources.

The goals and policies included in the EAP include implementing California Building Energy Efficiency Standards (Title 24, Part 6) and encouraging mixed use development. The current Title 24 Part 6 building standards require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. Also, the California

Green Building Code requires that all-new developments institute additional energy efficiency and water conservation measures. Through adherence to the Title 24 Part 6 building standards and the California Green Building Code, the Project would be consistent with the reduction goals detailed in the City's EAP. Based on the analysis above, potential impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the Project's estimated GHG emissions compared to SCAQMD's threshold of significance and based on consistency with applicable plans.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.8.6 CUMULATIVE IMPACTS

Project-related GHG emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, Project-specific GHG emissions are evaluated in terms of their contribution to cumulative GHG impacts. Implementation of the proposed Project would not exceed the greenhouse gas emissions significance threshold of 3,000 $MTCO_2e$ per year and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the GHG emissions. Therefore, Project-related GHG emissions and their contribution to global climate change (or global warming potential) would not be cumulatively considerable. Potential cumulative GHG impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the Project's estimated GHG emissions compared to SCAQMD's threshold of significance and based on consistency with applicable plans.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.8.7 MITIGATION MEASURES

No mitigation measures are required for GHG emissions.

## 5.8.8 REFERENCES

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# 5.9 HAZARDS AND HAZARDOUS MATERIALS

## 5.9.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on human health and the environment due to exposure to hazardous materials or conditions associated with the Project site, Project construction, and Project operations. The analysis in this section is based, in part, upon the following source:

- *Phase I Environmental Site Assessment*, TA-Group DD, LLC, September 18, 2023 (Appendix F). The "subject property" as stated in the Phase I report, will herein be referred to as the "Project site".

## 5.9.2 ENVIRONMENTAL SETTING

Title 22 of the California Code of Regulations (CCR), Division 4.5, Chapter 11, Article 3, classifies hazardous materials into the following four categories based on their properties:

- Toxic (causes human health effects),
- Ignitable (has the ability to burn),
- Corrosive (causes severe burns or damage to materials), and
- Reactive (causes explosions or generates toxic gases).

Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications as well as in residential areas to a limited extent. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. The health impacts of hazardous materials exposure are based on the frequency of exposure, the exposure pathway, and individual susceptibility. A Phase I Environmental Site Assessment was prepared to identify known or suspected environmental concerns or recognized environmental conditions that could be associated with the Project site, adjoining properties, and nearby locations or suspected sites of environmental contamination.

### PROJECT SITE

#### Historical Land Use

The Project site is comprised of two parcels, Assessor's Parcel Numbers (APN): 5764-001-017 and 018. The Project site's associated addresses are 935 and 965 West Grand View Avenue. Historical aerial photographs and topographic maps were reviewed to identify historical land development and any surface conditions that may have impacted the Project site, with available photographs and historical topographic maps dating between 1928 and 2018.

Based on the review, a residence was present at the southeast corner of the Project site between 1900 and 1928 and remained the sole building until sometime between 1941 and 1952. Topographic maps appear to show Grand View Avenue present since the late 1890s. By 1941, a second residence and garage were constructed northwest of the original residence, and 2 more potential residences were noted on the southeast. By 1952, a small orchard was seen at the southwest corner. From this time forward, the Project site was essentially unchanged except for an area in the northwest, which was apparently cleared and developed with a second small orchard between 1972-1982.

#### Existing Land Uses

The property located at 935 E. Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View

Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The rest of the Project site is heavily vegetated (consisting of brush and trees) with the only other human-made features being wooden rail-ties used as steps and chain-link fencing in several areas.

## ENVIRONMENTAL REGULATORY DATABASE REVIEW

The purpose of the regulatory database report review was to evaluate whether prior activities, processes, operations, or actions on the Project site, adjoining properties, and nearby locations have the potential to adversely impact the environmental integrity of the site, are suspected sources of recognized environmental conditions (REC), or if RECs are present on the site. A REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

The regulatory database report provided information regarding current operations and prior regulatory listing(s). The regulatory database review included a list of government databases searched, a statistical profile listing the number of properties within the vicinity of the site, selected detailed information from environmental regulatory agency databases, and a map illustrating the identified properties, sites, or facilities of interest for that site and previous owners and/or operators on that site.

There were no sites listed within the Project site; however, there were a total of 35 sites listed in the Environmental Database Report (EDR), an environmental information/database retrieval service, in the database search for properties within a one-mile radius of the Project site. All properties within this search area were listed on the EDR database and were not found to pose a potentially hazardous materials or hazardous waste impact based on the evaluation criteria of the review, including type of material/waste, concentration, distance from the Project site, and regulatory case status (e.g., completed and closed, no release case). These listings were not identified as RECs and were deemed to not require further study. A complete listing of these sites is included in the Phase I Environmental Assessment (Appendix F). A listing of the closest sites (within 1/8 mile) is included below for easy reference and includes the following 8 listings:

- Listings 1-3 are located in the same location at the Los Angeles County Fire Station #108 (1901 North Stonehouse Road), which is directly east of the southeast corner of the Project site. The site has listings related to former fuel tanks and there was an associated release to soil, with the case being opened and closed in 1996. Based on the depth to groundwater (>100 feet), the soil only release, and the very short duration of the case, this release is not considered a REC.
- Listings 4-7 are all residential/single entity listings noting Non-Resource Conservation and Recovery Act (RCRA) compliance/permit notations. Since there is no release case, these permit/compliance sites are not considered REC's. A release case is a report generated documenting how much hazardous waste was released, any specific consequences of release, and type of device the hazardous waste was stored in that the release occurred from. Therefore, absence of a release case indicates the non-compliance was not associated with the release or leaking of a substantial amount of hazardous material into the environment.
- Listing 8 (1811 Chantry Drive) is a former lab cleanup location approximately 500 feet south of the Project site. Such listings are not normally considered a REC due to the nature of the contaminants and their low quantity.

### City of Sierra Madre

A public records request to the City of Sierra Madre was completed on June 20, 2022, for any building permit records, hazmat-related (chemical or fuel storage, spills, releases, Fire Dept resources) records, septic, water wells for the Project site. No records were found that indicated any of the hazard-related risks described.

### State Water Resources Control Board (SWRCB)

The online database GeoTracker was reviewed, which provides records on Leaking Underground Storage Tanks (LUSTs) and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Quality Control Board. GeoTracker was reviewed to identify any evidence of unauthorized releases of hazardous materials to the surface, subsurface soil, and/or groundwater. The Project site was not identified on the GeoTracker database to have evidence of unauthorized releases of hazardous materials to the surface, subsurface soil, or groundwater. An adjacent property previously mentioned, L.A. county Fire Station #108, is listed as case T0603705223. Based on depth of groundwater, soil-only release, short duration of the open case, and closure status, this site was not considered a REC.

### California Department of Toxic Substances Control (DTSC)

DTSC indicated that no records were found for the Project site. Additionally, the EnviroStor database was reviewed, which provides records on: Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites, which are maintained by the DTSC. The Project site and adjacent properties were not listed in the database. No RECs were identified as a result of the EnviroStor database review.

### California Department of Conservation Geologic Energy Management Division (CalGEM)

A review of the California Department of Conservation, Geologic Energy Management Division website for oil and gas fields in California and Alaska did not indicate the presence of oil or gas wells on or adjacent to the Project site (Group Delta 2022). No RECs were identified during the CalGEM database review.

### National Pipeline Mapping System (NPMS)

The National Pipeline Mapping System (NPMS) is a Geographic Information System (GIS) database of pipeline information for the specific intent of emergency response. The NPMS was reviewed for gas transmission pipelines and hazardous liquid trunk lines on or adjacent to the Project site. According to the NPMS, the database does not include natural gas lines or liquefied natural gas facilities. The Project site is not identified on the NPMS database. No RECs were identified as a result of the NPMS database review.

### Los Angeles County Fire Department

A records request was submitted to the County of Los Angeles Fire Department along with a review of the County's online Health Hazardous Materials Division (HMMD) databases to review all active and inactive facilities. There were no records found in the request or the database review.

### User Provided Vapor Encroachment Screen (VES)

To assist with the completion of the Vapor Encroachment Screen (VES), the property owner completed a VES user questionnaire that provided basic information regarding the use, condition, and proposed development of the Project site. According to the survey, the Project site is currently occupied by "Type V" residences (one story residential). Future development would include mostly slab-on-grade residences,

although some may have crawl spaces. Mini-split units would provide heating and cooling. There are no gas stations, dry cleaners, or hazardous chemicals present or proposed.

### Search Distance Test/Chemicals of Concern

A Tier 1 Screening includes the search distance test that involves a review of the regulatory database report and available historical records obtained during the Phase I ESA process to decide if any known or suspect potentially contaminated properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up-gradient sites within the ASTM E1527-21 standard search distances and any cross or down gradient sites within one-third (0.3) mile for solvents and petroleum products. If the contamination at the known or potentially contaminated sites within the AOC consists of Chemicals of concern (COCs), then a potential Vaper Encroachment Condition (pVEC) exists, and a Tier 2 Screening evaluation is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary. The previously mentioned fire station LUST release is within the AOC; thus Tier 2 screening is triggered.

Tier 2 screening evaluates the threat from the Tier 1 trigger. In this case, the fire station LUST release is located immediately adjacent to the Project site; however, the following conditions were used to determine that the fire station site is not a REC:

1. The Project site is large and stretches a substantial distance north to south. The former LUST release is adjacent to the extreme southeast corner of the Project site; therefore, only a small fraction of the site could be impacted by vapor releases at the fire station.
2. Topographically, vapors are expected to migrate laterally downgradient more than cross gradient. The primary direction of the topographic slope is north to south (towards Grand View Avenue) rather than to the west towards the Project site.
3. The short timeframe of the release case being opened and closed within one year indicates a very limited release that was easily managed and does not warrant concern.

## ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos, a natural fiber used in the manufacturing of several different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed and can become airborne) Asbestos-Containing Material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely. In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined how building materials are classified regarding asbestos and also the way these materials are to be handled. Under this ruling, “thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials” applied before 1980 are considered presumed Asbestos-Containing Materials (PACM). Other building materials such as “floor or ceiling tiles, siding, roofing, transite panels” (i.e., non-friable) are also considered PACM unless tested. The Project site is developed with several residences that date to the time when PACM could have been used. Based on this condition, the presence of ACM is considered probable, and a PACM survey would be required prior to demolition.

## LEAD PAINT

Lead-Based Paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the U.S. Department of Housing and Urban Development (HUD) as being a potential health risk to humans,

particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of LBP has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- Maximum risk is from paint applied before 1950;
- A severe risk is present from paint applied before 1960;
- A moderate risk is present from paint applied before 1970;
- A slight risk is present from paint applied before 1977;
- Paint applied after 1977 is not expected to contain lead.

The Project site is developed with several residences that date to the time when LBP could have been used. Based on this condition, the presence of LBP is considered probable, and an LBP survey would be required prior to demolition.

### RADON

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure. Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 directed the U.S. EPA to list and identify areas within the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level of less than 2 pCi/L.

Based on such factors as indoor radon measurements, geology, aerial radioactivity, and soil permeability, the U.S. EPA has identified the County of Los Angeles as Zone 2 (i.e., low potential for radon gas). The low potential indicates radon is not a REC for the Project site.

## 5.9.3 REGULATORY SETTING

### FEDERAL

#### Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) of 1976 (42 USC. § 6901 et seq.) is the principal federal law that regulates the generation, management, and transportation of waste. Hazardous waste management includes the treatment, storage, or disposal of hazardous waste. The RCRA gave the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from "cradle to grave," that is, from generation to transportation, treatment, storage, and disposal, at active and future facilities. It does not address abandoned or historical sites. The RCRA also set forth a framework for managing nonhazardous waste. Later amendments required phasing out land disposal of hazardous waste and added underground tanks storing petroleum and other hazardous substances.

#### Emergency Planning and Community Right-to-Know Act

Title III of the Superfund Amendments and Reauthorization Act (SARA) authorized the Emergency Planning and Community Right-to-Know Act (EPCRA; 42 USC § 11001 et seq.) to inform communities and citizens of chemical hazards in their areas by requiring businesses to report the locations and quantities of chemicals stored onsite to state and local agencies; releases to the environment of more than 600 designated toxic

chemicals; offsite transfers of waste; and pollution prevention measures and activities and to participate in chemical recycling. The EPA maintains and publishes an online, publicly available, national database of toxic chemical releases and other waste management activities by certain industry groups and federal facilities. To implement EPCRA, each state appointed a state emergency response commission to coordinate planning and implementation of activities associated with hazardous materials. The commissions divided their states into emergency planning districts and named a local emergency planning committee for each district. The federal EPCRA program is implemented and administered in the California Governor's Office of Emergency Services (Cal OES), a state commission, six local committees, and 81 Certified Unified Program Agencies (CUPAs). Cal OES coordinates and provides staff support for the commission and local committees.

### Toxic Substances Control Act

The Toxic Substances Control Act (TSCA) of 1976 provides EPA with authority to require reporting, recordkeeping and testing requirements, and restrictions relating to chemical substances and/or mixtures. TSCA addresses the production, importation, use, and disposal of specific chemicals including polychlorinated biphenyls (PCBs), asbestos, radon and lead-based paint. Title IV of the TSCA directs EPA to regulate lead-based paint hazards. TSCA's sections 402/404 requires that those engaged in lead abatements, risk assessments, and inspections in homes or child-occupied facilities (such as day care centers and kindergartens) built prior to 1978 be trained and certified in specific practices to ensure accuracy and safety. TSCA Section 403, *Residential Hazard Standards for Lead in Paint, Dust and Soil*, sets standards for dangerous levels of lead in paint, household dust, and soil.

### Occupational Safety and Health Act

The Federal Occupational Safety and Health Act (OSHA) of 1970 (29 USC § 651 et seq.) authorizes each state (including California) to establish their own safety and health programs with the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) approval. The California Department of Industrial Relations regulates implementation of worker health and safety in California. California OSHA enforcement units conduct onsite evaluations and issue notices of violation to enforce necessary improvements to health and safety practices. California standards for workers dealing with hazardous materials are contained in Title 8 of the California Code of Regulations (CCR) and include practices for all industries (General Industrial Safety Orders), and specific practices for construction and other industries. Workers at hazardous waste sites (or working with hazardous wastes as might be encountered during excavation of contaminated soil) must receive specialized training and medical supervision, according to the Hazardous Waste Operations and Emergency Response (HAZWOPER) regulations. OSHA Regulation 29 Code of Federal Regulations Standard 1926.62 regulates the demolition, renovation, or construction of buildings involving lead materials. Federal, state, and local requirements also govern the removal of asbestos or suspected asbestos-containing materials (ACMs), including the demolition of structures where asbestos is present. All friable (i.e., easily crushed and can become airborne) ACMs, or non-friable ACMs subject to damage, must be abated prior to demolition following all applicable regulations.

## STATE

### California Environmental Protection Agency

The California Environmental Protection Agency (Cal/EPA) was created in 1991, unifying California's environmental authority in a single cabinet-level agency and bringing the California Air Resources Board (ARB), State Water Resources Control Board, RWQCBs, California Department of Resources Recycling and Recovery (known as CalRecyle and formerly the Integrated Waste Management Board), Department of Toxic Substances Control (DTSC), Office of Environmental Health Hazard Assessment, and Department of

Pesticide Regulation under one agency. These agencies were placed within the Cal/EPA "umbrella" for the protection of human health and the environment and to ensure the coordinated deployment of state resources. Its mission is to restore, protect, and enhance the environment and to ensure public health, environmental quality, and economic vitality.

### DEPARTMENT OF TOXIC SUBSTANCE CONTROL

The Department of Toxic Substance Control (DTSC) is a department of Cal/EPA and is the primary agency in California that regulates hazardous waste, cleans-up existing contamination, and looks for ways to reduce the hazardous waste produced in California. The DTSC regulates hazardous waste in California primarily under the authority of the federal RCRA and the California Health and Safety Code (primarily Division 20, Chapters 6.5 through 10.6, and Title 22, Division 4.5). Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services (DHS) lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board as having underground storage tank (UST) leaks and which have had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

### REGIONAL WATER QUALITY CONTROL BOARD

The Regional Water Quality Control Board (RWQCB) is a department of Cal/EPA that oversees investigation and cleanup of sites including underground storage tanks where wastes have been discharged to protect the water quality of the state. The RWQCB regulates wastewater discharges to surface waters and to groundwater. They also regulate storm water discharges from construction, industrial, and municipal activities.

### CALIFORNIA HEALTH AND SAFETY CODE

Cal/EPA has established rules governing the use of hazardous materials and the management of hazardous wastes. California Health and Safety Code Sections 25531, et seq. incorporate the requirements of Superfund Amendments and Reauthorization Act and the Clean Air Act as they pertain to hazardous materials. Health and Safety Code Section 25534 directs owners or operators storing, handling, or using regulated substances exceeding threshold planning quantities to develop and implement a Risk Management Plan. The Risk Management Plans are submitted to the administering agency and possibly USEPA, depending upon the chemical and the amount, for review.

### HAZARDOUS MATERIALS RELEASE RESPONSE PLANS AND INVENTORY LAW

The Hazardous Materials Release Response Plans and Inventory Law (Health and Safety Code Section 25500 et seq.) aims to minimize the potential for accidents involving hazardous materials and to facilitate an appropriate response to possible hazardous materials emergencies. The law requires businesses that use hazardous materials to provide inventories of those materials to designated emergency response agencies, to illustrate on a diagram where the materials are stored onsite, to prepare an emergency response plan, and to train employees to use the materials safely. Any business that handles hazardous materials in quantities equal to or greater than 55 gallons, 500 pounds, or 200 cubic feet of gas must submit a business plan.

## LOCAL

### City of Sierra General Plan

#### RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Waste Management/Recycling

OBJECTIVE R20: Properly disposing toxic and hazardous waste.

Policy R20.2: Continue to provide information to community members regarding free household hazardous waste pick-up sponsored by Los Angeles County Department of Public Works.

#### HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Fire Safety

GOAL 1: A high level of fire safety for the citizentry.

GOAL 2: Proactive and preventative fire protection for existing and new development.

OBJECTIVE Hz1: Providing adequate service levels of fire protection that meets the needs of Sierra Madre residents, businesses and visitors.

OBJECTIVE Hz2: Providing adequate fire protection necessary for existing and future development.

Policy Hz2.1: Continue to require all existing and new development to install and maintain adequate smoke detection systems.

Policy Hz2.2: Continue to require all new development to install automatic fire sprinkler systems.

Policy Hz2.3: Continue to require review of building plans by a Fire Captain.

Policy Hz2.4: Consider water availability in terms of quantity and water pressure for safety purposes when considering the size and location of new residential construction.

Policy Hz2.5: Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the development review process that new development will not result in reduction of fire protection services below acceptable levels.

Policy Hz2.6: Continue to require that new development provides adequate hydrants and show sufficient evidence that there is adequate water supply/fire flow and that it is available to accommodate the fire protection needs of new construction. The City will cooperate with the San Gabriel Valley Municipal Water District (SGVMWD) for infrastructure upgrades needed to maintain the integrity of water supply.

Policy Hz2.7: Protect the wild land/urban interface by considering fire hazards when evaluating projects in the canyon areas.

Policy Hz2.8: Develop vegetation management plans that manage chemise and chaparral to ensure adequate firebreaks, to provide adequate access for fire protection water systems, and access for firefighting.

Policy Hz2.9: Maintain and update hillside development standards which include fire prevention design measures.

Policy Hz2.10: Work with Public Works, the Police Department and residents to develop a solution to parking issues that affect Fire Department access in the canyon areas.

Policy Hz2.12: All new residential developments in hazard areas shall have at least two emergency evacuation routes (i.e., points of ingress and egress).

Policy Hz2.14: All new development in the VHFSZ will comply with the most current version of the California Building Codes and California Fire Code.

Policy Hz2.15: All new development shall meet or exceed Title 14, CCR, division 1.5, Chapter 7, subchapter 2, articles 1-5 (commencing with Section 1270) (SRA Fire Safe Regulations) and Title 14, CCR, division 1.5, Chapter 7, subchapter 3, article 3 (commencing with Section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations) for SRAs and/or VHFHSZs.

OBJECTIVE Hz5: Limiting fire hazard through brush and weed abatement.

Policy Hz5.1: Mandate annual brush removal from April to June.

Policy Hz5.3: Promote voluntary efforts in tree trimming, and brush and weed abatement.

Policy Hz5.4: Identify funds by way of a tree assessment district or “environment fund” or other source of funds to pay for vegetation trimming and removal of dead wood on public property and private properties where vegetation is creating a canopy over public rights-of-way.

Policy Hz5.5: Develop a Vegetation Management Program. (HMP WF-7)

OBJECTIVE 5.a: Limit risk of wildfire through public education and development planning.

Policy Hz5.a.3: The City will require all new development to incorporate fire-safe design by requiring property owners to submit plans showing ingress/egress, evacuation routes, emergency vehicles access, visible home addressing and signage and fuel modification/ fire-retardant zones.

Policy Hz5.a.5: The City shall require that all on-going maintenance for vegetation clearance on public and private roads shall be maintained.

Policy Hz5.a.6: Long-term maintenance of fire reduction projects, including but not limited to, a roadside fuel reduction plan, defensible space clearances (including fuel breaks) around structures, subdivision, and other development in the VHFSZ.

Policy Hz 5.a.7: The City shall continue to require vegetation management plans for all new development projects in the VHFHSZ.

Policy Hz5.a.8: The City shall require new development projects in VHFHSZ to prepare fire protection plans.

Policy Hz5.a.9: The City shall continue to require all new development projects in VHFHSZ to be constructed based on CBC 7A standards.

Flood/Landslide

OBJECTIVE Hz6: Addressing potential flooding and landslide hazards on public and private property.

Policy Hz6.1: Require that all new development incorporates sufficient measures to mitigate flood, hazards, including the design of containment systems to capture stormwater runoff on-site, and site grading that minimizes stormwater runoff from increased impervious surfaces, thereby addressing impacts to on-site structures and adjacent properties.

OBJECTIVE Hz8: Maintaining adequate infrastructure to prevent flooding hazards.

Policy Hz8.1: Require that residential tract developers be responsible for construction of drainage/storm drain systems improvements that are compatible with City and County systems within or adjacent to their project site.

Policy Hz8.2: Install required public storm drainage improvements.

Seismic Safety

OBJECTIVE Hz11: Minimizing to the extent possible the loss of life, serious injuries, and major social and economic disruption caused by the collapse of or severe damage to vulnerable building in an earthquake.

Policy Hz11.2: Encourage seismic review of buildings.

OBJECTIVE Hz13: Implementing seismic policies effectively.

Policy Hz13.2: Adopt and maintain high standards for seismic performance of buildings, through prompt adoption and careful enforcement of the best available standards for seismic design.

Policy Hz13.4: Utilize contemporary seismic maps during plan/permit review process. (HMP EQ-1)

## 5.9.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- HAZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- HAZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- HAZ-4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

- HAZ-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area;
- HAZ-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and
- HAZ-7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

## 5.9.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT HAZ-1: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Temporary construction activities would involve the handling of incidental amounts of hazardous substances, such as solvents, fuels, and oil. To avoid public exposure to hazardous materials, the contractor would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. As part of other standard requirements, consistent with the State Water Board's adopted National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit, preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) with associated Best Management Practices (BMPs) to minimize the chance for release of pollutants would also be required. Example BMPs include daily inspection and routine equipment maintenance, immediate repair of detected equipment leaks, and maintaining waste fluid containers in leak proof conditions. Compliance with the applicable standard regulations and implementation of BMPs would reduce the potential for temporary construction impacts to less than significant.

Long-term operation of the Project would not involve the routine transport, use, or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. Project operations would involve the use of cleaning products for general maintenance and could involve occasional use of pesticides and herbicides for landscape maintenance. The use of such materials would be typical of residential uses and would not be stored in large quantities that pose a health hazard to the public. Residents would be required to comply with local, state, and federal laws and regulations regarding the handling and storage of hazardous materials. Compliance with standard local, state, and federal hazardous material laws and regulations would reduce the potential risk of releasing hazardous materials into the environment to less than significant.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the proposed land use.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT HAZ-2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

A Phase I Environmental Site Assessment (Appendix F) was prepared for the Project site to determine if any significant surface or subsurface property contamination caused by hazardous or toxic substances should be considered during the Project's construction and operational phases. The site assessment included a review of available federal and state data reported by EDR, available regulatory agency environmental records, available site history and records, available historic aerials, and a field survey. As detailed above in the Environmental Setting Section 5.9.2, *Environmental Setting*, the Project site did not identify any recognized environmental conditions (RECs) that could potentially result in a significant impact during Project construction or operations.

As previously discussed in the IMPACT HAZ-1 section, temporary construction activities would involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. Use of such materials would be less than significant while in compliance with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Although not considered a REC, there is potential for asbestos containing building materials and lead-based paint to be present at the Project site based on the age of the existing structures. If asbestos containing building materials are present, they could inadvertently be released into the air during demolition activities. Lead-based paint could also be a potential source of contamination exposure to demolition workers. To avoid the potential release of contaminated demolition material, Mitigation Measure HAZ-1 would require an asbestos and lead paint survey for structures proposed for demolition. If asbestos containing building materials and lead paint are present, hazardous material abatement during demolition of existing structures would be performed in accordance with all pertinent regulations and under the guidance of a California Occupational Safety and Health Administration (Cal/OSHA)- Certified Asbestos Consultant (CAC) and/or Lead-Related Construction Inspector/Assessor. With implementation of Mitigation Measure HAZ-1, potential impacts would be less than significant.

**Level of Impact Before Mitigation:** Potentially significant risk of asbestos and lead-based paint exposure to construction workers during temporary demolition activities.

**Mitigation Measures:** Mitigation Measure HAZ-1 described in Section 5.9.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

### IMPACT HAZ-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The closest schools to the Project site include Sierra Madre Middle School, located approximately 0.37 miles southwest of the Project site and Highland Oaks Elementary school, located 0.54 miles southeast of the Project site. None of these schools are located within 0.25 miles of the Project site and no schools are proposed within 0.25 miles of the Project site. In addition, no hazardous emissions or handling of acutely hazardous substances are proposed or anticipated. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location and on proposed activities.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT HAZ-4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

According to the Phase I Environmental Site Assessment (Appendix F), which included a detailed EDR report and database review, the Project site is not included on a list of hazardous materials sites. No sources of potential contamination were identified in review of the EDR report, SWRCB GeoTracker database, DTSC EnviroStor database, CalGEM oil and gas fields database, National Pipeline Mapping System, or other county or local records. No impacts are anticipated.

**Level of Impact Before Mitigation:** No impact based on Project location and Project site evaluation.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT HAZ-5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The closest airport to the Project site is the San Gabriel Valley Airport (formerly the El Monte Airport), located approximately 5.25 miles south of the Project site. According to the airport land use compatibility plan (ALCUP) for the San Gabriel Valley Airport, the Project site is not located within the Airport Influence Area of the San Gabriel Valley Airport and is therefore not subject to the policies and programs of the San Gabriel Valley ALUCP. Furthermore, the Project site is not located within 2.0 miles of any other airport or public use airport. As such, the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on Project location and Project site evaluation.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT HAZ-6: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The City adopted the Sierra Madre Hazard Mitigation Plan (HMP) on December 10, 2020. The Hazard Mitigation Plan includes assessment of risks from earthquakes, floods, wildfires, landslides, and windstorms and provides mitigation strategies on a citywide level. The General Plan incorporates information and policies from the Hazard Mitigation Plan, including policies that augment previously adopted policies, address climate change adaptation and resilience, and address multiple hazards, windstorms, and utility safety and protection. According to the HMP, a City action item is to develop a Multi-Hazard Emergency Evacuation Plan. During preparation of this EIR, the Multi-Hazard Emergency Evacuation Plan was not yet available for public review.

As stated in Policy Hz5.a.3 of the Hazard Prevention Element Update from the General Plan, the City would require all new development to incorporate fire-safe design by requiring property owners to submit plans showing ingress/egress, evacuation routes, emergency vehicles access, visible home addressing and signage and fuel modification/fire–retardant zones. Preliminary correspondence with the Sierra Madre Fire

Department conducted in January 2024 indicated that the Project site would have adequate emergency access and would not significantly restrict opportunities for egress in the Project vicinity in the event of an emergency (Appendix I1).

The Sierra Madre Fire Department would be in charge of evacuating neighborhoods in the event of a fire that threatens homes. These evacuations would be decided within the Incident Command structure in consultation with the fire department, law enforcement, public works, and local government liaisons in order to establish when and where they would occur. In the event of emergency, residents would be directed to specific evacuation routes to avoid conflicts with emergency response plans. In addition, the City of Sierra Madre City Manager, acting as the City's Director of Emergency Services, could also issue an executive order for street and road clearing similar to what occurred during the 2020 Bobcat wildfire. Additional street and road clearance would increase capacity, safety, and viability of evacuation routes under a range of emergency scenarios. Therefore, the proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the proposed land use and size of development.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT HAZ-7: Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

As discussed in Section 5.20, *Wildfire*, the California Department of Forestry and Fire Protection (CAL FIRE) identifies the Project site as not located within a Moderate, High, or Very High Fire Severity Zone or within a State Responsibility Area (CAL FIRE 2023). However, the Project site is located within a Very High Fire Hazard Severity Zone in a Local Responsibility Area, per CAL FIRE's updated recommendation list of cities within Los Angeles County (CAL FIRE 2011). Additionally, the Project site is also identified as being within a Very High Fire Hazard Severity Zone by the City of Sierra Madre, per the City of Sierra Madre's Adopted General Plan 2023 Hazard Prevention Element Update. This designation does not indicate that development cannot occur safely within this zone, but it does indicate that a higher level of ignition resistant construction practices must be implemented.

The Project would remove four (4) existing residential structures and construct nine (9) new residential structures. The nine (9) structures would conform to the existing residential development patterns of the Project vicinity. The Project would also be required to design, construct, and maintain structures and access ways in compliance with local, city, county, and state fire code requirements. This includes compliance with Section 17.52.170 – Fire prevention and landscaping standards of the City's Code of Ordinances (Municipal Code) (City of Sierra Madre, September 2023). The Project would be reviewed by the City of Sierra Madre Building Department and Fire Department to ensure that building construction meets the minimum standards for fire safety as defined in the City building and fire codes. These City reviews would provide oversight on the proper installation and maintenance of fire access roadways, placement of hydrants, adequate water supply, access to structures, and appropriate use of building materials and practices. Preliminary correspondence with the Sierra Madre Fire Department conducted in January 2024 indicated that the Project site would have adequate emergency access and would not significantly restrict opportunities for egress in the Project vicinity in the event of an emergency (Appendix I1). Review of the Project by the Building Department and Fire Department would provide the necessary oversight to implement applicable building and safety requirements, including those for compliance with Section

17.52.170 – Fire prevention and landscaping standards of the Municipal Code. Therefore, impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and City oversight review procedures.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.9.6 CUMULATIVE IMPACTS

Hazards and hazardous waste impacts are typically unique to each site and do not usually contribute to cumulative impacts. Project construction and operations would involve the handling of incidental amounts of hazards substances. The amounts of hazardous substances involved would be relatively small and would pose minimal risks for public exposure. Additionally, the Project applicant/contractor would be required to comply with local, state, federal regulations, and laws regarding the storage and handling of hazardous substances. With compliance with local, state and federal regulations and laws, potential handling of hazardous materials would be less than significant, and the proposed Project would not contribute considerably to significant cumulative impacts with regard to the release of hazardous materials into the environment.

As discussed above, Project implementation would not result in significant impacts involving hazards and hazardous materials. Other related development Projects could involve the use and handling of hazardous materials. The related development Projects would also be required to comply with local, state, and federal laws and regulations regarding the handling, storage, and transporting of hazardous materials. Compliance with all applicable federal and state laws and regulations would reduce the likelihood and severity of accidents. The Project would not result in a significant impact or considerably contribute to a potential cumulative impact in this regard.

The Project was determined to have a less than significant impact on interfering with an emergency evacuation plan. Cumulative Projects in the area would also be analyzed for impairment of emergency access vehicles and consistency with the City emergency response plans on a project-by-project basis and would be required to comply with all roadway design standards to ensure adequate emergency access is not impacted. Therefore, the Project would not result in a significant impact or considerably contribute to a potential cumulative impact with an emergency plan.

As discussed in the sections above, the Project is not anticipated to result in a significant impact. In consideration of the cumulative projects identified in Section 4.0, *Basis for Cumulative Impacts*, no unique or peculiar circumstances are anticipated where a cumulative impact associated with hazards or hazardous materials would occur.

**Level of Impact Before Mitigation:** Less than significant based on proposed activities and compliance with standard rules and regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.9.7 MITIGATION MEASURES

HAZ-1: Prior to issuance of a demolition permit/demolition of buildings that are expected to contain asbestos containing building materials or lead based paint, the Applicant/Developer shall prepare an asbestos and lead paint survey and present the findings to the City Community Development Department and Building and Safety Division. In the event asbestos containing building materials or lead paint are identified, it shall be removed and disposed of in accordance with local, state and federal regulations and guidance of a California Occupational Safety and Health Administration (Cal/OSHA)- Certified Asbestos Consultant (CAC) and/or Lead-Related Construction Inspector/Assessor. If contaminated materials are identified and removed, proof of proper disposal (e.g., report, email, or receipts from the certified consultant/inspector/assessor) shall be provided to the City prior to issuance of a building permit.

## 5.9.8 REFERENCES

California Department of Forestry and Fire Protection (CAL FIRE), *City of Sierra Madre Very High Fire Hazard Severity Zones in LRA*, September 29, 2023. Accessed July 2, 2024 at https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008.

California Department of Forestry and Fire Protection (CAL FIRE). September 2011. *Fire Hazard Severity Zones in Local Responsibility Areas.* Los Angeles County City FHSZ Maps, Sierra Madre. Accessed July 2, 2024 at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/ fire-hazard-severity-zones/fire-hazard-severity-zones-maps.

City of Sierra Madre Code of Ordinances (Municipal Code), Section 17.52.170 - *Fire prevention and landscaping standards* Adopted *Safety Element*. September, 2023. Accessed January 2024 at https://library.municode.com/ca/sierra_madre/codes/code_of_ordinances.

City of Sierra Madre General Plan, Adopted *Safety Element*. Update Adoption Date: May 23, 2023.

City of Sierra Madre General Plan, *Conservation Element*. Update Adoption Date: December 17, 2014.

City of Sierra Madre, *Hazard Mitigation Plan*, Emergency Planning Consultants. December 10, 2020.

TA-Group DD, LLC, *Phase I Environmental Site Assessment*. September 18, 2023.

# 5.10 HYDROLOGY AND WATER QUALITY

## 5.10.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on hydrology and water quality. The following analysis is based, in part, on information obtained from the following documents:

- *Drainage Study,* Advanced Civil Group, Inc., March 2019 (Appendix G1).
- *Preliminary LID Plan,* Advanced Civil Group, Inc., January 30, 2025 (Appendix G2). Referred to in this Section as the "LID Report".

## 5.10.2 ENVIRONMENTAL SETTING

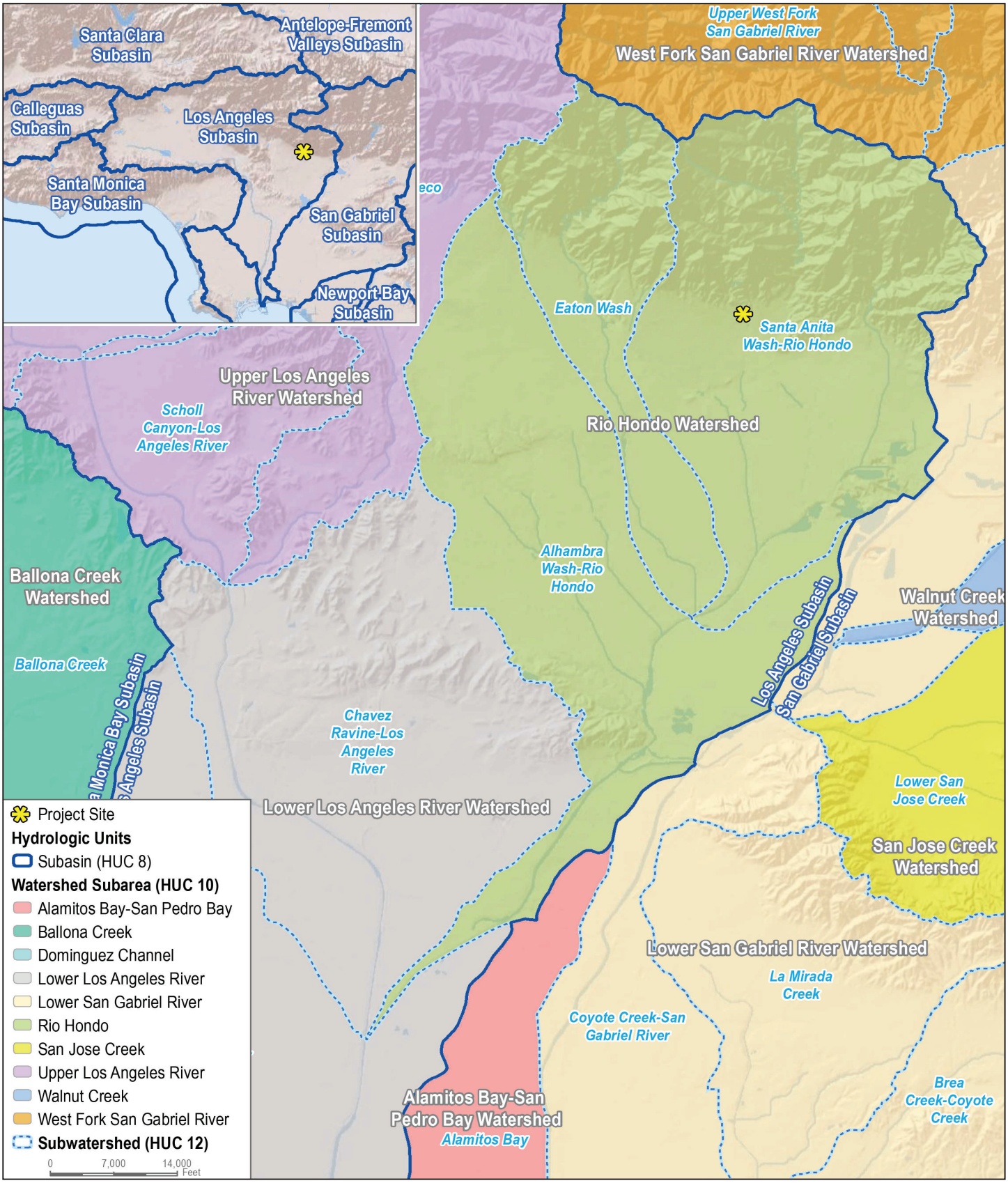
### LOS ANGELES RIVER WATERSHED

The Project site is located within the Rio Hondo Watershed, a hydraulic subarea of the larger 834 square mile Los Angeles River Watershed (City of Sierra Madre 2015). The Los Angeles River Watershed is one of the largest in the region and is also one of the most diverse in terms of land use patterns. Approximately 324 square miles of the watershed are covered by forest or open space land including the area near the headwaters which originate in the Santa Monica, Santa Susana, and San Gabriel Mountains. The rest of the watershed is intensely urbanized and the river itself is highly modified, having been lined with concrete along most of its length by the U.S. Army Corps of Engineers (SWRCB 2014).

### Rio Hondo Watershed

According to the City of Sierra Madre General Plan (City of Sierra Madre 2015), the City is in the Rio Hondo subwatershed of the main Los Angeles River Watershed, which is approximately 834 square miles in area. The City discharges all stormwater and other discharges via three outlets at the City's southern border. The only above-ground (visible) outlet is the Santa Anita Tributary or Wash (also known as the Sierra Madre Wash), which meanders through the lower canyon and is also visible from East Sierra Madre Boulevard, near the Community Nursery School. The two underground outlets are located at West Orange Grove Boulevard at Lima Street and East Orange Grove Boulevard at the City boundary. They are part of the Arcadia Wash and join together near the Santa Anita Racetrack. The Santa Anita Tributary discharges enter Peck Road Park Lake and continue to the Rio Hondo sub-watershed. The Arcadia Wash discharges enter the Rio Hondo below the Peck Road Park Lake. The Rio Hondo sub-watershed joins the Los Angeles River in the City of Lynwood (right where I-710 crosses Imperial Highway), and then finally discharges into the Long Beach Harbor. The Rio Hondo and its subwatersheds feed the Raymond Basin Aquifer and are part of the Los Angeles River system[1]; refer to Figure 5.10-1, *Rio Hondo Watershed Subarea*.

[1] Arroyo Seco Foundation, *The Rio Hondo Watershed*. Accessed at https://www.arroyoseco.org/riohondowatershed.htm on June 24, 2024.




Source: USGS, Watershed Boundary Dataset Subregions Map and Dudek; June 25, 2024.

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## Rio Hondo Watershed Subarea

VCS Environmental

**Figure 5.10-1**

### Raymond Groundwater Basin

The Raymond Groundwater Basin is located in Los Angeles County about 10 miles north-easterly of downtown Los Angeles. Raymond Basin is a wedge in the northwesterly portion of the San Gabriel Valley and is bounded on the north by the San Gabriel Mountains, on the west by the San Rafael Hills and is separated from the Main San Gabriel Basin on the southeast by the Raymond Fault. The Raymond Basin is divided into an eastern unit, which is the Santa Anita subarea, and the Western unit which is the Pasadena sub-area and the Monk Hill Basin. The surface area of Raymond Basin is about 40.9 square miles. The principal streams in the Raymond Basin are the Arroyo Seco, Eaton Wash and Santa Anita Tributary. The Arroyo Seco drains to the Los Angeles River, while Eaton Wash and Santa Anita Tributary drain to the Rio Hondo, a distributary of the San Gabriel River.

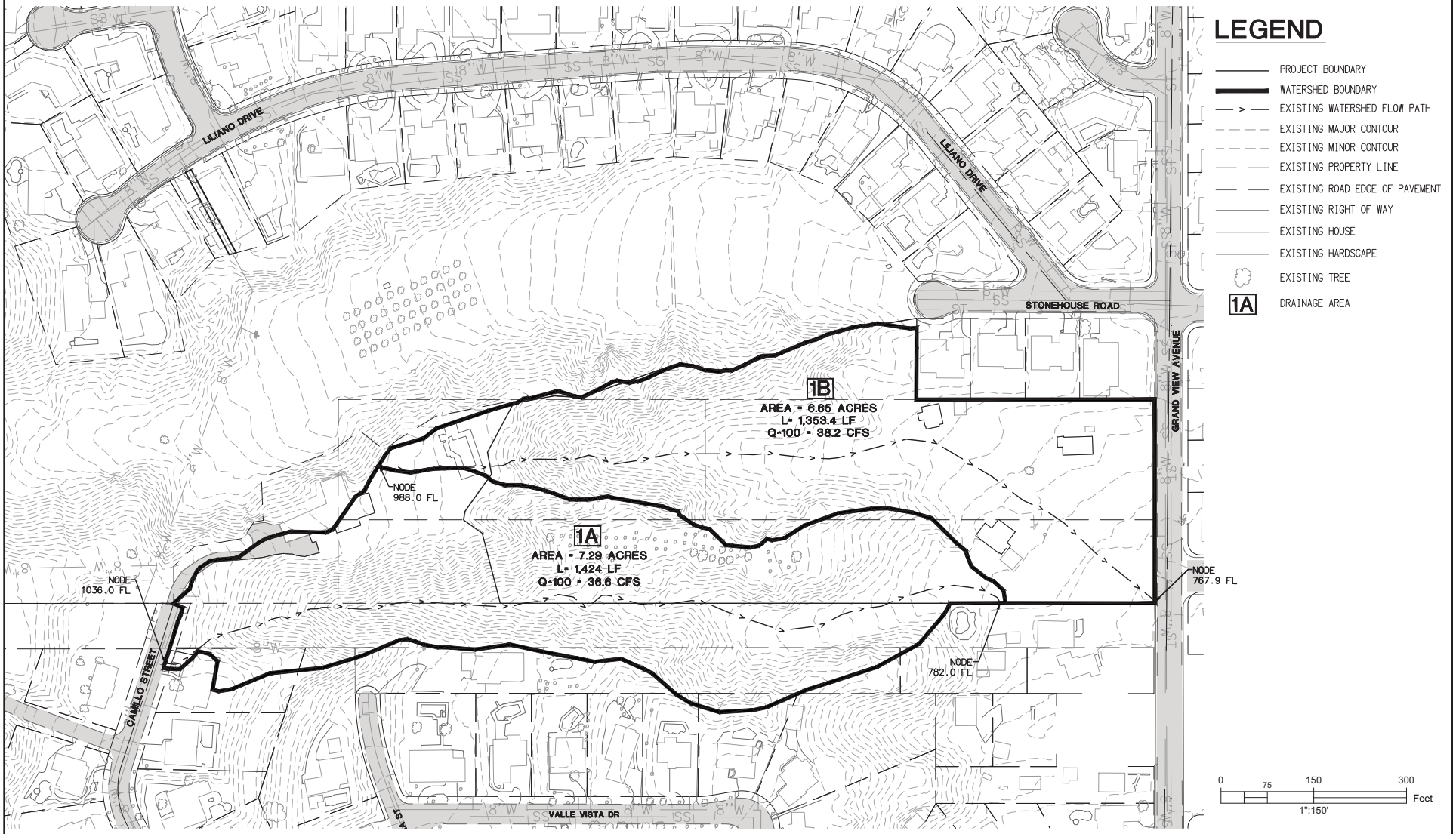
## PROJECT SITE AND VICINITY WATERSHED CHARACTERISTICS

The watershed associated with the Project site includes approximately 14 acres of mostly undeveloped hills north of and within the Project site. The Project site is encompassed by Subbasins 1A and 1B, in which stormwater drains from north to south. The westernmost subbasin is labeled 1A and the easternmost subbasin is labeled 1B as shown on Figure 5.10-2, *Existing Condition Hydrology Map*. Stormwater in these two existing condition subbasins flows as natural valley concentrated flow and overland sheet flow and discharges onto East Grand View Avenue. From there, the stormwater flows into catch basins along East Grand View Avenue, through East Grand View Avenue Storm Drain in a 39-to-48-inch reinforced concrete pipe (RCP) and into the Santa Anita Tributary (also known as the Sierra Madre Wash).

A Design Debris Event (DDE) is a term that the Los Angeles County Department of Public Works uses to describe the maximum amount of debris a burned watershed could produce. If burned in wildfires, these watersheds would produce debris during rainfall events that could flow unhindered into the community. According to the General Plan (City of Sierra Madre 2021), the most notable of these is Stonehouse Canyon, a 67-acre watershed capable of producing over 20,000 cubic yards of debris. The Stonehouse Canyon watershed outlets onto Stonehouse Drive above its intersection with East Grand View Avenue. According to the Drainage Study (Appendix G1), the location of this Stonehouse Canyon watershed is east of the Project site, separated by a major ridgeline. Figure 5.10-3, *Hydrology Boundaries*, shows the natural hydrologic boundary separating the Project site's hydrologic area (labeled as GS1 Property) and the Stonehouse Canyon watershed hydrologic area (labeled as GS2 Property).

## FLOOD MANAGEMENT

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities that comply with FEMA regulations limiting development in floodplains. FEMA also issues Flood Insurance Rate Maps (FIRMs) that identify which land areas are subject to flooding. These maps provide flood information and identify flood hazard zones in the community. The design standard for flood protection is established by FEMA. FEMA's minimum level of flood protection for new development is the 100-year flood event, also described as a flood that has a 1-in-100 chance of occurring in any given year. According to review of the National Flood Hazard Map, Map No.06037C1400F, the Project site is located in Zone X, an area of minimal flood hazard (FEMA 2008); refer to Figure 5.10-4, *National Flood Hazard Map*.



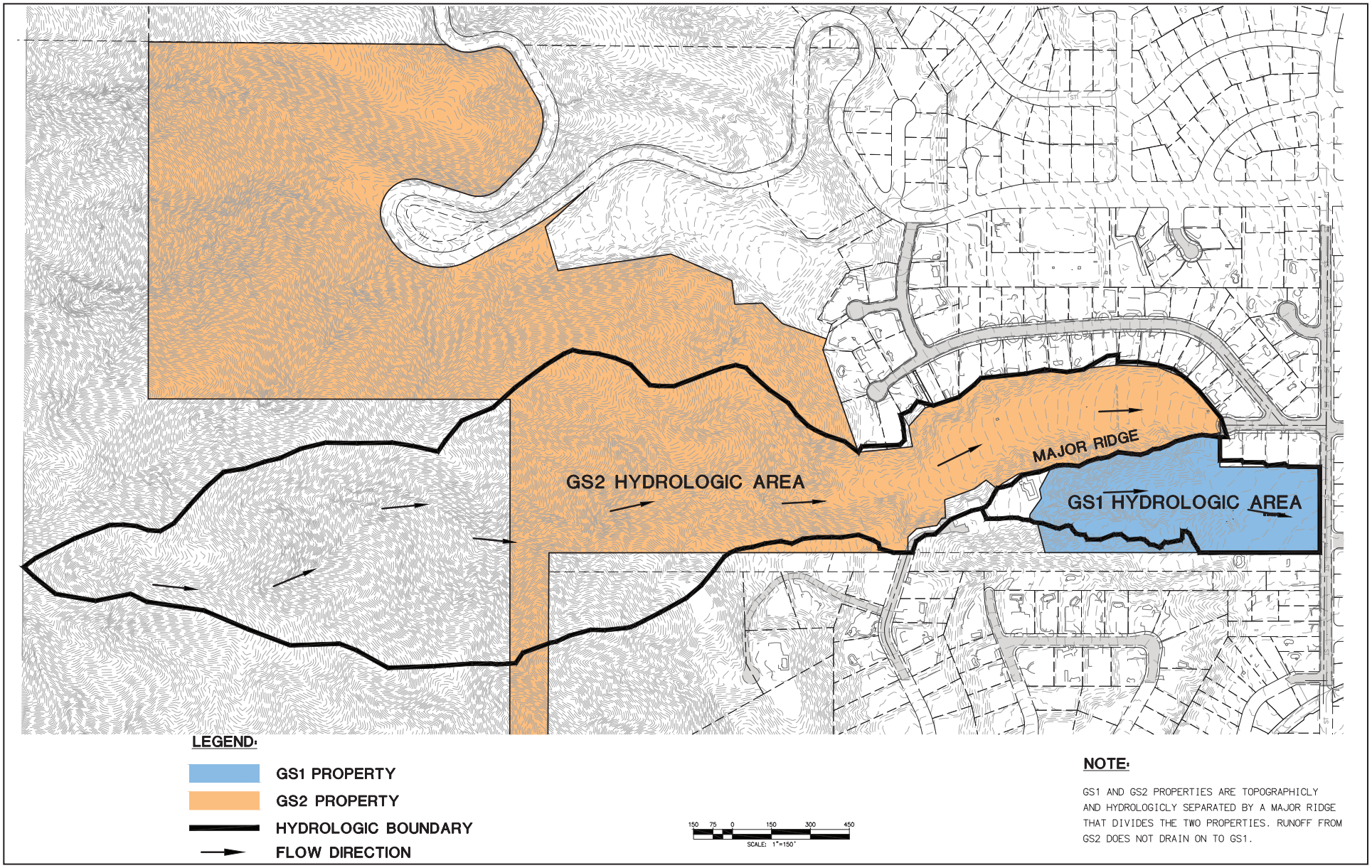

Source: Advanced Civil Group; March 21, 2019.

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## Existing Condition Hydrology Map

VCS Environmental

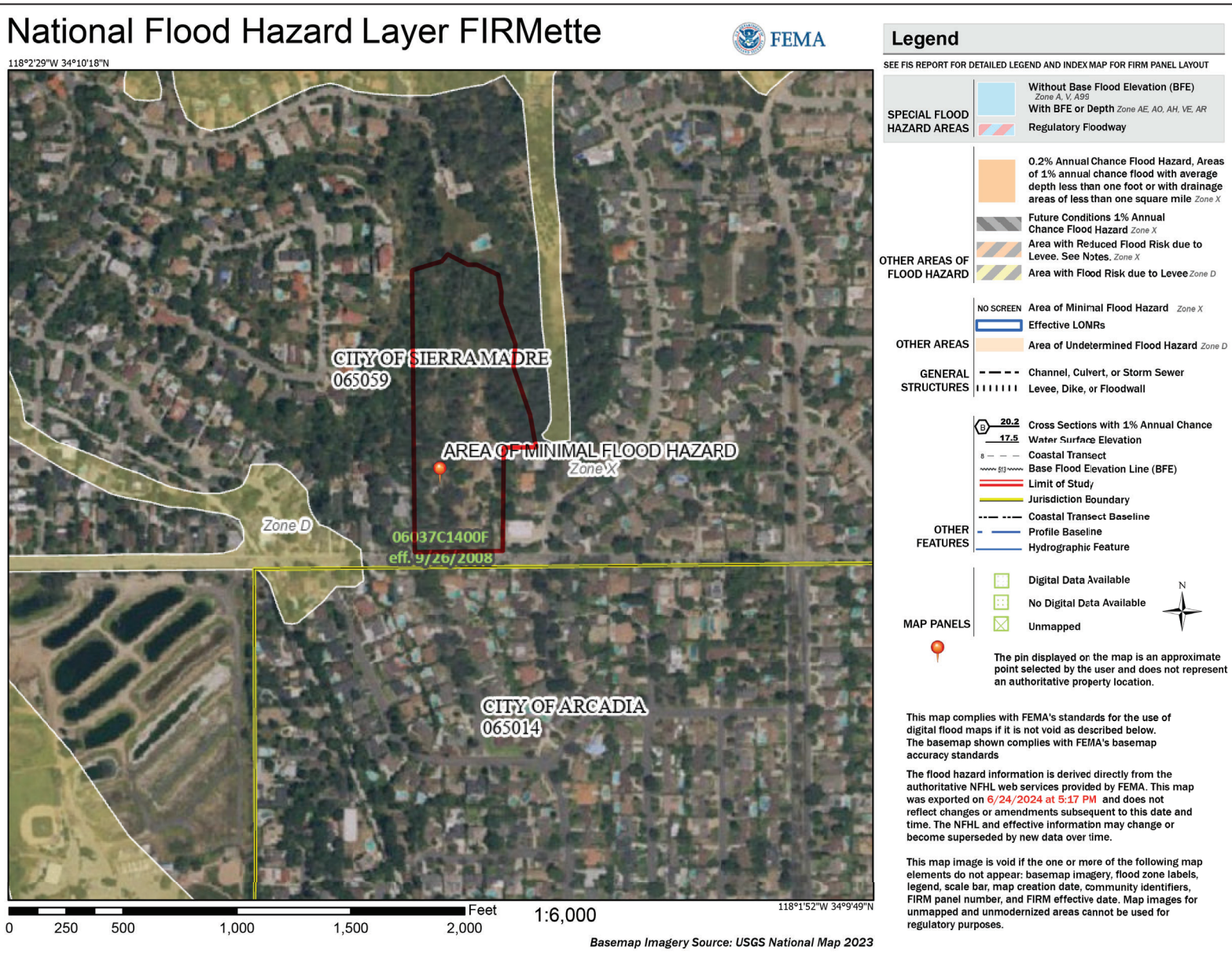
**Figure 5.10-2**




Source: Advanced Civil Group; March 21, 2019.

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## Hydrology Boundaries




Source: Federal Emergency Management Agency (FEMA); June 24, 2024.
- approximate Tentative Tract Map Boundary

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## National Flood Hazard Map

VCS Environmental

**Figure 5.10-4**

## 5.10.3 REGULATORY SETTING

### FEDERAL

#### Clean Water Act

The objectives of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of Waters of the United States (WOUS). The Clean Water Act establishes basic guidelines for regulating discharges of pollutants into the WOUS and requires states to adopt water quality standards to protect health, enhance the quality of water resources, and to develop plans and programs to implement the Clean Water Act. Below is a discussion of sections of the CWA that are relevant to the proposed Project.

##### SECTION 402

Section 402 of the Clean Water Act established the National Pollution Discharge Elimination System (NPDES) to control water pollution by regulating point sources that discharge pollutants into Waters of the United States. In the State of California, the Environmental Protection Agency (EPA) has authorized the State Water Resources Control Board (SWRCB) as the permitting authority to implement the NPDES program. The SWRCB requires stormwater discharges from construction sites with a disturbed area of one or more acres to either obtain individual NPDES permits for stormwater discharges or be covered by the Construction General Permit. Coverage under the Construction General Permit is accomplished by completing and filing a Notice of Intent (NOI) with the SWRCB and preparing and implementing a Stormwater Pollution Prevention Plan (SWPPP) prior to grading and during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site during construction. Example BMPs include programs, technologies, processes, practices, and devices that control, prevent, remove, or reduce pollution.

### STATE

#### Sustainable Groundwater Management Act

The California Sustainable Groundwater Management Act became law on September 16, 2014. This new law provides specific authority to establish groundwater sustainability agencies and sets forth procedures and requirements to prepare and adopt Groundwater Sustainability Plans. The law establishes the Puente Basin Water Agency as the exclusive local agency to manage groundwater within the Puente groundwater basin statutory boundaries with powers to comply with the provisions of the Sustainable Groundwater Management Act and require groundwater sustainability agencies to develop and implement groundwater sustainability plans and submit the plans to the Department of Water Resources for review upon adoption. The law requires the preparation of an alternative plan that includes an analysis of basin conditions, demonstrating that the basin has operated within its sustainable yield over a period of at least 10 years. Required elements include a description of the physical setting and characteristics of the aquifer system, measurable objectives, a planning and implementation horizon, components related to management of the basin, summary of monitoring programs, monitoring protocols, and a description of how the plan may affect other plans related to water resources.

#### Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Water Quality Control Act (Water Code Sections 13000 et seq.), which was passed in California in 1969 and amended in 2013, the State Water Resources Control Board (SWRCB) has authority over California state water rights and water quality policy. This Act divided the state into nine regional basins, each under the jurisdiction of a Regional Water Quality Control Board (RWQCB) to oversee

water quality on a day-to-day basis at the local and regional level. RWQCBs engage in a number of water quality functions in their respective regions. RWQCBs regulate all pollutant or nuisance discharges that may affect either surface water or groundwater. The Project site is within the jurisdiction of the Los Angeles Regional Water Quality Control Board.

## REGIONAL

### Los Angeles Regional Water Quality Control Board Basin Plan

The downstream receiving water bodies for the proposed Project are located within the jurisdiction of the Los Angeles Regional Water Quality Control Board (RWQCB). The main downstream receiving waters in proximal order from the Project site include the Rio Hondo Reach 2, Rio Hondo Reach 1, Los Angeles River Reach 2, Los Angeles River Reach 1, and Los Angeles River Estuary. The Los Angeles Region Basin Plan (Basin Plan) designates beneficial uses for surface waters, coast streams and coastal waters in the region that are required to be protected. Additionally, the Basin Plan identifies impaired water bodies and environmentally sensitive areas within the region that afford additional protection.

#### BENEFICIAL USES

The Los Angeles Region Basin Plan (Basin Plan) designates beneficial uses for the Rio Hondo, Los Angeles River, Main San Gabriel Groundwater Basin, and Raymond Groundwater Basin. The beneficial uses include quantitative and narrative criteria for a range of water quality constituents that are applicable to certain receiving water bodies to protect the beneficial uses. The beneficial uses in the Basin Plan are described in Table 5.10-1, *Beneficial Use Descriptions*.

Table 5.10-1
Beneficial Use Descriptions

| Abbreviation | Beneficial Use |
|---|---|
| MUN | *Municipal and Domestic Supply* waters are used for community, military, municipal or individual water supply systems. These uses may include, but are not limited to, drinking water supply. |
| IND | *Industrial Service Supply* waters are used for industrial activities that do not depend primarily on water quality. These uses may include, but are not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection and oil well depressurization. |
| PROC | *Industrial Process Supply* waters are used for industrial activities that depend primarily on water quality. |
| AGR | *Agricultural Supply* waters are used for farming, horticulture or ranching. These uses may include, but are not limited to, irrigation, stock watering, and support of vegetation for range grazing. |
| GWR | *Groundwater Recharge* waters are used for natural or artificial recharge of groundwater for purposes that may include, but are not limited to, future extraction, maintaining water quality or halting saltwater intrusion into freshwater aquifers. |
| FRSH | *Freshwater Replenishment* includes uses of water for natural or artificial maintenance of surface water quantity or quality (e.g., salinity). |
| NAV | *Navigation* waters are used for shipping, travel, or other transportation by private, commercial or military vessels. |
| POW | *Hydropower Generation* waters are used for hydroelectric power generation. |
| COMM | *Commercial and Sport Fishing* waters are used for commercial or recreational collection of fish, shellfish, or other organisms including, but not limited to, uses involving organisms intended for human consumption or bait purposes. |

| Abbreviation | Beneficial Use |
|---|---|
| AQUA | *Aquaculture* – Uses of water for aquaculture or mariculture operations including, but not limited to, propagation, cultivation, maintenance, or harvesting of aquatic plants and animals for human consumption or bait purposes. |
| WARM | *Warm Freshwater Habitat* – Uses of water that support warm water ecosystems that may include, but are not limited to, preservation and enhancement of aquatic habitats, vegetation, fish, and wildlife, including invertebrates. |
| COLD | *Cold Freshwater Habitat* – Uses of water that support cold water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife, including invertebrates. |
| SAL | *Inland Saline Water Habitat* – Uses of water that support inland saline water ecosystems including, but not limited to, preservation or enhancement of aquatic saline habitats, vegetation, fish, or wildlife, including invertebrates. |
| EST | *Estuarine Habitat* – Uses of water that support estuarine ecosystems including, but not limited to, preservation or enhancement of estuarine habitats, vegetation, fish, shellfish, or wildlife (e.g., estuarine mammals, waterfowl, shorebirds). |
| MAR | *Marine Habitat* – Uses of water that support marine ecosystems including, but not limited to, preservation or enhancement of marine habitats, vegetation such as kelp, fish, shellfish, or wildlife (e.g., marine mammals, shorebirds). |
| WILD | *Wildlife Habitat* – Uses of water that support terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats, vegetation, wildlife (e.g., mammals, birds, reptiles, amphibians, invertebrates), or wildlife water and food sources. |
| BIOL | *Preservation of Biological Habitats* – Uses of water that support designated areas or habitats, such as Areas of Special Biological Significance (ASBS), established refuges, parks, sanctuaries, ecological reserves, or other areas where the preservation or enhancement of natural resources requires special protection. |
| RARE | *Rare, Threatened or Endangered Species* – Uses of water that support habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened or endangered. |
| MIGR | *Migration of Aquatic Organisms* – Uses of water that support habitats necessary for migration, acclimatization between fresh and salt water, or other temporary activities by aquatic organisms, such as anadromous fish. |
| SPWN | *Spawning, Reproduction, and/or Early Development* – Uses of water that support high quality aquatic habitats suitable for reproduction and early development of fish. |
| SHELL | *Shellfish Harvesting* – Uses of water that support habitats suitable for the collection of filter-feeding shellfish (e.g., clams, oysters, and mussels) for human consumption, commercial, or sports purposes. |
| WET | *Wetland Habitat* – Uses pf water that support wetland ecosystems, including, but not limited to, preservation or enhancement of wetland habitats, vegetation, fish, shellfish, or wildlife, and other unique wetland functions which enhance water quality, such as providing flood and erosion control, stream bank stabilization, and filtration and purification of naturally occurring contaminants. |
| REC-1 | *Water Contact Recreation* waters are used for recreational activities involving body contact with water where ingestion of water is reasonably possible. These uses may include, but are not limited to, swimming, wading, water skiing, skin and scuba diving, surfing, whitewater activities, fishing and use of natural hot springs. |
| LREC-1 | *Limited Water Contact Recreation* – Uses of water for recreational activities involving body contact with water, where full REC-1 use is limited by physical conditions such as shallow water depth and restricted access and, as a result, ingestion of water is incidental and infrequent. |

| Abbreviation | Beneficial Use |
|---|---|
| REC-2 | *Non-Contact Water Recreation* waters are used for recreational activities involving proximity to water, but not normally body contact with water where ingestion of water would be reasonably possible. These uses may include, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, boating, tide pool and marine life study, hunting, sightseeing and aesthetic enjoyment in-conjunction with the above activities. |
| HFS | *High Flow Suspension* shall apply to water contact recreational activities associated with the swimmable goal as expressed in the federal Clean Water Act section 101(a)(2) and regulated under the REC-1 use, non-contact water recreation involving incidental water contact regulated under the REC-2 use, and the associated bacteriological objectives set to protect those activities. High Flow Suspension shall only apply on days with rainfall greater than or equal to .5 in and 24 hours following that. This shall only apply to engineered channels, defined as inland, flowing surface water bodies with a box, V-shaped or trapezoidal configuration that have been lined on the sides and /or bottom with concrete. |
| Source: State Water Resources Control Board, *Basin Plan*. 2014. | |

Table 5.10-2, *Study Area Water Body Beneficial Uses*, shows the beneficial uses identified in the Basin Plan for the Rio Hondo Reach 2 (At Spreading Grounds), Rio Hondo Reach 1 (Confluence of Los Angeles River to Santa Ana Freeway), Los Angeles River Reach 2 (Carson Street to Figueroa Street), Los Angeles River Reach 1 (Estuary to Carson Street), and Los Angeles River Estuary (Queensway Bay), Main San Gabriel Groundwater Basin, and the Raymond Groundwater Basin.

Table 5.10-2
Study Area Water Body Beneficial Uses

| Beneficial Use | Rio Hondo Reach 2 | Rio Hondo Reach 1 | Los Angeles River Reach 2 | Los Angeles River Reach 1 | Los Angeles River Estuary | Main San Gabriel Groundwater Basin | Raymond Groundwater Basin |
|---|---|---|---|---|---|---|---|
| MUN | P | P | P | P | | E | E |
| IND | | | P | P | E | E | E |
| PROC | | | | P | | E | E |
| AGR | | | | | | E | E |
| GWR | I | I | E | E | | | |
| FRSH | | | | | | | |
| NAV | | | | | E | | |
| POW | | | | | | | |
| COMM | | | | | E | | |
| AQUA | | | | | | | |
| WARM | P | P | E | E | | | |
| COLD | | | | | | | |
| SAL | | | | | | | |
| EST | | | | | E | | |
| MAR | | | | E | E | | |
| WILD | I | I | P | E | E | | |
| BIOL | | | | | | | |
| RARE | | | | E | Ee | | |
| MIGR | | | | P | Ef | | |
| SPWN | | | | P | Ef | | |

| Beneficial Use | Rio Hondo Reach 2 | Rio Hondo Reach 1 | Los Angeles River Reach 2 | Los Angeles River Reach 1 | Los Angeles River Estuary | Main San Gabriel Groundwater Basin | Raymond Groundwater Basin |
|---|---|---|---|---|---|---|---|
| SHELL | | | | Ps | P | | |
| WET | | | | | E | | |
| REC-1 | Im | Pm | Es | Es | E | | |
| LREC-1 | | | | | | | |
| REC-2 | E | E | E | E | E | | |
| HFS | Yav | Yav | Yav | Yav | | | |

Abbreviations: E = Existing Beneficial use, P= Potential Beneficial use, I = Intermittent beneficial use
e: One or more rare species utilize all ocean, bays, estuaries, and coastal wetlands for foraging and nesting.
f: Aquatic organisms utilize all bays, estuaries, lagoons, and coastal wetlands, to a certain extent, for spawning and early development. This may include migration into areas which are heavily influenced by freshwater inputs.
m: Access prohibited by Los Angeles County Department in the concrete-channelized areas.
s: Access prohibited by Los Angeles Count DPW.
y: Currently dry and no plans for restoration.
av: Only applies to water contact recreational activities associated with the swimmable goal as expressed in the federal CWA section 101(a)(2) and regulated under the REC-1 use, non-contact water recreation involving incidental water contact regulated under the REC-2 use, and the associated bacteriological objectives set to protect (1) other recreational uses associated with the fishable goal as expressed in the federal CWA 101(a)(2) and regulated under the REC-1 use and (2) other REC-2 uses (e.g., uses involving the aesthetic aspects of water) shall remain in effect at all times for waters where the (av) footnote appears.
Source: State Water Resources Control Board, *Basin Plan*. 2014. Table 2-1, *Beneficial Uses of Inland Surface Waters*; Table 2-1a, *Recreational Beneficial Uses of Inland Surface Waters*; Table 2-2, *Beneficial Uses of Ground Water*.

## SECTION 303(D) IMPAIRED WATER BODIES

Under Section 303(d) of the Clean Water Act, the State Water Resources Control Board is required to develop a list of impaired water bodies. Each of the individual Regional Water Quality Control Boards (RWQCB)s are responsible for establishing priority rankings and developing action plans, referred to as total maximum daily loads (TMDLs) to improve water quality of water bodies included in the 303(d) list. Downstream receiving waters from the Project site that are impaired for one or any of the pollutants of concern that the Project may generate need to be addressed through the Project's proposed structural and non-structural Best Management Practices (BMPs). Examples of structural BMPs include bioretention or water quality basins, biofiltration systems, and other stormwater/water quality infrastructure. Examples of non-structural BMPs include regular trash collection and street sweeping. Refer to Table 5.10-3, *303(d) Listed Impaired Water Bodies*, for the applicable downstream receiving waters and their impairment and TMDL status.

Table 5.10-3
303(d) Listed Impaired Water Bodies

| Receiving Water Body | Water Body Impairment(s) |
|---|---|
| Rio Hondo Reach 2 | Coliform Bacteria |
| Rio Hondo Reach 1 | Coliform Bacteria; Trash; Ammonia[2]; Copper[1] |
| Los Angeles River Reach 2 | Coliform Bacteria; Oil; Trash; Ammonia2; Lead[1]; Algae[2] |
| Los Angeles River Reach 1 | Coliform Bacteria; Cyanide; Diazinon; Trash; Ammonia[2]; Copper, Dissolved[1]; Lead[1]; Algae[2]; pH[2]; Zinc, Dissolved[1] |
| Los Angeles River Estuary | Chlordane (sediment); DDT (sediment); Lead (sediment); PCBs (Polychlorinated biphenyls) (sediment); Sediment Toxicity; Trash; Zinc (sediment) |

Notes: [1] Metals; [2] Nutrients
Source: Los Angeles Regional Water Quality Control Board, *Los Angeles River Watershed Impaired Waters*, 2024.

According to Chapter 7 of the Basin Plan (SWRCB 2014), trash stormwater discharges are the major source of trash in the Los Angeles River watershed. Nonpoint sources include direct deposition of trash by people or wind into the water body. The principal source of nitrogen compounds to the Los Angeles River is discharges from the Donald C. Tillman Water Reclamation Plant (WRP), the Los Angeles Glendale WRP, and the Burbank WRP. During the dry weather period, these major publicly owned treatment works contribute 84.1% of the total dry weather nitrogen load. Urban runoff, stormwater, and groundwater discharges may also contribute to nitrate loads. For metals, there are significant differences in the sources during dry weather and wet weather. During dry weather, most of the metals loadings are in the dissolved form. The three major publicly owned treatment works WRPs constitute the majority of the flow and metals loadings during dry weather. The storm drains also contribute a sizable percentage of the loadings during dry weather because although their flows are typically low, concentrations of metals in urban runoff may be quite high. During wet weather, most of the metals loadings are in the particulate form and are associated with wet-weather stormwater flow. On an annual basis, stormwater contributes about 40% of the cadmium loading, 80% of the copper loading, 95% of the lead loading and 90% of the zinc loading. Bacteria sources in the Los Angeles River Watershed include anthropogenic and non-anthropogenic sources and point and non-point sources. Discharges from storm drains and tributaries contribute roughly 13% of the flow in the Los Angeles River, while the three WRPs contribute roughly 72% of the flow in the river during dry weather. However, discharges from storm drains contribute almost 90% of the E. coli loading from point sources to the river during dry weather. During wet weather, WRP discharges may account for as little as 1% of the total flow in the river. While there are many sources of indicator bacteria to the municipal stormwater system, discharges from the municipal stormwater system are the principal source of bacteria in both dry weather and wet weather. Polychlorinated biphenyls (PCBs), Dichlorodiphenyltrichloroethane (DDT), dieldrin, and chlordane are legacy pollutants for the most part, yet, they remain present in the environment, bound to fine-grained particles. The contaminated sediments are a reservoir of historically deposited pollutants. Stormwater runoff from manufacturing, military facilities, fish processing plants, wastewater treatment plants, oil production facilities, and shipbuilding or repair yards in ports discharged untreated or partially treated wastes into harbor waters.

## LOCAL

### Sierra Madre Water District 2020 Urban Water Management Plan

The California Water Code, Division 6, Part 2.6, Section 10610 et. seq. (California Urban Water Management Planning Act) requires any municipal water supplier serving over 3,000 connections or 3,000 acre-feet/year (AFY) to prepare an Urban Water Management Plan (UWMP). The Sierra Madre Water District (SMWD) 2020 UWMP characterizes historical water supplies and use, projects future demand and supply through 2045, and identifies supply augmentation projects and programs, cumulative water demand projections, and water shortage contingency plans. Supply and demand projections are included for normal, single-dry, and multiple-dry year scenarios.

### City of Sierra Madre Code of Ordinances (Municipal Code)

Per Title 7 (Stormwater Pollutant Elimination), Chapter 7.08 (Pollutant Source Reduction), Section 7.08.030 (New Development and Construction) and Chapter 15.58 (Low Impact Development) of the Sierra Madre Code of Ordinances (Municipal Code), prior to the issuance of a building permit for a new development project, the City shall evaluate the project using the guidelines and BMP list approved by the California Regional Water Quality Control Board, Los Angeles Region and erosion and grading requirements of the City building official or director of public works to determine: (1) its potential to generate the flow of pollutants into the municipal storm sewer system both during and after construction; and (2) how well the urban runoff mitigation plan for the project meets the goals of this title. Additionally, projects must comply

with Low Impact Development (LID) requirements that integrate LID design principles to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest and use to lessen water quality impacts of development. Each plan would be evaluated on its own merits according to the characteristics of the project and the site to be developed.

### City of Sierra Madre General Plan

#### RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Water Resources

| | |
|---|---|
| GOAL 1: | Conservation of the City's water resources. |
| GOAL 5: | Meet or exceed water quality objectives. |
| OBJECTIVE R12: | Optimizing the use of water resources. |
| Policy R12.3: | Develop new ways to capture and percolate storm water. |
| OBJECTIVE R14: | Ensuring adequate water availability for future growth in the City. |
| OBJECTIVE R15: | Conserving water during times of drought. |

#### HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Flood/Landslide

| | |
|---|---|
| OBJECTIVE Hz6: | Addressing potential flooding and landslide hazards on public and private property. |
| Policy Hz6.1: | Require that all new development incorporates sufficient measures to mitigate flood hazards, including the design of containment systems to capture stormwater runoff on-site, and site grading that minimizes stormwater runoff from increased impervious surfaces, thereby addressing impacts to on-site structures and adjacent properties. |
| Policy Hz6.2: | Require that the landscape of open space areas provide the maximum permeable surface area to reduce site runoff and prohibit the paving of a majority of these areas. |
| OBJECTIVE Hz8: | Maintaining adequate infrastructure to prevent flooding hazards. |
| Policy Hz8.1: | Require that residential tract developers be responsible for construction of drainage/storm drain systems improvements that are compatible with City and County systems within or adjacent to their project site. |
| Policy Hz8.2: | Install required public storm drainage improvements. |

## 5.10.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- HWQ-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;

- HWQ-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;
- HWQ-3: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or offsite;
- HWQ-4: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
- HWQ-5: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- HWQ-6: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows;
- HWQ-7: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; and
- HWQ-8: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## 5.10.5 ENVIRONMENTAL IMPACT ANALYSIS

### PROPOSED PROJECT CONDITIONS

The proposed Project includes removal of the four existing residential structures and the construction of nine residential housing-lots with associated roadway and stormwater infrastructure. The existing onsite drainage pattern would generally be maintained within the existing drainage areas Subbasin 1A and Subbasin 1B. Project grading would slightly modify the internal subbasin boundaries near the center of the Project site. Subbasin 1A would change from approximately 6.65 acres to 6.40 acres. Subbasin 1B would change from approximately 7.29 acres to 7.54 acres. The eastern boundary of Subbasin 1A would not allow water from the proposed residential development to drain into Subbasin 1A. The Project site's drainage areas would be modified so that all residential lots drain into Subbasin 1B. As described in the LID Report (Appendix G2), each residential lot would treat approximately 4,586.65 cubic feet of runoff through onsite biofiltration systems, sized and designed specific to each home. Lot 1 of the development would have a biofiltration system that treats both Lot 1 and proposed Street 'A'.

The eastern boundary of Subbasin 1A would be created by grading the westernmost Project lots. Drainage in Subbasin 1A would flow from the northernmost area to the northwest corner of proposed Lot 3, where it would flow via a concrete v-ditch to East Grand View Avenue. Drainage in Subbasin 1B would flow from the northernmost area to proposed Lot 5, flowing south until it reaches the proposed driveway/fire access road and then onto the proposed Street 'A' cul-de-sac, flowing south along proposed Street 'A' to East Grand View Avenue. Drainage and stormwater from the proposed developed area of Subbasin 1B would be treated by biofiltration systems, sized and designed specific to each home. Lot 1 of the development would have a biofiltration system that treats both Lot 1 and proposed Street 'A'.

Similar to the existing condition, drainage from the Project site's Subbasin 1A and Subbasin 1B would enter catch basins along East Grand View Avenue and flow into the existing storm drain system. All drainage and stormwater would eventually flow into the Santa Anita Tributary (also known as the Sierra Madre Wash). The proposed Project conditions are shown in Figure 5.10-5, *Proposed Condition Hydrology Map*.

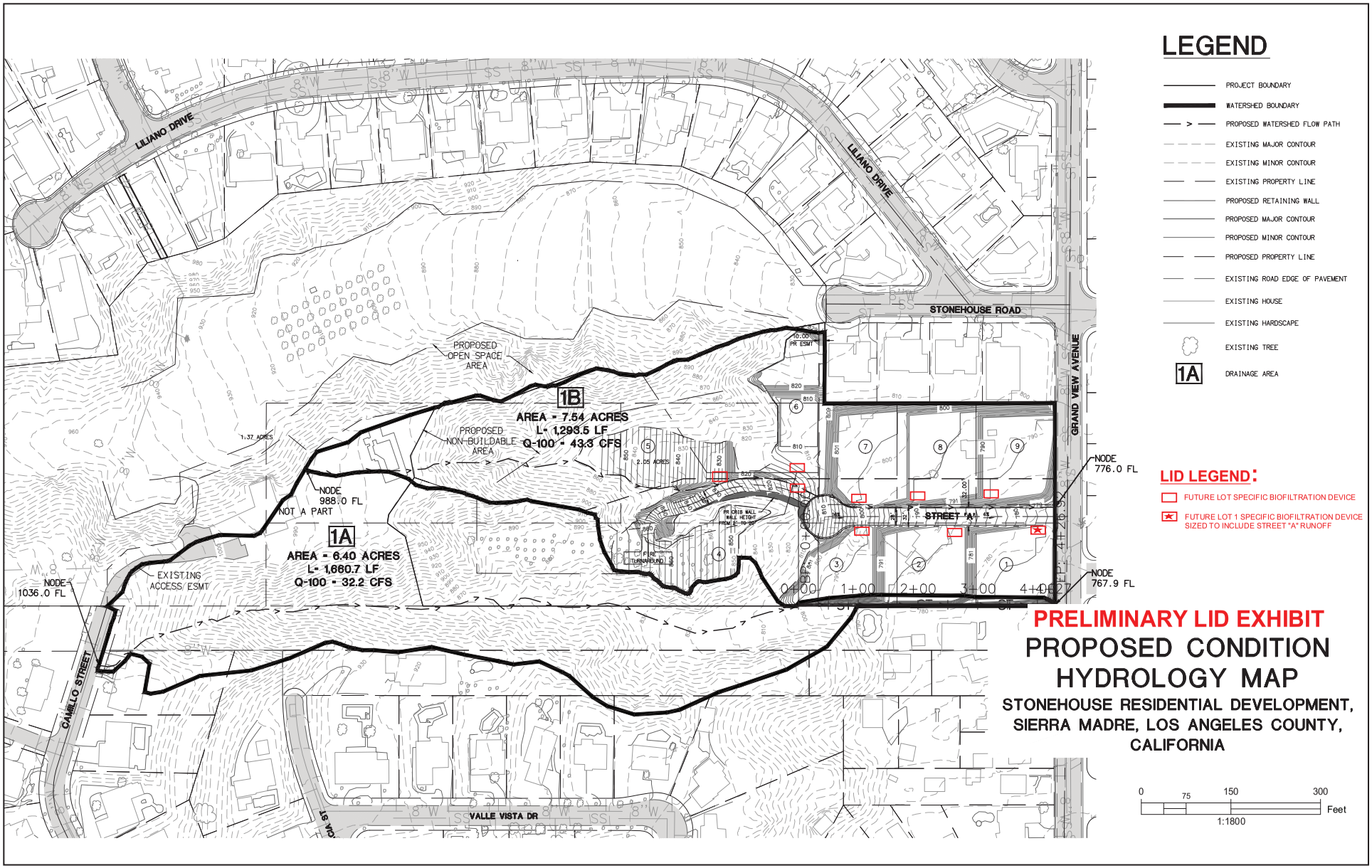
### IMPACT HWQ-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Project site is expected to generate pollutants associated with roads, parking areas and landscaping. Expected pollutants of concern may include bacteria, nutrients, pesticides, sediments, trash and debris, oil, and grease. The following analysis evaluates if the Project would conflict with beneficial uses or further impair any listed 303(d) Impaired Water Bodies established in the Basin Plan. As previously shown in Table 5.10-2, *Study Area Water Body Beneficial Uses*, the Rio Hondo Reach 2 is the nearest downstream water with beneficial uses identified for MUN, GWR, WARM, WILD, REC-1 (limited access), REC-2, and HFS. As previously shown in Table 5.10-3, *303(d) Listed Impaired Water Bodies*, the Rio Hondo Reach 2 is impaired by coliform bacteria.

During temporary construction activities, there would be the potential that degraded surface water runoff generated from the construction site could be conveyed into local and regional drainage facilities. Depending on the constituents in the surface water, the water quality of the Project area surface water bodies could be reduced, which could conflict with beneficial uses established for the applicable surface water bodies. Because the proposed Project would disturb more than one acre of area, the Project applicant/contractor would be required to obtain a National Pollutant Discharge Elimination System (NPDES) State General Construction Permit from the State Water Resources Control Board. In accordance with the State General Construction Permit, the Project applicant/contractor would be required to file a Notice of Intent (NOI) to the Stormwater Report Tracking System and obtain a waste discharge identification number from the State Water Resources Control Board. Additionally, the General Construction Permit requires the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP).

The SWPPP would identify Best Management Practices (BMPs) to minimize degraded surface water runoff impacts. Such measures would include a site map that shows the construction site perimeter, existing and proposed buildings, parking areas, roadways, storm drain collection and discharge points before and after construction. Additionally, temporary structural BMP placement would include use of sandbags or waddles near drainages, use of rumble racks or wheel washers or other measures to avoid sediment transport. Compliance with the NPDES short-term regulatory requirements would reduce potential short-term construction related impacts to water quality to less than significant. No mitigation is required.

The long-term operation of the proposed Project would generate surface water runoff that could contain pollutants, which could conflict with applicable surface water beneficial uses. The proposed Project would be regulated under NPDES Municipal Stormwater Permit issued by the Regional Water Quality Control Board and would be required to reduce the amounts of impervious areas and to capture, treat and/or infiltrate stormwater runoff. In order to comply with the requirements of the NPDES Municipal Separate Storm Sewer System (MS4) Permit (CAS0004001, Order No. R4-2012-0175), Los Angeles County has prepared the 2014 Low Impact Development Standards Manual (LID Standards Manual), which provides guidance for the implementation of stormwater quality control measures in new development projects with the intention of improving water quality and avoiding potential water quality impacts. The Los Angeles County MS4 permit applies to the City of Sierra Madre, as does the 2014 LID Standards Manual.




Source: Advanced Civil Group; January 30, 2025.

According to the LID Report (Appendix G2), the Project site has been designed to manage and treat 100% of the 85th percentile storm runoff from developed areas through biofiltration systems at each individual lot. This design would ensure that runoff draining across the site does not contribute to an increase of pollutant loads in the East Grand View Avenue Storm Drain.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design structural BMPs.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT HWQ-2: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

According to the LID Report (Appendix G2), the Project site is not suitable for water infiltration due to the presence of shallow groundwater and liquefaction potential. No wells or pumping of groundwater is proposed. In addition, the proposed Project is designed to minimize impacts to groundwater recharge as it generally would maintain the existing drainage pattern of the site. The Project would not impact Subbasin 1A to the south and west of the Project site, allowing for natural groundwater recharge. Development within Subbasin 1B would create additional impervious surface area but based on the relatively small size of the development (nine lots) and unsuitable site conditions for infiltration, impacts are considered less than significant.

**Level of Impact Before Mitigation:** Less than significant impact based on proposed activities, the Project design, and existing site conditions.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT HWQ-3: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or offsite?

During temporary construction earthwork activities, there would be the potential that uncovered soils on the Project site could be exposed to water erosion and/or wind erosion impacts. There would also be the potential that construction vehicles and construction equipment could transport sediment onto local streets and into local drainage systems. The Project would disturb more than one acre of area and would be required to obtain a General Construction Permit from the State Water Resources Control Board. The General Construction Permit would require preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) detailing Best Management Practices (BMPs) to avoid erosion and sediment transfer impacts. Example BMPs include programs, technologies, processes, practices, and devices that control, prevent, remove, or reduce pollution. With implementation of the General Construction Permit as a standard requirement, including preparation and implementation of a construction SWPPP with BMPs, temporary construction activities would not substantially alter the existing drainage pattern in a manner that would significantly increase potential erosion and/or sedimentation impacts. Potential impacts would be less than significant, and no mitigation is required.

The Project would permanently alter the existing drainage pattern of the Project site to accommodate the proposed residential pads, roads, and stormwater infrastructure; however, the overall south to north flowing drainage pattern of the Project site would generally remain consistent with the existing "before project" conditions. A small section of Subbasin 1A would be re-graded to drain into Subbasin 1B. Subbasin 1A would change from approximately 6.65 acres to 6.40 acres. Subbasin 1B would change from approximately 7.29 acres to 7.54 acres. This change would allow most of the proposed Subbasin 1A drainage to remain unaffected by the proposed development. Drainage in Subbasin 1A would flow from the northernmost area to the northwest corner of proposed Lot 3, where it would flow via a proposed concrete v-ditch to East Grand View Avenue. The Project site's drainage areas would be modified so that all residential lots and proposed Street 'A' drain into Subbasin 1B and each residential lot would treat approximately 4,586.65 cubic feet of runoff through onsite biofiltration systems. Project design structural BMPs such as the concrete v-ditch for Subbasin 1A and individual lot biofiltration systems would reduce potential long-term erosion and siltation impacts to less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design structural BMPs.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

**IMPACT HWQ-4: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**

As previously discussed, the overall south to north flowing drainage pattern of the Project site would generally remain consistent with the existing "before project" conditions. A hydrology analysis was used to create a hydraulic model of the Project site with projected water surface elevations and velocities during a 50-year 24-hour storm event. The addition of individual lot biofiltration systems, street biofiltration system, and a new v-ditch shows the proposed street hydraulic capacity is greater than the 50 year 24-hour storm peak flow rate (Advanced Civil Group 2019). This result exceeds the Los Angeles County Department of Public Works' Flood Control standards requiring runoff retention for a 25 year 24-hour storm event; therefore, the proposed Project would not significantly increase the amount of surface runoff in a manner which would result in flooding.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design structural BMPs.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

**IMPACT HWQ-5: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

The Project development is not anticipated to notably increase water elevations or flow velocities in the Grand View Avenue Storm Drain; therefore, adequate capacity is believed to be available for the existing and planned stormwater drainage systems. An onsite hydrology analysis was performed to determine potential impacts to water quality, runoff volume, and peak flow rates in a 10-year and 50-year 24-hour storm event. The increase in flow in the Grand View Avenue Storm Drain would be less than 1% (Advanced Civil Group 2019). As such, potential impacts with respect to hydromodification and pollutants that will be treated with the proposed biofiltration systems are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design structural BMPs.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

**IMPACT HWQ-6: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would Impede or redirect flood flows?**

According to review of the National Flood Hazard Map, Map No.06037C1400FF, the Project site is in Zone X, an area of minimal flood hazard risk (FEMA 2008).

The Project would permanently alter the existing drainage pattern of the Project site to accommodate the proposed residential pads, proposed Street 'A', and stormwater infrastructure; however, the overall drainage pattern of the Project site and East Grand View Avenue Storm Drain would generally remain consistent with the existing "before project" conditions.

An analysis of the existing East Grand View Avenue Storm Drain shows that the water runoff from 100-year and 50-year 24-hour storm events would increase the flow by less than 1% (Advanced Civil Group 2019). This increase in flow is within the capacity of the existing storm drain. No adverse impacts associated with flood flows are anticipated.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design structural BMPs.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT HWQ-7: Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

As previously discussed, the Project site is located in Zone X, an area of minimal flood hazard risk (FEMA 2008), which is not a location prone to flooding. The Project site is also not located within the Stonehouse Canyon watershed, which outlets onto Stonehouse Drive above its intersection with East Grand View Avenue. According to the Drainage Study (Appendix G1), the location of this Stonehouse Canyon watershed is east of the Project site, separated by a major ridgeline. Figure 5.10-3, *Hydrology Boundaries*, shows the natural hydrologic boundary separating the Project site's hydrologic area (labeled as GS1 Property) and the Stonehouse Canyon watershed hydrologic area (labeled as GS2 Property). The Project would not be at risk for a tsunami or seiche because the Project site is not located near the coastline or a large body of water.

According to Figure 3-4 *Dam Inundation Area* of the updated General Plan Hazard Prevention Element (City of Sierra Madre 2021), the Project site is not located within the inundation area of the Little Santa Anita Dam/Sierra Madre Dam. The nearest such inundation area to the Project site is located near the intersection of Foothill Avenue and East Grand View Avenue, approximately 500 feet to the west. In addition, and as discussed in the General Plan, the Sierra Madre dam impounds water after a rain event; otherwise, the Sierra Madre Dam is a "dry dam", greatly reducing any inundation risk. According to the General Plan, the Sierra Madre Dam has also performed well during seismic events because of its strong construction. Based on the analysis above, potential release of pollutants due to inundation risks are less than significant and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the Project's location and on the current design.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT HWQ-8: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Project implementation would not conflict with the beneficial uses established for receiving water bodies downstream from the Project site, would not conflict with water quality objectives, or further impair existing impaired water bodies identified in the Basin Plan. Potential short-term construction impacts would be reduced to less than significant with implementation of a Stormwater Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs) pursuant to standard National Pollutant Discharge Elimination System (NPDES) State General Construction Permit requirements. Long-term operational water quality would be maintained through the construction and operation of biofiltration systems at each lot and treatment through a bio-filtration system of street runoff prior to release into the Grand View Avenue Storm Drain.

The Sierra Madre Water District 2020 Urban Water Management Plan describes the Raymond Groundwater Basin as important for current and future water supply. The Project site's stormwater drains into the Grand View Avenue Storm Drain, flows into the Santa Anita Tributary (also known as the Sierra Madre Wash), and recharges groundwater at the Raymond Groundwater Basin. The continued drainage of runoff to the Raymond Groundwater Basin would not impact the groundwater management plan of the Sierra Madre Water District.

**Level of Impact Before Mitigation:** No impact based on proposed activities and on the current design.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.10.6 CUMULATIVE IMPACTS

As previously discussed, temporary construction activities would have the potential to generate degraded surface water impacts, which could adversely affect downstream receiving water bodies. The proposed Project would be required to obtain coverage under the NPDES General Construction Permit to ensure that construction-related water quality impacts and flood management impacts would be less than significant, and the proposed Project would not contribute considerably to cumulative degraded stormwater impacts. Cumulative development Projects shown in Section 4.0, *Basis for Cumulative Impacts*, would also have the potential to affect water quality during the construction phase. Related cumulative development that disturbs one acre or more of soil would also be required to obtain coverage under the NPDES General Construction Permit and would avoid and/or reduce construction-related impacts to water quality through preparation of a site-specific SWPPP, which identifies applicable BMPs. Each Project would be required to comply with existing water quality standards at the time of development review and implement BMPs, as necessary. Thus, related development would not result in cumulatively considerable construction-related hydrology and/or water quality impacts.

The proposed Project would permanently increase impervious surface areas and increase stormwater runoff rates. However, the Project would be required to prepare and implement BMPs that would include provisions for the management and biofiltration of runoff so that post-development runoff discharges do not significantly exceed pre-development runoff rates and do add additional pollutant loads. Therefore, the proposed Project would not contribute to significant cumulative drainage impacts. Additionally, related development Projects shown in Section 4.0, *Basis for Cumulative Impacts*, would also be required to comply with City NPDES MS4 Stormwater Permit requirements. Therefore, the proposed Project, considered with the related cumulative Projects, would not result in significant cumulative hydrology or water quality impacts.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the current design.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.10.7 MITIGATION MEASURES

No mitigation measures are required for hydrology and water quality.

## 5.10.8 REFERENCES

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# 5.11 LAND USE AND PLANNING

## 5.11.1 INTRODUCTION

This section analyzes the proposed Project's potential impacts on Land Use and Planning, including potential direct physical impacts to existing land uses and Project consistency with the City of Sierra Madre General Plan and other applicable planning documents. The analysis in this section is based on a review of the proposed Project description provided in Section 3.0, *Project Description*, within the context of the Project site characteristics.

## 5.11.2 ENVIRONMENTAL SETTING

### HISTORICAL ONSITE LAND USES

Aerial photographs and historical topographic maps (dating between 1894 and 2021) of the Project site and adjoining properties were reviewed to identify historical land uses and development at the Project site and vicinity. A summary of the findings is presented below in Table 5.11-1, *Summary of Historical Land Uses*.

Table 5.11-1
Summary of Historical Land Uses

| Year | Comments |
|---|---|
| 1894-1900 | Topographic maps in this 15-minute range do not provide accurate details on the Project site. No development on the Project site or adjacent land was noted. |
| 1928 | East Grand View Avenue is present on the south. A building is noted within the southern end. Several buildings are adjacent to the east; otherwise, the Project site and immediate surroundings are undeveloped. |
| 1928 | Details are not clear. The south end appears to be graded and grass covered. The bulk of the Project site undeveloped (building is noted on Topo). East Grand View Avenue is a dirt road. Orchards are present adjacent southeast, southwest, and south. Most local development is to the West. |
| 1938 | The map is blurry. The southwest corner appears cleared with a driveway. The southeast corner has several buildings. |
| 1941 | No pertinent information noted. |
| 1948 | Two buildings are present in the southeast quadrant, including a larger residence near the southeast corner, and a smaller building at the end of a dirt driveway off of East Grand View Avenue. The southwest corner appears to be cleared with lawn/grass. The northern Project site appears undeveloped. Several houses are now adjacent on the west fronting East Grand View Avenue. |
| 1952 | One building is apparent in the center of a cleared area in the southwest corner. Two buildings are apparent (blurry), adj Topographic maps ascent north-south on the southeast corner. Cannot discern the other building on the dirt drive north of the residences. A small orchard is now present on the southwest corner. The northern Project site remains undeveloped. Orchards to the southeast are cleared. Surrounding adjacent land is now much more developed to the west; more single-family/rural to the south and east. |
| 1964 | The Project site has not changed. Large changes occur in the surrounding area. The lot immediately adjacent to the southeast is cleared. A single-family housing development with interior roads is to the east. Southwest land adjacent on East Grand View Avenue is infilled with rural residential uses. Adjacent land to the west-northwest, has been cleared for another residential housing phase. Adjacent residential developments have been constructed to the north, south, and northeast. A |

| Year | Comments |
|---|---|
| | small buffer zone adjacent north and northeast remains undeveloped; however, grading is underway to extend new housing tracts outside of the undeveloped narrow buffer zone. |
| 1972 | The Project site is as above but three buildings are now apparent on the southeast end. Housing tracts to the northwest and northeast are mostly completed. A former empty lot adjacent to the southeast has been developed with four larger buildings. |
| 1982 | The Project site and adjacent land west, south, and east is generally the same as above. With the exception of a southern buffer, the property adjacent to the north is now occupied with several structures. |
| 1994 | The Project site and adjacent land is as above. A small orchard is apparent on the west central portion of the Project site. The buffer of undeveloped land on the northern adjacent property is gone; a pool has been constructed immediately to the northeast. |
| 2003-2021 | Project site and adjacent generally as above / current configuration. |
| Source: TA-Group DD, LLC, *Phase I Environmental Site Assessment*; September 18, 2023. (Appendix F) | |

## EXISTING ONSITE LAND USES

The Project site is located in a residential hillside area in the southern foothills at the base of the San Gabriel Mountains. The Project site's topography within the area of the proposed development is characterized by a canyon on the eastern portion of the site, a main south-trending ridge in the central portion of the site and smaller canyons and ridges. Portions of the ridges and canyons are planted with remnant orchard groves. Ruderal vegetation and disturbed ground cover is present within the main canyon and the area surrounding the existing residences. Mature oak, sycamore, walnut, eucalyptus and pine trees are also present. Natural slopes are covered by chaparral, coastal sage scrub and poison oak.

The property located at 935 E. Grand View Avenue contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The areas surrounding the Project site consist of single-family residences and vacant areas with varying levels of disturbance.

## PLANNING PROGRAMS (LAND USE AND ZONING)

### Residential Hillside Development

The City's General Plan designates the Project site as H - Hillside with a zoning of R-H (Residential Hillside); however, it should be noted that the Project site's development parameters are governed by modified land use and zoning requirements pursuant to a Settlement Agreement and Memorandum of Understanding, as further described below under the section titled "Settlement Agreement and Modified Zoning Compliance".

The H standard designation allows one dwelling unit per lot consisting of a maximum of two stories and 25 feet. The Residential Hillside designation applies to hillside areas with larger lots that are generally over 25,000-square-feet in size. A maximum of one detached single-dwelling unit is permitted as the primary residence.

- Density: 1 Dwelling/Lot
- Building Height: 2 Stories Maximum/25 Feet Maximum

According to the Sierra Madre Code of Ordinances (Municipal Code) Chapter 17.52 (H Hillside Management Zone), the intent and purpose of a hillside management residential zone is to:

A. Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the city to maintain the identity, image and environmental quality of the city;

B. Maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes, and drainage patterns;

C. Facilitate hillside preservation through the development standards and guidelines set forth in this chapter; to direct and encourage development that is sensitive to the unique characteristics of the hillside areas in the city, which include, but are not limited to, slopes, land forms, vegetation and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged so long as the result preserves hillside areas and is consistent with this chapter and with the General Plan;

D. Ensure that development in the hillside areas is located so as to result in the least environmental impact;

E. Ensure that all hillside development is designed to fit the existing land form;

F. Preserve significant natural features of hillside areas, including swales, canyons, knolls, ridgelines, and rock outcrops. Development may necessarily affect natural features; therefore, a major design criterion for all hillside development shall be the minimization of impacts on such natural features;

G. Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features;

H. Correlate intensity of development to steepness of terrain to minimize grading, removal of natural vegetation; and to prevent the creation of land instability or fire hazards;

I. Provide, in hillside areas, alternative approaches to conventional flat-land development practices by achieving land use patterns and intensities that are consistent with the natural features of hillside areas;

J. Encourage the planning, design, development and use of home sites which:

    1. Eliminate fire hazards,
    2. Prevent exposure to geological hazards,
    3. Provide adequate drainage controls, preventing erosion and siltation,
    4. Use proper construction materials,
    5. Make best use of natural terrain;

K. Prohibit development that will cause hazards to the public peace, health, welfare, and safety.

## Settlement Agreement and Modified Zoning Compliance

The proposed Project's development parameters are governed by the *Settlement Agreement and Mutual Release* (Settlement Agreement) between CS Stonehouse, LLC, CS One Carter LLC, and the City of Sierra Madre, executed and formally approved by the Sierra Madre City Council in March 2010 following public review and approval procedures. The Settlement Agreement establishes specific development rights and entitlements for the Project site, modifying the application of certain provisions of the City's zoning regulations.

The Project site is currently zoned Residential Hillside (R-H), which, under the City's Hillside Management Zone regulations (Sierra Madre Municipal Code Section 17.52.140), generally requires a minimum lot size of two acres; however, pursuant to the Settlement Agreement, the following modifications apply to the Project site:

- The lot sizes and lot configuration approved for the Stonehouse Property and shown on the Stonehouse Final Map "shall continue to be considered legal lots for purposes of processing Hillside Development Permits" (Settlement Agreement, Section 3.3); and
- "The provisions of Section 17.52.140 of the Sierra Madre Municipal Code shall not apply to prohibit development of a residence on a legal lot approved in accordance with this Settlement Agreement" (Settlement Agreement, Section 3.3).

Accordingly, the Settlement Agreement creates a binding, site-specific legal framework that supersedes certain otherwise applicable Hillside Management Zone requirements for purposes of evaluating the Project's consistency with zoning regulations.

The Settlement Agreement authorized development of 19 to 20 single-family lots among four properties. The four properties included in the Settlement Agreement included the Project site's two properties and two adjacent properties to the east and northeast. A subsequent *Memorandum of Understanding* (MOU) between Ginkgo Stonehouse, LLC, and Ginkgo Stonehouse II, LLC was executed in December 2012, which provided for the sale of the two adjacent properties to the east and northeast (referred to in the MOU collectively as the "GSII Property"). The MOU also allowed for the construction of no less than 10 buildable lots on the Project site (referred to in the MOU as the Ginkgo Property) and limited further subdivision of the GSII Property not to exceed the maximum lot yield to the lesser of either three (3) residential lots or the maximum number of residential lots allowed by the City on the GSII Property if the Ginkgo Property (i.e., Project site) is subdivided into 10 residential lots. Based on current information, combined development of both the Project site and GSII Property would not exceed the overall development parameters contemplated in the Settlement Agreement. In addition, the Project proposes nine (9) single-family residential lots, which is consistent with the nine (9) single-family lots depicted for the Project site in the Settlement Agreement and one (1) less lot than allowed by the MOU. Any future development within the GSII Property would need to be processed under additional City review and approvals separate from this Project.

The Project's proposed lots comply with the density policies of the City's General Plan (one dwelling unit per approximately one acre) and with the applicable development standards as modified by the Settlement Agreement. Therefore, for purposes of CEQA analysis, the Project is considered consistent with applicable land use regulations, including the General Plan and the modified zoning standards.

### Legal Basis for Settlement Agreement Modifications

Under California law, municipalities have broad authority to settle litigation through agreements that can modify the application of zoning regulations to specific properties. California courts have recognized that settlement agreements resolving development disputes may create enforceable entitlements and development rights. (See, e.g., *Trancas Property Owners Assn. v. City of Malibu* (2006) 138 Cal.App.4th 172, 183.)

The Settlement Agreement in this case represents a negotiated resolution of prior litigation between the City and the prior property owners, balancing the City's regulatory interests with the property owner's vested development expectations. The Settlement Agreement's provisions regarding lot sizes, density, and development standards were publicly reviewed and approved, and have been incorporated into the Project design to ensure compliance with all applicable land use entitlements.

Thus, the Project's consistency with land use regulations must be assessed based on the standards established by the Settlement Agreement, rather than the default requirements of the current Hillside Management Zone ordinance.

### SURROUNDING LAND USES

The Project site is situated within an urbanized/suburbanized area and is generally surrounded by developed land uses consisting of single-family residences and vacant areas with varying levels of disturbance. Surrounding land uses to the Project site are shown in Table 5.11-2, *Surrounding Land Uses*. The Project site is surrounded by residential homes to the west, south, and southeast. To the north of the Project site, a large residential home is located surrounded by open space. The eastern portion of the Project site is surrounded by open space that connects to the undeveloped foothills of the San Gabriel Mountains. The southern border of the Project site is also the southern border of the City of Sierra Madre, and the area south of that is the City of Arcadia.

Table 5.11-2
Surrounding Land Uses

| Direction | Existing Land Use | General Plan | Zoning |
|---|---|---|---|
| North | Single-Family Residential | Hillside | R-H, Residential Hillside |
| South | Single-Family Residential | City of Arcadia | City of Arcadia |
| East | Single-Family Residential | Residential Low Density | R-1-11 Residential Single-Family, 11,000 |
| West | Single-Family Residential | Residential Low Density | R-1 Residential Single-Family, 7,500 |

## 5.11.3 REGULATORY SETTING

### FEDERAL

There are no federal land use or planning regulations applicable to the Project.

### STATE

#### Housing Crisis Act/Housing Accountability Act/Permit Streamlining Act

California development projects are subject to State laws pertaining to planning and land use which, in general, are addressed in Sections 65000 through 66499.58 of the California Government Code. Over the past several years, the California State Legislature has enacted a significant number of bills responding to the State's housing crisis. Among those have been the Housing Crisis Act of 2019 (Government Code §§66300-66301) and amendments to the Housing Accountability Act (Government Code §65589.5) and the Permit Streamlining Act (Government Code §§65920-65964.5). When applied to applications for the approval of residential development projects and under specified circumstances, these laws can, among other things, limit the local regulations which may be applied, the design standards which may be required, and the conditions of approval that may be imposed.

### REGIONAL – SOUTHERN CALIFORNIA

#### Southern California Association of Governments (SCAG)

Southern California Association of Governments (SCAG) is a regional council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties, which encompass over 38,000 square miles. SCAG is the federally recognized metropolitan planning organization for this region

and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the Southern California region's metropolitan planning organization, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation, and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives.

#### CONNECT SOCAL

The SCAG Regional Council fully adopted Connect SoCal in September 2020. Connect SoCal, also known as the 2020 – 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health.

#### SCAG GROWTH FORECASTS

SCAG's Forecasting Section is responsible for producing socio-economic estimates and projections at multiple geographic levels and in multiple years. The Forecasting Section develops, refines, and maintains SCAG's regional and small area socio-economic forecasting/allocation models.

#### SCAG REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

California State Housing Element Law enacted in 1980 requires SCAG and other regional councils of government in California to determine the existing and projected regional housing needs for persons at all income levels. SCAG is also required by law to determine each jurisdiction's share of the regional housing need in the six-county southern California region. The intent of Senate Bill (SB) 375 and the RHNA process is to create a better balance of jobs and housing in communities, ensure the availability of decent affordable housing for all income groups and achieve sustainability through long-term strategic land use planning. SCAG takes the lead in overseeing the assessment by identifying measures to gauge housing demand and comparing those numbers against socioeconomic factors throughout the region. The RHNA consists of two measurements: 1) existing need for housing, and 2) future need for housing.

The State's Housing Element law requires local governments to make plans to adequately address their share of existing and projected population growth, taking into consideration affordability of available and future housing. The California Department of Housing and Community Development (HCD) enforces the State Housing Element Law by requiring Housing Elements as part of every city's General Plan. The City of Sierra Madre was allocated a RHNA total of 204 residential units, 79 for extremely low/very low income, 39 for low income, 35 for moderate income, and 51 for above moderate income households.

### Los Angeles County General Plan 2035

The Los Angeles County General Plan provides the policy framework and establishes the long-range vision for how and where the unincorporated areas of Los Angeles County will grow, and establishes goals, policies, and programs to foster healthy, livable, and sustainable communities. The document represents a comprehensive effort to update the County's 1980 General Plan. The unincorporated areas of Los Angeles County are comprised of approximately 2,650 square miles, and over one million people. The Project site is located in the incorporated City of Sierra Madre, and therefore, the applicable planning document governing the Project site is the City of Sierra Madre General Plan.

### Los Angeles Countywide Sustainability Plan (OurCounty)

The Los Angeles Countywide Sustainability Plan (OurCounty) outlines what local governments and stakeholders can do to enhance the well-being of every community in the county while reducing damage to the natural environment and adapting to the changing climate, particularly focusing on those communities that have been disproportionately burdened by environmental pollution. This plan envisions streets and parks that are accessible, safe, and welcoming to everyone; air, water, and soil that are clean and healthy; affordable housing that enables all residents to thrive in place; and a just economy that runs on renewable energy instead of fossil fuels. As a strategic plan, OurCounty does not supersede land use plans that have been adopted by the Regional Planning Commission and Board of Supervisors, including the County's General Plan and various community, neighborhood, and area plans. Instead, OurCounty is a forward-looking strategic plan that establishes a common sustainability vision for the entire county. OurCounty is not the governing planning document for the City of Sierra Madre.

## LOCAL

### City of Sierra Madre Code of Ordinances (Municipal Code)

Title 16 (Subdivisions), Chapter 16.44 (Regulations for Dedication of Land for Park and Recreation Land). Requires parkland dedication or in-lieu park fees for all new developments to ensure the City provides its residents with adequate parks and recreational activities. Then dedication of parkland is based on a formula that considers the type of dwelling unit (i.e., single-family, duplex, cluster, apartments, etc.) and average density being proposed, as outlined in Section 16.44.040 (Formula for Dedication of Land). If no park or recreation facility is designated within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the developer is required to, in lieu of dedicating land, pay a fee equal to the value of that land using a formula outlined in Section 16.44.050 (Formula for Fees In Lieu of Land Dedication). The revenue generated from this fee is required to be used only for the purpose of acquiring necessary parkland and developing new or rehabilitating existing parks or recreational facilities reasonably related to serving the subdivision development. Section 16.44.030 (General Standard) sets a general citywide standard of three acres of parkland per 1,000 residents to ensure an adequate amount of neighborhood and community parks exist within the city to serve its residents. The standard is in accordance with the parkland requirements of the Quimby Act.

Title 17 (Zoning). The Sierra Madre Municipal Code contains the zoning requirements and ordinances for the City. The purpose of the Title 17 (Zoning) of the Municipal Code is classifying, designating, regulating and restricting the use of buildings, land and structures, permitting the most compatible use of land within the City, consistent with the needs of residential, commercial and industrial developments within the City, and the promotion of the public health, safety, welfare and general prosperity of the City and its residents.

Title 17 (Zoning), Chapter 17.52 (H Hillside Management Zone). The purpose of Chapter 17.52 is to protect the natural environment of hillside areas from change by preserving and protecting views to and from hillside areas; facilitate hillside preservation through the development standards and guidelines set forth in this chapter; ensure that development in the hillside areas is located so as to result in the least environmental impact; and prohibit development that will cause hazards to the public peace, health, welfare, and safety. As discussed above, the proposed Project's development parameters are governed by the Settlement Agreement and MOU, which establishes specific development rights and entitlements for the Project site, modifying the application of certain provisions of the City's zoning regulations.

## City of Sierra Madre General Plan

The City of Sierra Madre General Plan guides decision-making regarding how the City will continue to grow and how the City will preserve valued features and qualities. The General Plan consists of the following Chapters or Elements, including Land Use; Resource Management; Hazard Prevention, Community Services; and Housing. The General Plan establishes the policy framework and contains goals, objectives, and policies to guide land use and development decisions in the future.

### LAND USE ELEMENT

The Land Use Element of the General Plan contains five components: Land Use Designations, Historic Preservation, Housing, Economic Development, and Circulation. Goals, objectives, and policies are presented in the Land Use Element to support applicable growth, preservation, and diversity initiatives associated with the aforementioned categories. Section 5.11.5, *Environmental Impact Analysis*, examines the Project's consistency with the applicable goals, objectives, and policies from the Land Use Element.

### RESOURCE MANAGEMENT ELEMENT

The Resource Management Element of the General Plan contains seven components: Hillside Preservation, Co-existence With Wildlife, Dark Sky, Tree Preservation, Water Resources, Waste Management/Recycling, and Air Quality. With the exception of Dark Sky, all are required as part of the State-mandated Conservation Element).

### HAZARD PREVENTION ELEMENT

The Hazard Prevention Element includes four components: Fire Safety, Flood/Landslide, Seismic Safety, and Noise. The hazard components are further analyzed for safety concerns within the City and include relevant maps.

### COMMUNITY SERVICES ELEMENT

The Community Services Element includes six components: Law Enforcement, Recreation Services, Library Services, Community Cultural and Special Events, Transit, and Public Services. The community services components further analyze the policies that guide decisions regarding public facilities and infrastructure expenditures. This chapter addresses law enforcement, crime prevention, recreation, library, cultural/ special events and transit options vital to a vibrant city.

### HOUSING ELEMENT

The most recent Housing Element (2021–2029) was adopted by the Sierra Madre City Council on November 9, 2021. Because the Housing Element was recently updated and is subject to specific laws and timeframes dictated by the State of California, it is provided separately from the General Plan. The Housing Element focuses on strategies and programs including preserving housing and neighborhood assets, ensuring housing diversity, removing governmental constraints on housing and promoting environmental sustainability. In addition, the Element provides an analysis of the City's demographics, household and housing characteristics and related housing needs; a review of potential market, governmental, and infrastructure constraints to meeting the City's housing needs; an evaluation of residential sites and financial resources for housing; and the Housing Plan for addressing the City's identified housing needs, constraints, and resources.

## 5.11.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- LU-1: Physically divide an established community; and
- LU-2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

## 5.11.5 ENVIRONMENTAL IMPACT ANALYSIS

### IMPACT LU-1: Would the project physically divide an established community?

The Project would not physically divide an established community. The Project site is located on private property currently occupied by four older homes, two sheds, and two gazebos. Project implementation would remove all existing residential and associated structures from the Project site.

The Project would develop the site with single-family residential land uses compatible with existing land uses in the Project vicinity. The Project site is surrounded by single-family land uses to the north, south, west, and east. The Project would neither create barriers that would prevent access to existing communities, nor would it take access through or redirect traffic through existing residential neighborhoods. Therefore, no impacts are anticipated, and no mitigation is required.

**Level of Impact Before Mitigation:** No impact based on review of the Project Description within the context of existing land uses at the Project site and in the Project vicinity.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT LU-2: Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

#### GENERAL PLAN AND ZONING CONSISTENCY

The City of Sierra Madre General Plan, Municipal Code, and zoning regulations comprise the relevant land use planning program for avoiding or mitigating environmental effects in the City. The General Plan land use designation for the Project site is Hillside, allowing for very low density housing with variable and undefined lot sizes. The Project site is zoned Residential-Hillside allowing for one dwelling per lot. Residential-Hillside lots are generally 25,000 square feet (0.57 acre) or more. Residential-Hillside zoning allows for a maximum height of 2 stories/25 feet. In addition, and as discussed above, the proposed Project's development parameters are governed by the Settlement Agreement and MOU, which establishes specific development rights and entitlements for the Project site, modifying the application of certain provisions of the City's zoning regulations.

The Project Applicant requests approval of a Tentative Tract Map to allow for the development of a 9-unit single-family detached housing project at a density of approximately 1.00 dwelling unit per acre. Based on the current Zoning Code Section 17.52.140 - *Design and development standards for land divisions*, the maximum allowable lots on the Project site would be four (4) lots; however, the Settlement Agreement and

MOU would allow the Project site to be developed with 10 residential lots. As only nine (9) lots are proposed, for purposes of CEQA analysis, the Project is considered consistent with applicable land use regulations, including the General Plan and the modified zoning standards. Potential impacts would be less than significant and no mitigation is required.

The Project is not anticipated to conflict with the goals, objectives or policies of the General Plan. Below is an analysis of the Project's consistency with the relevant goals, objectives and policies of the City of Sierra Madre General Plan Chapter 1 "*Land Use*" that was updated and approved on July 14, 2015. The consistency analysis is presented in Table 5.11-3, *General Plan Consistency Analysis*.

Table 5.11-3
General Plan Consistency Analysis

| Objective/Policy | Consistency Analysis |
|---|---|
| CHAPTER 1: LAND USE ELEMENT | |
| Section One: Land Use Designations | |
| GOAL 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development. | **Consistent.** The Project would develop nine single-family lots, consistent with the design and scale of the surrounding development. |
| GOAL 3: Ensure that development is done in harmony with its neighborhood and preserves and protects privacy and mountain views of neighboring properties. | **Consistent.** The Project would minimize grading on the hillside to retain the existing slope and vegetation in the northern portions of the Project site. |
| GOAL 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers. | **Consistent.** Stormwater would be treated to support recharge of local groundwater. The Project would connect to the existing water main under East Grand View Avenue, which currently supplies the four existing homes on the Project site. |
| GOAL 5: Institute conservation measures so that the demand for water matches the City's local supply. | **Consistent.** The new residential buildings would be constructed with water saving measures as stipulated in the building code. |
| GOAL 8: Preserve existing and provide additional constructed and natural open space. | **Consistent.** The Project would construct new residential buildings in the same general area as existing residential buildings. The northern portion of the Project site would be restricted from development. |
| GOAL 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas. | **Consistent.** The tentative tract map does not show significant grading in the northern hillside portion of the Project site, which would be restricted from development. |
| *General Types and Mix of Land Uses* | |
| OBJECTIVE L1: *Continuing the existing patterns of residential housing development.* | **Consistent.** The proposed Project replaces four single-family residential buildings, two sheds, and two gazebos with nine single-family residential lots. The Project would be consistent with the existing residential patterns of the area. |

| Objective/Policy | Consistency Analysis |
|---|---|
| **Policy L1.1:** Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards. | **Consistent.** The Project offers lots of varying sizes for single-family residences. |
| **Policy L1.6:** Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers. | **Consistent.** The Project would conform to all adopted water conservation measures to reduce and minimize the impact on the City's water supply. |
| ***OBJECTIVE L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.*** | **Consistent.** The Project's residents would use City infrastructure in a similar demand to current single-family residential homes in the area. |
| **Policy L4.1:** Ensure that the expansion of existing uses is reflective of and complements the overall pattern of development, without changing the character of existing development. | **Consistent.** The Project has been designed to concentrate development of the proposed nine homes generally in the same location as the existing homes. Lot sizes and single-family uses would be consistent with the character of existing development. |
| **Policy L4.2:** Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project. | **Consistent.** The Project would construct single-family residences that would not otherwise require a conditional use permit. |
| **Policy L4.3:** Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers. | **Consistent.** The Project would construct new residential units incorporating water conservation measures as required by current building codes to minimize impacts on the City's water supply. |
| ***OBJECTIVE L5: Preserving the existing grid street pattern which promotes community life.*** | **Consistent.** The Project would construct proposed Street 'A' in a north/south direction with connection to East Grand View Avenue. No modifications to the existing grid are proposed. |
| **Policy L5.1:** Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors. | **Consistent.** The hillside in the northern portion of the Project site and adjacent private property makes the cul-de-sac layout the only feasible option. |
| *Residential Low Density – Hillside (Map designation H)* | |
| ***OBJECTIVE L15: Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.*** | **Consistent.** The Project proposes to preserve the hillside with minimal grading by concentrating housing closer to East Grand View Avenue. This would preserve slopes, land forms, vegetation, wildlife habitat and scenic quality. |
| **Policy L15.1:** In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size. | **Consistent.** Although the Project site's density is governed by the Settlement Agreement and MOU, as described above, the two existing parcels would be subdivided into nine parcels. The steeper sloped portions of the Project site would form the largest lots. |

| Objective/Policy | Consistency Analysis |
|---|---|
| **Policy L15.2:** Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact. | **Consistent.** The Project would construct the new residential pads closer to East Grand View Avenue and away from the non-buildable hillside. |
| **Policy L15.3:** Require that all access into hillside areas be designed for minimum disturbance to the natural features. | **Consistent.** The Project would not increase hillside access significantly beyond current residential land uses at the Project site. The steeper northern portion of the Project site would be non-buildable. |
| **Policy L15.4:** Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control. | **Consistent.** Landscaping would comply with water conservation measures as required by current building regulations. Natural habitat would be maintained in the non-buildable portion of the Project site and all lots would be required to implement site-specific drainage and erosion control design. |
| **Policy L15.5:** Consider the impact of development on wildlife. | **Consistent.** The Project has been designed to dedicate the northern portion of the Project site as non-buildable. Additional measures would be required to protect wildlife as described in this DEIR's Section 5.4, *Biological Resources*. |
| ***OBJECTIVE L16: Minimizing hazards in the hillside.*** | **Consistent.** The Project minimizes hazards in the hillside by avoiding the construction of new homes on the steeper portions of the Project site. |
| **Policy L16.1:** Minimize the amount of grading and removal of natural vegetation. | **Consistent.** The planned grading minimizes the removal of natural vegetation and limits grading by concentrating the proposed development to within the flatter and more disturbed portions of the Project site. |
| **Policy L16.2:** Require that home sites be planned, developed and designed to:<br>a. Eliminate fire hazards.<br>b. Prevent land instability.<br>c. Prevent exposure to geological and geotechnical hazards.<br>d. Provide adequate drainage controls to prevent flooding and landslides.<br>e. Prevent any other hazard or threat to the public health, safety, and welfare.<br>f. Use the minimum amount of water possible for landscaping and interior uses. | **Consistent.** Homes would be constructed to incorporate the most current fire and building codes. This would reduce fire hazards; prevent landslides and erosion; reduce threats to the public; and use the minimum amount of water for landscaping. |
| **Policy L16.3:** Establish performance standards for public safety to address the upkeep and maintenance of sites under construction. | **Consistent.** The Project would adhere to the City of Sierra Madre's conditions of approval during the construction process. |
| ***OBJECTIVE L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.*** | **Consistent.** The Project would construct new homes away from the hillside to preserve the image and identity of the City as a village of the foothills. |
| **Policy L17.1:** Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth. | **Consistent.** The Project would use material and colors as approved by the City during design review to blend in with natural landscape and natural chaparral vegetative growth. |
| **Policy L17.2:** Require that all development be designed to reflect the contours of the existing landform using techniques such as split pads, detached secondary | **Consistent.** The Project makes use of the existing landform to create construction pads which minimize grading and construction of retaining walls. Proposed |

| Objective/Policy | Consistency Analysis |
|---|---|
| structures (such as garages), and avoiding the use of excessive cantilevers. | development is concentrated in the flatter portions of the Project site. |
| **Policy L17.3:** Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops. | **Consistent.** The Project maintains the significant natural topography by reducing hillside and grading impacts. |
| **Policy L17.4:** Require that fencing be designed of fire-retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent. | **Consistent.** Fencing would adhere to City building codes, avoiding flammable materials and slopes more than 25 percent. |
| **Policy L17.5:** Require that exterior lighting be directed away from adjacent properties and the night sky. | **Consistent.** The Project would not install outdoor lighting without proper shielding to eliminate light pollution. |
| ***OBJECTIVE L18: Incorporating measures to promote sustainability in Hillside neighborhoods.*** | **Consistent.** The Project would construct nine homes with measures to reflect the latest energy efficient building codes. The steeper northern portion of the Project site would be designated as non-buildable. |
| **Policy L18.1:** Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review. | **Consistent.** Each residential lot would have a retention area, and the street would have a bio-filtration system. This would reduce runoff and recharge ground water. The City planning division would review the tract map, landscape plans, and floorplans to ensure the incorporation of relevant conservation measures. |
| **Policy L18.2:** Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures. | **Consistent.** The Project/Developer would pay applicable water impact fees as required by the City. |
| **Policy L18.3:** Conduct a historic resources survey to encourage retention of existing older homes. | **Consistent.** A historic resources survey was completed and indicated no significant historical value to the existing homes that are planned for demolition; refer to Section 5.5, *Cultural Resources*. |
| Section Two: Historic Preservation | |
| ***OBJECTIVE L46: Identifying and encouraging the preservation of significant historic resources.*** | **Consistent.** A historic resource survey was completed and indicated no significant historic resources are on the Project site; refer to Section 5.5, *Cultural Resources*. |
| ***OBJECTIVE L47: Preserving in the long-term significant architectural and historical landmarks and districts.*** | **Consistent.** A historic resource survey was completed and indicated no significant architectural or historical landmarks on the Project site. |
| **Policy L47.4:** Develop guidelines for rehabilitation and new construction, demolition control, and regulation of uses in designated structures. Demolition control to include payment of significant fines and recompense for destroying historic resources without having followed applicable procedures. | **Consistent.** The Project would follow applicable procedures and would not demolish historic resources. |
| Section Three: Housing | |
| **GOAL 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.** | **Consistent.** The proposed nine detached homes would be consistent with the character of the residential area surrounding the Project site. |

| Objective/Policy | Consistency Analysis |
|---|---|
| **Policy 1.1:** Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents. | **Consistent.** The proposed Project would install stormwater infrastructure and retain an existing hillside to foster a sustainable character promoting good health of the residents. |
| **GOAL 2.0: Facilitate the provision of a range of housing types to meet community needs.** | **Consistent.** The detached single-family homes would offer new housing opportunities within the City and help the City obtain Regional Housing Needs Allocation goals. |
| **Policy 2.1:** Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals. | **Consistent.** The proposed Project would construct nine homes where only four homes previously existed. This increase in desirable detached single-family homes maintains quality-of-life goals. |
| **Policy 2.2:** Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs. | **Consistent.** The Project builds low density housing in a Residential-Hillside area, consistent with the City's General Plan and Regional Housing Needs Allocation goals. |
| **Policy 2.5:** Encourage the construction of new, well designed accessory dwelling units in residential zones as a means of addressing a portion of Sierra Madre's regional housing needs. | **Not applicable.** The proposed Project would split two parcels into nine parcels allowing for an increase in housing without the construction of accessory dwelling units. |
| **GOAL 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.** | **Consistent.** Construction of the nine proposed homes would incorporate sustainable features in accordance with the building code, which would minimize reliance on natural resources. |
| **Policy 5.1:** Implement the City's Green Building Program to implement practices focused on reducing Sierra Madre's greenhouse gas emissions and consumption of natural resources, including water resources. | **Consistent.** The Project would meet the greenhouse gas emission, natural resource consumption and water use in accordance with the City's Green Building Program as implemented by the grading and building permit process. |
| **Policy 5.2:** Promote the use of sustainable construction techniques and environmentally sensitive design for housing. | **Consistent.** The Project would adhere to current building codes as required by the City. |
| **Policy 5.3:** Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels. | **Consistent.** The Project would follow the City building code with respect to solar energy, cogeneration, and non-fossil fuels. |
| **Policy 5.4:** Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development. | **Consistent.** The Project would maintain the existing transit and transportation alternative options available in the neighborhood. Sidewalks would be constructed along proposed Street 'A'. |
| **Section Four: Economic Development** | |
| No applicable goals, objectives and policies for the proposed Project. | |
| **Section Five: Circulation** | |
| **GOAL 1: A balanced transportation system which accommodates all modes of travel including automobiles, pedestrians, bicycles, and transit users.** | **Consistent.** The Project would construct proposed Street 'A' with a connection to East Grand View Avenue that would support automobile, pedestrian and bicycle travel. No transit systems are present or would be impacted. |
| **GOAL 2: Safe and well-maintained streets.** | **Consistent.** The Project would construct proposed Street 'A', to current City street standards. |

| Objective/Policy | Consistency Analysis |
|---|---|
| GOAL 3: Preservation of quiet neighborhoods with limited thru traffic. | **Consistent.** The proposed Street 'A' cul-de-sac design would restrict thru traffic and preserve a quiet neighborhood. |
| *OBJECTIVE L51: Developing a balanced and multi-modal transportation system to serve the needs of all roadway users, including motorists, public transit patrons, pedestrians, and cyclists.* | **Consistent.** The Project would improve the current transportation system by constructing proposed Street 'A' to current City roadway standards. |
| **Policy L51.2:** Limit the development of new roadways or the expansion of existing roadways. | **Consistent.** The proposed Street 'A' cul-de-sac would be limited to serving the Project site and would replace existing driveways. |
| **Policy L51.5:** Encourage and support the use of non-automotive travel throughout the City. | **No Applicable.** This policy is the responsibility of the City; although, the Project would construct pedestrian sidewalks and bicycle accessible Street 'A'. |
| **Policy L51.6:** Encourage City staff, employees, residents and visitors to walk and bicycle as often as possible. | **Not Applicable.** This policy is the responsibility of the City; although, the Project would construct pedestrian sidewalks and bicycle accessible Street 'A'. |
| **Policy L51.7:** Utilize non-automotive transportation solutions as a tool to further goals related to environmental sustainability and economic development. | **Not Applicable.** This policy is the responsibility of the City; although the Project would increase housing density, which allows for improved non-automotive transportation solutions. |
| **Policy L51.8:** Prioritize improvements for non-vehicular modes like bicycles, pedestrians, and transit to eliminate the need for new or expanded roadways and intersection improvements like traffic signals. | **Not Applicable.** This policy is the responsibility of the City. The Project would construct proposed Street 'A', which would support bicycle and pedestrian travel. No new traffic signals are required. |
| *OBJECTIVE L52: Improving streets to maintain levels of service, vehicular, cyclist and pedestrian safety.* | **Consistent.** The Project would construct proposed Street 'A' to City safety standards. |
| **Policy L52.8:** Require the incorporation of bicycle facilities into the design of land use plans and capital improvements, including bicycle parking within new multi-family and non-residential sites or publicly accessible bicycle parking. | **Not applicable.** No multi-family or non-residential sites are proposed. |
| **Policy L52.9:** Explore the possibility of sidewalk continuity where feasible. | **Consistent.** The proposed Street 'A' sidewalk would connect with the existing sidewalk on the north side of East Grand View Avenue. |
| *OBJECTIVE L53: Protecting residential neighborhoods from the intrusion of through traffic.* | **Consistent.** The cul-de-sac street design would eliminate through traffic. |
| *OBJECTIVE L54: Providing off-street parking requirements, on-street parking and public parking facilities to maximize parking opportunities and address future parking needs.* | **Consistent.** Each residence would have garage and driveway parking. Parking would also be available on proposed Street 'A'. |
| *OBJECTIVE L55: Enhancing the aesthetic character and safety of residential streets by addressing nighttime parking.* | **Consistent.** The Project would reduce nighttime street parking by providing off-street parking for each residence. Street lighting would also be provided on proposed Street 'A'. |
| **Policy L55.1:** Limit overnight parking within residential areas. | **Consistent.** The Project would reduce nighttime street parking by providing off-street parking for each residence. |
| *OBJECTIVE L56: Maximizing accessibility for the disabled.* | **Consistent.** The Project would be constructed to the current applicable Americans with Disabilities Act (ADA) |

| Objective/Policy | Consistency Analysis |
|---|---|
| | building requirements. Sidewalks on proposed Street 'A' would be ADA compliant. |
| **Policy L56.1:** Make streets handicap-accessible with more ramps and curb cuts. | **Consistent.** The proposed Street 'A' would have ramps and curb cuts to allow for handicap-accessibility. |
| **Policy L56.4:** Ensure that all streets are accessible to all persons including those with mobility challenges. | **Consistent.** The proposed Street 'A' would allow safe accessibility to each proposed residence. |
| ***OBJECTIVE L57: Transportation Environmental Evaluation.*** | **Consistent.** The Project has completed a transportation environmental evaluation in the DEIR Section 5.17, *Transportation*. |
| **Policy L57.1:** Each new project must be evaluated against the "Vehicle Miles Traveled" Baselines and Thresholds of Significance adopted June, 9th, 2020 by the City Council. | **Consistent.** The net addition of five new homes did not exceed the threshold of significance for "Vehicle Miles Traveled" (VMT). |

As analyzed in Table 5.11-3, *General Plan Consistency Analysis*, the proposed Project is not anticipated to conflict with the applicable local land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Potential impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on review of the Project Description within the context of the applicable local land use plan, policies, and regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.11.6 CUMULATIVE IMPACTS

As discussed in the sections above, the Project is not anticipated to have a significant impact. In consideration of the cumulative projects identified in Section 4.0, *Basis for Cumulative Impacts*, no unique or peculiar circumstances are anticipated where a cumulative impact associated with Land Use and Planning would occur. In addition, if the adjacent GSII Property were to be developed in the future, any such proposed development would be subject to the Settlement Agreement, MOU, and require processing under additional City review and approvals separate from the proposed Project. No cumulative impacts are anticipated and no mitigation is required.

**Level of Impact Before Mitigation:** No impact based on review of the Project Description and within the context of the cumulative projects list and applicable local land use plan, policies, and regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.11.7 MITIGATION MEASURES

No mitigation measures are required for land use and planning.

## 5.11.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan*. Adopted July 14, 2015.

City of Sierra Madre, *City of Sierra Madre General Plan – Circulation Section (Updated)*. Adopted November 9, 2021.

City of Sierra Madre, *City of Sierra Madre General Plan – Land Use Element (Updated)*. Adopted November 9, 2021.

City of Sierra Madre, *City of Sierra Madre General Plan 2021-2029 Housing Element*. Adopted July 26, 2022.

City of Sierra Madre, *Code of Ordinances (Municipal Code)*. Updated May 7, 2024.

TA-Group DD, LLC, *Phase I Environmental Site Assessment*. September 18, 2023.

VCS Environmental, *Tree Report*. May 31, 2024.

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# 5.12 MINERAL RESOURCES

## 5.12.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on mineral resources. The analysis is based on review of the California Department of Conservation (CDC), Division of Mine Reclamation, *Mines Online* database, *City of Sierra Madre General Plan* (City of Sierra Madre 2015), and *City of Sierra Madre General Plan Update Draft EIR* (PlaceWorks 2015).

## 5.12.2 ENVIRONMENTAL SETTING

In 1975, the State adopted the Surface Mining and Reclamation Act (SMARA). The primary objectives of SMARA are the assurance of adequate supplies of mineral resources important to California's economy and the reclamation of mined lands. These objectives are implemented through land use planning and regulatory programs administered by local government with the assistance of the State. The State Department of Conservation, Division of Mines and Geology, and the State Mining and Geology Board are the agencies responsible for administering this program at the State level.

The Project site is zoned for hillside residential uses and is neither currently used for mining operations nor is it known to have had historic mining operations. The Project site does not have a record of a mapped mine according to the Division of Mine Reclamation (CDC 2016).

## 5.12.3 REGULATORY SETTING

### FEDERAL

There are no federal regulations regarding minerals that are applicable to the Project.

### STATE

#### Surface Mining and Reclamation Act

Surface Mining and Reclamation Act (SMARA), enacted in 1975 by the State of California, provides for the management of mineral resource activities at the State and local level. The primary objectives of SMARA are the assurance of adequate supplies of mineral resources important to California's economy and the reclamation of mined lands. The act establishes mining operation and reclamation requirements and a statewide resource inventory and classification process. Implementation of SMARA promotes both the conservation and sensitive development of mineral resources, particularly sand and gravel resources.

### LOCAL

There are no local plans, policies, or ordinances related to mineral resources that are applicable to the Project.

## 5.12.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- MR-1: Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and

- MR-2: Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

## 5.12.5 ENVIRONMENTAL IMPACT ANALYSIS

### IMPACT MR-1: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

According to the California Department of Conservation (CDC), Division of Mine Reclamation, the City of Sierra Madre does not contain any mines, mineral deposits, or other mineral resources (CDC 2016). Further, the Project site is designated as Low Density and is Zoned for Hillside Residential (R-H) Development; no current or historic mining operations are associated with the Project site. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on the absence of mineral resources at the Project site.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

### IMPACT MR-2: Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

According to the General Plan Environmental Impact Report (PlaceWorks 2015), the City of Sierra Madre does not contain any nonfuel mineral resources of statewide or regional importance. The Project would be in accordance with the General Plan and would not impact any areas of known mineral resources. Because there are no locally important mineral resources on the Project site or in the City, no impact would occur.

**Level of Impact Before Mitigation:** No impact based on the absence of mineral resources at the Project site.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.12.6 CUMULATIVE IMPACTS

No cumulative impacts associated with Project implementation would occur as the Project site has no known mineral resources. The Project would not cumulatively contribute to a loss of mining operations or mineral resources in consideration of other Projects identified in Section 4.0 *Basis of Cumulative Impacts*. No impact would occur.

**Level of Impact Before Mitigation:** No impact based on the absence of mineral resources at the Project site and City.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.12.7 MITIGATION MEASURES

No mitigation measures are required for mineral resources.

## 5.12.8 REFERENCES

California Department of Conservation, Division of Mine Reclamation, *Mines Online* database. 2016. Accessed July 1, 2024 at https://maps.conservation.ca.gov/mol/index.html.

City of Sierra Madre, *City of Sierra Madre General Plan,* July 14, 2015.

PlaceWorks, *Sierra Madre General Plan Update Draft EIR*. May 2015.

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# 5.13 NOISE

## 5.13.1 INTRODUCTION

This section analyzes the proposed Project's potential noise and vibration impacts. The analysis in this section is based in part on the following technical report:

- *Ginkgo Stonehouse Residential Noise Impact Study*, RK Engineering Group, Inc., March 6, 2024 (Appendix H). This report is herein referred to as the "Noise Impact Study" in this section.

## 5.13.2 ENVIRONMENTAL SETTING

### BACKGROUND

#### Noise Perception

Noise is typically defined as unwanted sound. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise level (or volume/loudness) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive. Typically, the human ear can barely perceive the change in noise level of 3 dBA. A change in 5 dBA is readily perceptible, and a change in 10 dBA is perceived as being twice or half as loud.

Because of the nature of the human ear, a doubling of sound energy (e.g., doubling the volume of traffic on a highway) is equivalent to an increase of 3 dBA, which would be barely perceptible. In addition, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while a 1 to 2 dBA change is generally not perceived. In addition, a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50 to 60+ dBA range.

#### Noise Propagation and Attenuation

Noise levels typically attenuate (or drop off) at a rate of 6 dBA over hard ground surfaces and 7.5 dBA over soft ground surfaces per doubling of distance between a point source (e.g., condensers, generators, industrial machinery) and the receptor (e.g., residences, schools, hospitals). For line sources (e.g., transportation noise along a roadway), an attenuation rate of 3.0 dBA over hard ground surfaces and 4.5 dBA over soft ground surfaces is typically observed. Additionally, noise levels may also be reduced by intervening structures; generally, a single row of buildings between the noise source and receptor reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by approximately 7 dBA. The way older homes (approximately 30 years old or older) in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows. The exterior-to-interior reduction of newer residential units and office buildings constructed to California Energy Code standards is generally 30 dBA or more.

## Noise Metrics

One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measuring period, and Lmin is the lowest RMS sound pressure level within the measuring period. The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than noise that occurs during the day. Community noise is usually measured using Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10 dBA penalty for noise occurring during nighttime (10:00 PM to 7:00 AM) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7:00 PM to 10:00 PM and a 10 dBA penalty for noise occurring from 10:00 PM to 7:00 AM. Noise levels described by Ldn and CNEL usually do not differ by more than one dBA. Daytime Leq levels are louder than Ldn or CNEL levels; thus, if the Leq meets noise standards, the Ldn and CNEL standards are also considered met.

## Vibration Perception

There are several different methods used to quantify vibration. Human response to vibration is typically referred to in vibration decibels (VdB). VdB is used to describe absolute values of vibration velocity relative to a chosen reference level. Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Ground-borne vibration effects caused by heavy construction activities are commonly defined in terms of peak particle velocity (PPV) rather than VdB.

## Vibration Propagation and Attenuation

There are three main types of vibration propagation waves: surface, compression, and shear. Surface waves (or Rayleigh waves) travel along the ground's surface and carry most of their energy along an expanding circular wavefront, similar to ripples produced by throwing a rock into a pool of water. Compression waves (or P-waves) carry their energy along an expanding spherical wavefront in a longitudinal motion (i.e., in a "push-pull" fashion), similar to airborne sound waves. Shear waves (or S-waves) carry energy along an expanding spherical wavefront in a side-to-side motion and perpendicular to the direction of propagation. As vibration waves propagate from a source, the vibration energy typically decreases by 6 VdB per doubling of the distance from the vibration source. This drop-off rate can vary greatly depending on the soil composition and characteristics but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

## Vibration Metrics

Ground-borne vibration effects caused by heavy construction activities are commonly defined in peak particle velocity (PPV) or the root mean square (rms) amplitude of the vibration velocity. PPV, the maximum instantaneous positive or negative peak of the vibration signal, is measured in inches per second (in/sec). Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. The California Department of Transportation (Caltrans) has developed guidelines using PPV for assessing the potential for damage to buildings and human annoyance to people from vibration-caused construction sources in their *Transportation and Construction Vibration Guidance Manual*.

## EXISTING NOISE ENVIRONMENT

The existing noise environment for the Project site and surrounding area was established based on noise measurement data collected on November 7, 2023. Noise monitoring locations were selected based on the proximity and location of adjacent sensitive receptors (i.e., land use types considered sensitive to noise). The sensitive receptor locations and monitoring locations are shown in Figure 5.13-1, *Noise Sensitive Receptors*, and Figure 5.13-2, *Noise Monitoring Locations*.

### Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Urban areas contain a variety of land uses and development types that are noise sensitive. A sensitive receptor is typically any area containing residences, schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use deemed noise sensitive by the local jurisdiction. The nearest sensitive receptors to the Project site are shown in Figure 5.13-1, *Noise Sensitive Receptors*, and are listed below.

- Western Receptors. Existing residential land uses located along the western boundary of the Project site, approximately 30 feet north of the centerline of East Grand View Avenue.
- Southern Receptors. Existing residential land uses located approximately 48 feet south of the Project site's southern boundary, approximately 23 feet south of the centerline of East Grand View Avenue.
- Eastern Receptors. Existing residential land uses located along the eastern boundary of the Project site, approximately 22 feet north of the centerline of East Grand Avenue.

### Noise Measurements

Noise measurements were conducted to determine the existing ambient noise environment at the nearby sensitive receptors. Ambient noise sources during the measurement period consisted of residential activity, roadway noise along East Grand View Avenue, and nature/bird chirping. The locations of the measurements are shown on Figure 5.13-2, *Noise Monitoring Locations*.

#### SHORT-TERM NOISE MEASUREMENTS

Based on Project site characteristics such as land uses, location, and the nature of proposed activities, short-term noise level measurements were not required to supplement the long-term measurement data.

#### LONG-TERM NOISE MEASUREMENTS

Two (2) 24-hour noise measurements at the Project site were recorded to determine the existing noise level environment. The noise monitoring locations were selected based on the proximity and location to adjacent sensitive receptors and provide a reasonable baseline assessment of the ambient noise environment at the Project site and surrounding area. The locations include the following:

- Noise Monitoring Location 1 (L-1) was taken near the southwest corner of the Project site, approximately 90 feet north of the centerline of East Grand View Avenue.
- Noise Monitoring Location 2 (L-2) was taken near the southeast corner of the Project site, approximately 45 feet north of the centerline of East Grand View Avenue.




**Legend:**

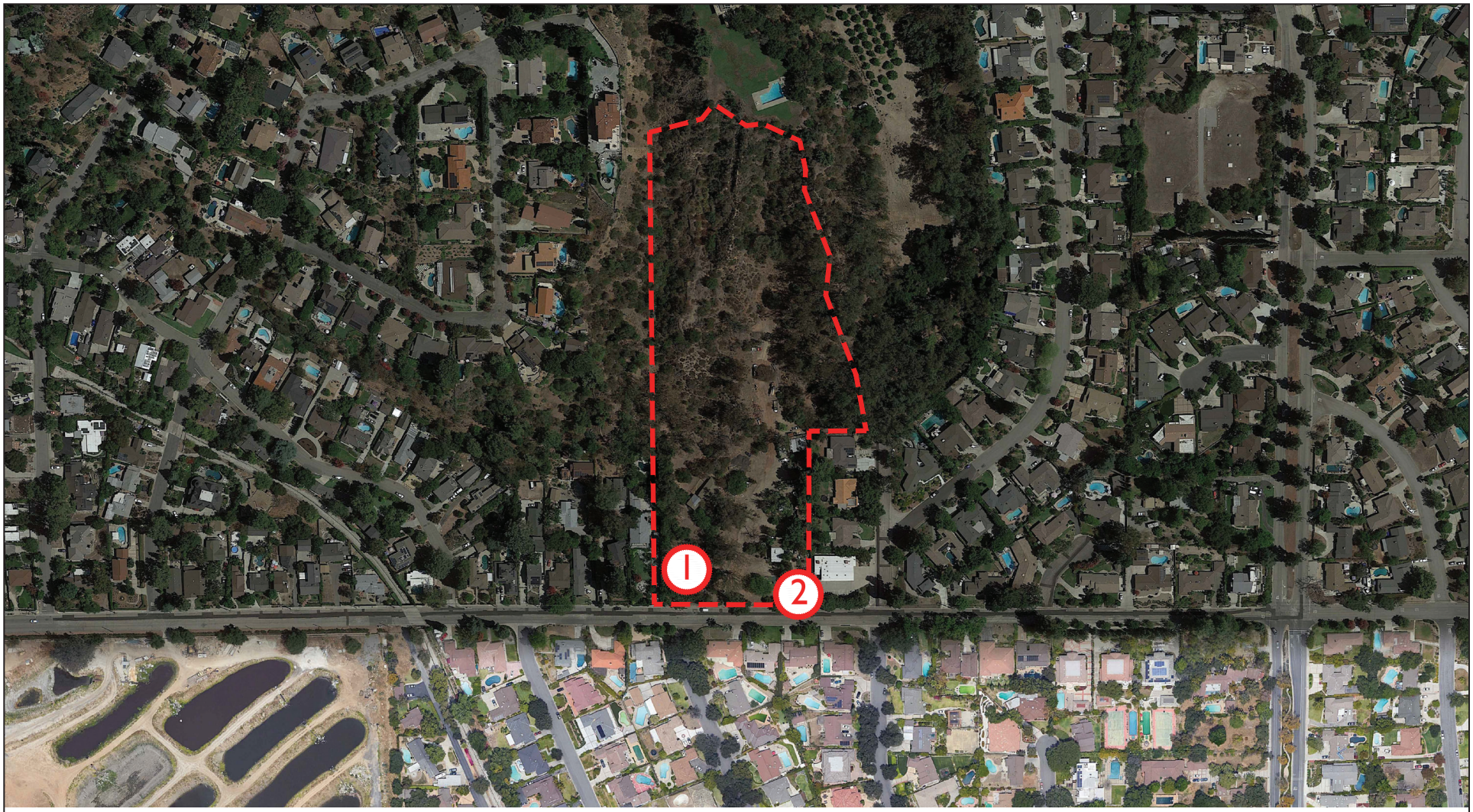
= Project Site Boundary

= Project Site

Source: RK Engineering Group, Inc.; March 6, 2024.

GINKGO STONEHOUSE RESIDENTIAL PROJECT
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## Noise Sensitive Receptors




**Legend:**

= Project Site Boundary

= Noise Monitoring Location

Source: RK Engineering Group, Inc.; March 6, 2024.

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## Noise Monitoring Locations

Long-term noise monitoring locations represent the existing noise levels near the adjacent noise sensitive land uses. The Long-term noise measurement results are summarized in Table 5.13-1, *24-Hour Noise Measurement Results – L-1*, and in Table 5.13-2, *24-Hour Noise Measurement Results – L-2*. As shown in Tables 5.13-1 and 5.13-2, noise levels at the Project site and adjacent sensitive receptors range from 51.4 dBA Leq to 57.1 dBA Leq. The 24-hour noise measurements for L-1 range from 36.2 dBA to 51.3 dBA and have a CNEL of 51.4 dBA. The 24-hour noise measurements for L-2, as shown in Table 5.13-2, range from 37.5 dBA to 56.6. dBA, and have a CNEL of 57.1 dBA.

Table 5.13-1
24-Hour Noise Measurement Results – L-1

| Time | Leq (dBA) | Time | Leq (dBA) |
|---|---|---|---|
| 12:00 AM | 38.9 | 12:00 PM | 49.0 |
| 1:00 AM | 37.1 | 1:00 PM | 50.3 |
| 2:00 AM | 39.2 | 2:00 PM | 49.0 |
| 3:00 AM | 36.2 | 3:00 PM | 50.8 |
| 4:00 AM | 36.9 | 4:00 PM | 49.7 |
| 5:00 AM | 41.3 | 5:00 PM | 51.3 |
| 6:00 AM | 47.6 | 6:00 PM | 48.2 |
| 7:00 AM | 51.0 | 7:00 PM | 48.4 |
| 8:00 AM | 50.0 | 8:00 PM | 47.2 |
| 9:00 AM | 51.4 | 9:00 PM | 46.8 |
| 10:00 AM | 47.4 | 10:00 PM | 45.7 |
| 11:00 AM | 47.3 | 11:00 PM | 43.9 |
| **24-Hour CNEL** | | **51.4** | |

Notes: L-1 was recorded on November 7, 2023.
Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024.

Table 5.13-2
24-Hour Noise Measurement Results – L-2

| Time | Leq (dBA) | Time | Leq (dBA) |
|---|---|---|---|
| 12:00 AM | 48.3 | 12:00 PM | 54.9 |
| 1:00 AM | 44.0 | 1:00 PM | 53.8 |
| 2:00 AM | 42.6 | 2:00 PM | 55.7 |
| 3:00 AM | 37.5 | 3:00 PM | 55.0 |
| 4:00 AM | 41.5 | 4:00 PM | 55.5 |
| 5:00 AM | 40.4 | 5:00 PM | 56.6 |
| 6:00 AM | 41.0 | 6:00 PM | 55.3 |
| 7:00 AM | 45.7 | 7:00 PM | 56.4 |
| 8:00 AM | 54.0 | 8:00 PM | 54.5 |
| 9:00 AM | 56.7 | 9:00 PM | 54.2 |
| 10:00 AM | 56.6 | 10:00 PM | 52.6 |
| 11:00 AM | 57.7 | 11:00 PM | 52.2 |
| **24-Hour CNEL** | | **57.1** | |

Notes: L-2 was recorded on November 7, 2023.
Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024.

## 5.13.3 REGULATORY SETTING

### FEDERAL

### Federal Noise Control Act

The Federal Noise Control Act of 1972 addressed the issue of noise as a threat to human health and welfare. To implement the Federal Noise Control Act, the U.S. Environmental Protection Agency (EPA) undertook a number of studies related to community noise in the 1970s. The EPA found that 24-hour averaged noise levels less than 70 dBA would avoid measurable hearing loss, levels of less than 55 dBA outdoors and 45 dBA indoors would prevent activity interference and annoyance. The U.S. Department of Housing and Urban Development (HUD) published a Noise Guidebook for use in implementing the Department's noise policy. In general, HUD's goal is exterior noise levels that are less than or equal to 55 dBA Ldn. The goal for interior noise levels is 45 dBA Ldn.

### STATE

### Title 24 of the California Code of Regulations (CCR)

Title 24 of the California Code of Regulations (CCR) establishes standards governing interior noise levels that apply to all new single-family and multiple-family residential units in California. These standards require that acoustical studies be performed before construction at building locations where the existing Ldn exceeds 60 dBA. Such acoustical studies are required to establish mitigation measures that will limit maximum Ldn levels to 45 dBA in any habitable room. Although there are no generally applicable interior noise standards pertinent to all uses, many communities in California have adopted a Ldn of 45 as an upper limit on interior noise in all residential units.

In addition, the State of California General Plan Guidelines provides guidance for noise compatibility. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

### LOCAL

### City of Sierra Madre Municipal Code

The City of Sierra Madre Municipal Code Chapter 9.32 – Noise establishes noise thresholds for stationary noise sources within the City. Per the Municipal Code, it is unlawful for any person to willfully make or continue, to cause to be made or continued, any loud, unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

The following noise thresholds apply to residential land uses within the City:

- No person shall produce, suffer or allow to be produced by any machine or device, or any combination of the same, on residential property, a noise level more than 6 dBA above the local ambient at any point outside of the property plane.
- No person shall produce, suffer or allow to be produced by any machine, device, or any combination of same, on multi-residential property, a noise level which exceeds 6 dBA above the local ambient three feet from any wall, floor, or ceiling inside any dwelling unit on the same property, open or closed doors or windows, except within the dwelling unit in which the noise source or sources may be located.

The Municipal Code outlines several conditions that are exempt from the above standards, including:

- Daytime Exceptions. Any noise source which does not produce a noise level exceeding 80 dBA at a distance of twenty-five feet under its most noisy condition of use shall be exempt from the provisions of Sections 9.32.030 and 9.32.050 between the hours of seven a.m. and nine p.m. daily except Sundays and holidays, when the exemption herein shall apply between ten a.m. and six p.m.
- Construction. Notwithstanding any other provision of this chapter, including Section 9.32.100, between the hours of seven a.m. and seven p.m. daily, except Sundays and holidays when the exemption herein shall apply between ten a.m. and six p.m., construction, alteration or repair activities which are authorized by a valid city permit shall be allowed if the noise level at any point outside the property plane shall not exceed 85 dBA.

### City of Sierra Madre General Plan

Section Four of the City's General Plan Hazard Protection Element does not establish quantitative noise level thresholds for noise sources within the City. However, the General Plan includes policies aimed at maintaining a quiet city, minimizing noise impacts from commercial uses, and minimizing the impacts of construction noise. The General Plan policies applicable to the proposed Project include the following:

#### HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Noise

| | |
|---|---|
| Policy Hz14.1: | Formulate measures to mitigate noise impacts from mobile and stationary noise sources through compatible land use planning and the discretionary review of development projects. |
| Policy Hz14.2: | Enact noise regulations to prohibit unnecessary excessive and annoying noise sources. These controls currently relate to the general category of disturbing-the-peace nuisances. |

Multi-Hazards

| | |
|---|---|
| OBJECTIVE Hz16: | Minimizing the impacts of construction noise on adjacent uses. |
| Policy Hz16.1: | Limit construction activities to reasonable weekday and weekend/holiday hours in order to reduce noise impacts on adjacent residences. |
| Policy Hz16.2: | Require that construction activities incorporate feasible and practical techniques to minimize the noise impacts on adjacent uses. |

## 5.13.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- NOI-1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- NOI-2: Generation of excessive groundborne vibration or groundborne noise levels; and

- NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

## 5.13.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT NOI-1: Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

The proposed Project would not generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

### SHORT-TERM CONSTRUCTION IMPACTS

#### Construction Noise Analysis Methodology

The Project's construction noise analysis utilized the Federal Highway Administration (FHWA) Roadway Construction Model with key Project construction parameters, such as distance to sensitive receptors, construction equipment usage and baseline conditions. For purposes of the analysis, it should be noted that the City of Sierra Madre exempts construction noise from the standards outlined in the Municipal Code, provided that the following provisions are met:

> *"Notwithstanding any other provision of this chapter, including Section 9.32.100, between the hours of 7:00 AM and 7:00 PM daily, except Sundays and holidays when the exemption herein shall apply between 10:00 AM and 6:00 PM, construction, alteration or repair activities which are authorized by a valid city permit shall be allowed if the noise level at any point outside the property plane shall not exceed 85 dBA."*

As a standard condition and to ensure the Project does not conflict with the standards in the Sierra Madre Municipal Code, project-related construction activities would not occur between the hours of 7:00 PM and 7:00 AM Monday through Friday or between 6:00 PM and 10:00 AM on Sundays and holidays.

The construction analysis utilized the FHWA Roadway Construction Noise Model, together with several key construction parameters, to estimate future construction noise levels during each stage of construction. Consistent with the Federal Transit Authority (FTA) General Assessment methodology, the following assumptions were used in the construction noise model:

- Noise emission level – Determine the emission level at 50 feet according to noise from typical construction equipment.
- Usage factor – Assume a usage factor of one (1). This assumes a time period of one-hour with full power operation.
- Distance – Assume that all equipment operates at the center of the Project, or centerline for guideway or highway construction projects.
- Ground effect – Equals zero (0) assuming free-field conditions and ignoring ground effects.
- Average equipment noise was determined only for the two noisiest pieces of equipment expected to be used in each stage of construction. The equipment noise levels are summed for each stage of construction using decibel addition.

Noise levels were projected from the center of potential construction activities to the closest Project property line, at a distance of approximately 165 feet. While some construction activity may occur closer than 165 feet from the nearest property line, noise levels are based on an average distance from the center of the site per FTA's General Assessment recommendations.

### Construction Noise Impact Analysis

The Project would generate a temporary increase in noise levels at the Project site and in the Project vicinity during the various construction stages: demolition, site preparation, grading, building construction, paving, and architectural coating (e.g., painting). Levels of noise experienced would vary depending on the construction stage, equipment used during a particular stage and based on location of equipment used in proximity to receptors. A construction noise assessment was prepared to determine if temporary construction noise levels would remain below 85 dBA, pursuant to the City of Sierra Madre Municipal Code standards.

Table 5.13-3, *Project Construction Noise Levels*, shows the expected noise impacts during all phases of construction, including demolition, site preparation, grading, building construction, paving, and architectural coating.

Table 5.13-3
Project Construction Noise Levels

| Stage | Equipment | Quantity | Equipment Noise Level at 165 feet (dBA Leq) | Combined Noise Level (dBA Leq) |
|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | 1 | 79.2 | 79.9 |
| | Rubber Tired Dozers | 1 | 71.3 | |
| Site Preparation | Tractors/Loaders/Backhoes | 2 | 73.6 | 76.6 |
| Grading | Graders | 1 | 74.6 | 77.2 |
| | Tractors/Loaders/Backhoes | 1 | 73.6 | |
| Building Construction | Tractors/Loaders/Backhoes | 2 | 73.6 | 76.6 |
| Paving | Rollers | 2 | 69.6 | 72.6 |
| Architectural Coating | Air Compressors | 1 | 67.3 | 67.3 |
| Worst Case Construction Phase Noise Level (dBA Leq) | | | | 79.9 |
| **City of Sierra Madre Construction Noise Exemption Criteria (dBA Leq)[1]** | | | | **85.0** |
| Noise level exceeds exemption criteria? | | | | No |

Notes:
[1] Noise levels from City of Sierra Madre Municipal Code, Chapter 9.32 – Noise.
Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024.

As shown in Table 5.13-3, *Project Construction Noise Levels*, Project construction is expected to generate a maximum noise level of 79.9 dBA. Based on these results, the Project's construction-related noise levels would not exceed the City of Sierra Madre's construction noise exemption threshold of 85.0 dBA; therefore, by complying with the City's noise ordinance requirements, the Project's impact from construction-related noise would be less than significant and no mitigation is required.

## LONG-TERM OPERATIONAL IMPACTS

The Project Applicant proposes developing nine (9) single family residential lots and homes. Residential land uses are typically considered compatible with other residential uses and are not generally categorized

as generating loud, unnecessary, or unusual noise that disturbs the peace or quiet of a neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness. In particular, residential land uses typically generate substantially less noise during the noise-sensitive nighttime hours. The operational noise assessment analyzed the Project's anticipated impacts to the ambient noise environment. The main potential new sources of noise based on the operation of proposed residential uses would primarily be from Heating, Ventilation, and Air Conditioning (HVAC) equipment (stationary source) and from additional vehicle travel on local roads (mobile source) as analyzed below.

## STATIONARY SOURCE NOISE IMPACTS (HVAC)

Long-term onsite stationary noise impacts were assessed associated with HVAC equipment. To evaluate whether the Project would comply with the City's stationary noise standards, future onsite HVAC noise was assessed compared with the City's thresholds. Per the City's Municipal Code, it is unlawful to produce noise on residential property that exceeds 6 dBA above the ambient noise level at any point outside of the property boundaries. A shown in Table 5.13-1, *24-Hour Noise Measurement Results L-1*, and in Table 5.13-2, *24-Hour Noise Measurement Results L-2*, the existing ambient noise levels are 51.4 dBA (location L-1) and 57.1 dBA (location L-2).

For this analysis, the HVAC noise was assumed to be operating continuously throughout the daytime and nighttime hours; therefore, the results estimate a worst-case assessment of impacts, as in reality, HVAC units would likely only run intermittently throughout the day. The locations of the HVAC units on the proposed Project site have not yet been determined. However, it was assumed that onsite HVAC units would be no closer than 20 feet from the nearest Project property line.

Using the lower and more conservative existing baseline ambient noise level from location L-1 (51.4 dBA) plus 6 dBA, the threshold for this noise source must not exceed 57.4 dBA. As shown in Table 5.13-4, *Stationary Noise Impact Analysis*, noise levels would reach a maximum of 55.7 dBA for HVAC systems, which would be below the applicable threshold; therefore, potential impacts are considered less than significant, and no mitigation is required.

Table 5.13-4
Stationary Noise Impact Analysis

| Noise Source | Receptor Distance from Noise Source (feet) | Noise Level at Receptor | |
|---|---|---|---|
| | | dBA Leq | dBA CNEL |
| HVAC[1] | 20.0 | 49.0 | 55.7 |
| Noise Level Threshold[2] | | -- | 57.4 |
| **Noise Level Exceeds Threshold (?)** | | **No** | |

Notes:
[1] Noise level is representative of a single unit.
[2] Per the City of Sierra Madre Municipal Code standards, the stationary noise threshold is 6 dBA above the existing ambient noise level measured by RK Engineering on November 7, 2023.
Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024.

## MOBILE SOURCE NOISE IMPACTS (FUTURE TRAFFIC)

Project implementation is not expected to cause a substantial increase in ambient noise levels in the Project vicinity, resulting from an increase in traffic volumes along adjacent roadways. The main source of roadway noise in the Project vicinity is along East Grand View Avenue. Per the General Plan, East Grand View Avenue is classified as a local collector street and has an existing daily traffic volume of 2,700 vehicles and an existing volume capacity of 7,500 vehicles.

As previously discussed, it typically would take an approximate doubling of existing traffic volume along a roadway to cause a potentially significant, or perceivable, increase in ambient noise levels of 3 dBA. Because the proposed development is relatively small in scale (i.e., nine homes), the Project is expected to generate approximately 47 net daily trips; therefore, the amount of Project generated traffic would not double the amount of existing traffic along East Grand Avenue either directly or cumulatively. Potential impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant noise impact during temporary construction activities and during long-term operations based on the noise modeling results.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT NOI-2: Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

#### SHORT-TERM CONSTRUCTION IMPACTS

Potential sources of vibration impacts are separated into two different categories. The vibration can be transient or continuous in nature, which can result in varying degrees of ground vibration depending on the type of equipment used and proximity to the receptor. Operation of equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Occupants and buildings respond to these vibrations with varying results, ranging from no perceptible effects at low levels (for occupants) to slight damage at the highest levels (for buildings). The thresholds from the *Caltrans Transportation and Construction Vibration Guidance Manual* shown in Table 5.13-5, *Vibration Annoyance Potential Criteria*, provides general guidelines as to the maximum vibration limits for when vibration becomes potentially annoying to occupants. Table 5.13-6, *Vibration Damage Potential Threshold Criteria*, provides general vibration damage potential thresholds based on the structure type and condition of potentially impacted buildings.

Table 5.13-5
Vibration Annoyance Potential Criteria

| Human Response | PPV (in/sec) | |
|---|---|---|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Barely Perceptible | 0.04 | 0.01 |
| Distinctly Perceptible | 0.25 | 0.04 |
| Strongly Perceptible | 0.90 | 0.10 |
| Severe | 2.00 | 0.40 |

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/ frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024.

Table 5.13-6
Vibration Damage Potential Threshold Criteria

| Structure and Condition | PPV (in/sec) | |
|---|---|---|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Extremely Fragile Historic Buildings Ruin Ancient Monuments | 0.12 | 0.08 |
| Fragile Buildings | 0.20 | 0.10 |
| Historic and Some Old Buildings | 0.50 | 0.25 |
| Older Residential Structures | 0.50 | 0.30 |
| New Residential Structures | 1.00 | 0.50 |
| Modern Industrial/Commercial Buildings | 2.00 | 0.50 |
| Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024. | | |

To determine the vibratory impacts during construction, reference construction equipment vibration levels were utilized and then extrapolated to the façade of the nearest adjacent structures. There are several noise sensitive receptors adjacent to the proposed Project site, including:

- Western Receptors. Existing residential land uses located along the western boundary of the Project site, approximately 30 feet north of the centerline of East Grand View Avenue.
- Southern Receptors. Existing residential land uses located approximately 48 feet south of the Project site's southern boundary, approximately 23 feet south of the centerline of East Grand View Avenue.
- Eastern Receptors. Existing residential land uses located along the eastern boundary of the Project site, approximately 22 feet north of the centerline of East Grand Avenue.

Project construction would not involve the use of substantial vibration inducing equipment or activities, such as pile drivers. In addition, no historical or fragile buildings are known to be located within the Project vicinity, which may be more susceptible to potential damage from vibration.

The main sources of vibration impact during Project construction would be the operation of larger equipment such as bulldozer activity during demolition, loading trucks during grading and excavation, and vibratory rollers during paving. The demolition stage (20 days), grading stage (20 days), and paving stage (20 days) are collectively estimated to last a total of 60 working days. The remaining construction duration is not expected to generate notable levels of vibration.

The construction vibration assessment utilized the referenced vibration levels as shown in Table 5.13-7, *Construction Vibration Impact Analysis*. As shown in Table 5.13-7, calculated vibration levels compared to the criteria shown in Table 5.13-5 and Table 5.13-6 would result in instances of distinctly perceptible vibration for occupants but no potential for building damage.

Table 5.13-7
Construction Vibration Impact Analysis

| Construction Activity | Distance to Nearest Structure (ft) | Calculated Vibration Level - PPV (in/sec) | Annoyance Potential | Damage Potential |
|---|---|---|---|---|
| Vibratory Roller | 158 | 0.028 | Barely Perceptible | None |
| Large Bulldozer | 40 | 0.053 | Distinctly Perceptible | None |
| Loaded Trucks | 40 | 0.045 | Distinctly Perceptible | None |
| Source: RK Engineering Group, Inc., *Noise Impact Study,* March 6, 2024. | | | | |

As discussed above, there is no potential for damage to existing buildings or structures based on the impact analysis. There is a potential for occupants of the closest buildings to experience occurrences of distinctly perceptible vibration. Neither strongly perceptible nor severely perceptible vibration occurrences are anticipated. In addition, distinctly perceptible vibration levels would be short-term and transient for a particular receptor as the construction equipment moves from one location to another on the Project site. Project construction would also be restricted to the City's permitted daytime hours pursuant to the Municipal Code. Based on the analysis above, potential impacts are considered less than significant, and no mitigation is required.

### LONG-TERM OPERATIONAL IMPACTS

Project operations would consist of residential occupancy and residential uses, which would not involve the operation of daily equipment (e.g., industrial/commercial machinery) associated with long-term adverse vibration impacts. No potential vibration impacts are anticipated, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant noise impact during temporary construction activities and during long-term operations based on the vibration screening results.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

**IMPACT NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The Project site is not located within an airport influence area and is not within an airport land use compatibility plan. There are no public airports or private airstrips within two miles of the Project site. The nearest airport would be San Gabriel Valley Airport, located approximately 5.25 miles from the Project site. The Project site would not be exposed to excessive overhead aircraft noise impacts.

**Level of Impact Before Mitigation:** No impact based on the noise and vibration analysis in consideration of cumulative projects in the area.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.13.6 CUMULATIVE IMPACTS

The proposed Project would result in less than significant increases in noise and vibration levels during temporary construction activities, as described above. No other projects have been identified in the Project vicinity where the Project's incremental contribution to noise and vibration impacts could be considered cumulatively significant. In addition, the Project proposes residential uses within a residential area, which would not result in cumulatively adverse long-term operational noise or vibration impacts. Based on this analysis, no cumulative impacts are anticipated in consideration of the cumulative projects identified in Section 4.0, *Basis for Cumulative Impacts*.

**Level of Impact Before Mitigation:** No impact based on the noise and vibration analysis in consideration of cumulative projects in the area.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.13.7 MITIGATION MEASURES

No mitigation measures are required for noise.

## 5.13.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan,* July 14, 2015.

City of Sierra Madre Municipal Code. *Chapter 9.32 – Noise*.

RK Engineering Group, Inc. *Ginkgo Stonehouse Residential Noise Impact Study, City of Sierra Madre*. March 6, 2024.

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# 5.14 POPULATION AND HOUSING

## 5.14.1 INTRODUCTION

This section discusses the proposed Project's potential impacts on population and housing. Information in this section is based on data from the City of Sierra Madre Housing Element 2021-2029 and the Southern California Association of Governments Regional Growth Forecasts.

## 5.14.2 ENVIRONMENTAL SETTING

### SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. It serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG develops, refines, and maintains SCAG's regional and small area socio-economic forecasting/allocation models. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. Additionally, SCAG publishes every two years a Local Profile Report for cities within the SCAG region. SCAG Regional Forecasts are shown in Table 5.14-1, *SCAG Regional Forecasts*.

Table 5.14-1
SCAG Regional Forecasts

| Unit | 2020 | 2030 | 2035 | 2045 |
|---|---|---|---|---|
| Population | 19,518,000 | 20,821,000 | 21,443,000 | 22,504,000 |
| Households | 6,333,000 | 6,903,000 | 7,170,000 | 7,633,000 |
| Employment | 8,695,000 | 9,304,000 | 9,566,000 | 10,049,000 |
| Source: SCAG, Connect SoCal Demographics and Growth Forecast Technical Report, Table 13. Adopted September 3, 2020. | | | | |

### SCAG REGIONAL HOUSING NEEDS ASSESSMENT

The California State Housing Element Law enacted in 1980 requires SCAG and other regional councils of government in California to determine the existing and projected regional housing needs for persons at all income levels. SCAG is also required by law to determine each jurisdiction's share of the regional housing need in the six-county Southern California region. The intent of Senate Bill (SB) 375 and the Regional Housing Needs Assessment (RHNA) process is to create a better balance of jobs and housing in communities, ensure the availability of decent affordable housing for all income groups and achieve sustainability through long-term strategic land use planning. SCAG takes the lead in overseeing the assessment by identifying measures to gauge housing demand and comparing those numbers against socioeconomic factors throughout the region. The RHNA consists of two measurements: 1) existing need for housing, and 2) future need for housing.

California's Housing Element law requires local governments to make plans to adequately address their share of existing and projected population growth, taking into consideration affordability of available and future housing. The California Department of Housing and Community Development (HCD) enforces the State Housing Element Law by requiring Housing Elements as part of every city's General Plan.

The City of Sierra Madre General Plan 2021-2029 Housing Element was adopted on July 26, 2022 for the 2021-2029 planning period. For the 2021-2029 planning period, the City of Sierra Madre was allocated a RHNA total of 204 residential units, including 79 for extremely low/very low income, 39 for low income, 35 for moderate income, and 51 for above moderate income households. Based on the projected, current, pending and approved projects in the City, a total of 165 units are underway and a total of 39 units are still needed, including 22 for extremely low/very low, 43 for low income, two for moderate income, and 98 for above moderate income households. It is recommended that the City also include capacity to accommodate additional units above the RHNA requirement, pursuant to Senate Bill 166, also known as "No Net Loss." No net loss states that cities may not reduce potential housing capacity below the remaining RHNA requirements (RHNA – units built) through the planning period. The City of Sierra Madre will provide at least a 79% buffer above the RHNA targets.

## City of Sierra Madre Community Profile

The Census defines a household as all persons occupying a housing unit. Families are a subset of households and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes, dormitories, or rehabilitation facilities. As of 2020, the average household population in the City of Sierra Madre was 2.29 with a total of 4,774 housing units/households (City of Sierra Madre 2022) as shown in Table 5.14-2, *City Household Characteristics*.

Table 5.14-2
City Household Characteristics

| Total Households | Average Household Population |
|---|---|
| 4,774 | 2.29 |
| Source: City of Sierra Madre, *City of Sierra Madre 2021-2029 Housing Element,* Adopted July 26, 2022. | |

Only 0.1% of the total population of Los Angeles County resides in the City of Sierra Madre (SCAG 2019). As of the most recent count in January 2024, the City of Sierra Madre's total population was 10,909 (CDF 2024). According to the California Department of Finance (CDF), the City of Sierra Madre had a population of 10,925 in 2023 and 10,909 in 2024, representing a population decline of 0.1% (CDF 2024). The City of Sierra Madre's population growth rate of 3.9% was lower than the Los Angeles County growth rate of 8% between the years 2000 and 2018 (SCAG 2019). Between 2012 and 2040, the City of Sierra Madre's population is estimated to grow by 200; the number of households is estimated to grow by 200; employment is estimated to grow by 200; and the employment/housing ratio is estimated to increase marginally by 2% as shown in Table 5.14-3, *City Population, Housing and Employment Forecasts*.

Table 5.14-3
City Population, Housing and Employment Forecasts

| Unit | 2012 | 2020 | 2035 | 2040 |
|---|---|---|---|---|
| Population | 11,000 | 11,000 | 11,200 | 11,200 |
| Households | 4,800 | 4,900 | 5,000 | 5,000 |
| Employment | 1,900 | 2,000 | 2,100 | 2,100 |
| Employment/Housing Ratio | 0.40 | 0.41 | 0.42 | 0.42 |
| Source: SCAG, *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction,* Page 2. 2016. | | | | |

## 5.14.3 REGULATORY SETTING

### FEDERAL

There are no federal population or housing regulations applicable to the Project.

### STATE

#### Housing Crisis Act/Housing Accountability Act/Permit Streamlining Act

California development projects are subject to State laws pertaining to planning and land use which, in general, are addressed in Sections 65000 through 66499.58 of the California Government Code. Over the past several years, the California State Legislature has enacted a significant number of bills responding to the State's housing crisis. Among those have been the Housing Crisis Act of 2019 (Government Code §§66300-66301) and amendments to the Housing Accountability Act (Government Code §65589.5) and the Permit Streamlining Act (Government Code §§65920-65964.5). When applied to applications for the approval of residential development projects and under specified circumstances, these laws can, among other things, limit the local regulations which may be applied, the design standards which may be required, and the conditions of approval that may be imposed.

### REGIONAL – SOUTHERN CALIFORNIA

#### Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles. It serves as a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG develops, refines, and maintains SCAG's regional and small area socio-economic forecasting/allocation models. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law.

### SCAG REGIONAL HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment (RHNA) process is part of the State of California's general planning process aimed at ensuring that every jurisdiction in California does its part in meeting the housing needs of the State's population. The RHNA process identifies the City's future housing needs resulting from projected growth in population, employment, and households. State law requires the update of General Plan Housing Elements every eight years.

For the City of Sierra Madre's projection period of 2021 through 2029, the RHNA allocation is 204 units. Based on the projected, current, pending and approved projects in the City, a total of 165 units are underway and a total of 39 units are still needed, including 22 for extremely low/very low, 43 for low income, 2 for moderate income, and 98 for above moderate income households. It is recommended that the City also include capacity to accommodate additional units above the RHNA requirement, pursuant to Senate Bill 166, also known as "No Net Loss." No net loss states that cities may not reduce potential housing capacity below the remaining RHNA requirements (RHNA – units built) through the planning period. The City of Sierra Madre will provide at least a 79% buffer above the RHNA targets. The City must also ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units. The City's anticipated RHNA allocation and projection targets are summarized in Table 5.14-4, *Regional Housing Needs Allocation 2021-2029*.

Table 5.14-4
Regional Housing Needs Allocation 2021-2029

| Income Category | RHNA Allocation | Pending/ Approved Units[1] | Remaining RHNA Allocation[2] | Percentage Met[2] |
|---|---|---|---|---|
| Extremely Low/Very Low Income | 79 | 22 | 57 | 27.7% |
| Low Income | 39 | 43 | 0 | 100% |
| Moderate Income | 35 | 2 | 33 | 5.7% |
| Above Moderate Income | 51 | 98 | 0 | 100% |
| **Total** | **204** | **165** | **90** | **55.9%** |

Notes:
[1] Includes Additional Dwelling Units (ADUs).
[2] Low Income unit surplus of 4 units and Above Moderate Income unit surplus of 47 units not accounted for in Totals because requirement was met for that category.
Source: City of Sierra Madre, *General Plan 2021-2029 Housing Element*. Adopted July 26, 2022.

## LOCAL

### City of Sierra Madre General Plan

#### HOUSING ELEMENT

The Housing Element is one of the seven General Plan elements mandated by the State of California. Sections 65580 to 65590 of the California Government Code contain the legislative mandate for the housing element. State law requires that the City's Housing Element consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement and development of housing (Section 65583). In addition, the housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provisions for the existing and projected needs of all economic segments of the community. The City of Sierra Madre's Housing Element 2021-2029 was adopted on July 26, 2022.

The following goals and policies from the Housing Element may be applicable to the proposed Project:

GOAL 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.

Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.

GOAL 2.0: Facilitate the provision of a range of housing types to meet community needs.

Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.

Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.

Policy 2.5: Encourage the construction of new, well designed accessory dwelling units in residential zones as a means of addressing a portion of Sierra Madre's regional housing needs.

## 5.14.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- PH-1: Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); and
- PH-2: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

## 5.14.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT PH-1: Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

The proposed Project would construct nine single-family, detached housing units. Based on the City of Sierra Madre's average household size of 2.29 persons per household, the Project is estimated to have 21 residents. The Project would replace four existing single-family, detached housing units for a net gain of five households or 11 people. The General Plan Land Use Map designates the Project area as Residential-Hillside. The proposed Project is consistent with the General Plan and the population increase generated by the Project would be accounted for in the City's General Plan growth projections and SCAG regional population forecasts; therefore, Project implementation would not result in unplanned population growth. Additionally, the Project would not construct any new roads or major infrastructure in locations that are not planned for growth; and therefore, would not induce substantial unplanned population growth in the Project area, either directly or indirectly.

Based on the 2024 population level of 10,909 persons, the additional population generated by the Project would be a 0.1% increase. This estimated population increase would be negligible and would be within the range of estimated future growth projections. The proposed Project would also provide housing opportunities to meet housing needs for future population growth.

The Project would also help meet the housing goals provided in California Senate Bill 330. California Senate Bill 330, "The Housing Crisis Act of 2019" establishes a statewide housing emergency to be in effect until January 2030 and acknowledges California is experiencing a housing supply crisis, with housing demand far outstripping supply. California needs an estimated 180,000 additional homes annually to keep up with population growth and includes a goal to construct 3.5 million new homes over the next seven years. Project implementation would contribute to meeting the state housing goals. Additionally, the Project is proposing housing units that could help retain a 79% buffer of single-family residential unit housing stock, consistent with the City of Sierra Madre General Plan 2021-2029 Housing Element. Based on the analysis above, potential housing and population growth impacts associated with Project implementation would be less than significant.

**Level of Impact Before Mitigation:** Less than significant impact based on consistency with the General Plan, statewide planning goals, and characteristics of the proposed development.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

**IMPACT PH-2: Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

The Project site currently has four existing single-family, detached homes. Only one of the homes is currently occupied. The proposed Project would remove all existing homes and construct nine new homes. Demolition of the existing residential units and construction of nine new residential units would not constitute a "substantial number" or a significant impact under CEQA due to the low number of units and occupancy.

**Level of Impact Before Mitigation:** Less than significant impact based on the low number of existing housing units, low occupancy, and the proposed addition of five single-family detached homes (9 total).

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.14.6 CUMULATIVE IMPACTS

Project implementation would not result in cumulative impacts to the community. The population increase to the area would be a negligible 0.1%. The Project would also result in a net-positive benefit to help meet the state of California's housing needs for Senate Bill 330.

Like this Project, related cumulative development Projects shown in Table 4-1, *Related Cumulative Projects*, would also be reviewed by the City of Sierra Madre to determine if they are consistent with City of Sierra Madre growth projections and if they are consistent with adopted state and City development standards, regulations, plans, and policies to minimize the physical effect of population growth on the environment. Therefore, the proposed Project, combined with related Projects, would not result in cumulatively considerable impacts to population and housing. Potential cumulative impacts on population and housing are considered less than significant.

**Level of Impact Before Mitigation:** Less than significant impact based on consistency with the General Plan, statewide planning goals, and characteristics of the proposed development.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.14.7 MITIGATION MEASURES

No mitigation measures are required for population and housing.

## 5.14.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan 2021-2029 Housing Element*. Adopted July 26, 2022.

Southern California Association of Governments (SCAG), Connect SoCal Demographics and Growth Forecast Technical Report. Adopted September 3, 2020. Accessed June 22, 2024 at https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocal_demographics-and-growth-forecast.pdf?1606001579.

Southern California Association of Governments (SCAG), Local Housing Data For the City of Sierra Madre. Updated April 2021. Accessed June 22, 2024 at https://scag.ca.gov/sites/main/files/file-attachments/sierra-madre-he-0421.pdf?1620767306.

Southern California Association of Governments (SCAG), Profile of the City of Sierra Madre. Local Profiles Report 2019. May 2019. Accessed on June 24, 2024 at https://scag.ca.gov/sites/main/files/file-attachments/sierramadre_localprofile.pdf?1606011170.

Southern California Association of Governments (SCAG), 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction, Page 2. 2016. Accessed on June 22, 2024 at https://scag.ca.gov/sites/main/files/file-attachments/2016_2040rtpscs_finalgrowthforecastbyjurisdiction.pdf?1605576071.

State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2023 and 2024*. Sacramento, California. Accessed on June 18, 2024 at https://dof.ca.gov/forecasting/demographics/estimates-e1/.

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# 5.15 PUBLIC SERVICES

## 5.15.1 INTRODUCTION

This section provides a discussion and analysis of the proposed Project's potential impacts on public services. Existing public agencies that would provide services to the Project site were identified and potential impacts to those agencies' facilities and operations were evaluated. Service letters received are provided in Appendix I1, *Public Service/Utility Correspondence*.

## 5.15.2 ENVIRONMENTAL SETTING

### EXISTING ONSITE FACILITIES

The Project site consists of approximately 9.0 acres and is comprised of two parcels. Presently onsite, there are four single-family residences, three sheds and two gazebos. The agencies and public services currently serving the Project site and that would continue to serve the site with Project implementation are discussed below.

### FIRE PROTECTION

The City of Sierra Madre Fire Department (SMFD) provides fire protection and emergency medical services. According to the City of Sierra Madre General Plan Public Safety Element Figure 3-2 Very High Fire Hazard Severity Zone Map, the Project site is located in a Very High Fire Hazard Severity Zone (VHFHSZ). There is one fire station in the City of Sierra Madre centrally located in the downtown area of the City at 242 W. Sierra Madre Boulevard. Fire Station No. 41 would continue to provide service to the Project site. Details about this station are summarized in Table 5.15-1, *City of Sierra Madre Fire Station Location*.

Table 5.15-1
City of Sierra Madre Fire Station Location

| Station Number | Address | Distance from Site | Staffing/Equipment |
|---|---|---|---|
| Station 41 | 242 W. Sierra Madre Boulevard<br>Sierra Madre, CA 91024 | 1.7 miles | Personnel<br>15 – Sworn<br>1 – Administrative<br>1 – Fire Chief<br>Equipment<br>2 – Type I Fire Engines (1 Frontline, 1 Reserve)<br>2 – Rescue Ambulances (1 Frontline, 1 Reserve)<br>1 – Water Tender (3000 gal)<br>1 – Office of Emergency Services (OES) Type VI Fire Engine<br>1 – Arson Investigation Vehicle (Chevy Tahoe)<br>1 – Staff Vehicle (2022 Chevy Silverado)<br>Emergency Medical Services<br>Advanced Life Support (ALS) - Ground Emergency Medical Transportation Services (GEMT) |
| Source: Sierra Madre Fire Department; November 20, 2023. | | | |

According to correspondence from the SMFD (2023), in 2022, there was a total of 1,382 incidents for Fire Station 41. Fire Station 41 has an estimated emergency response time of 4:00 to 5:00 minutes. All new developments are subject to Chapter 15.52 (Public Facilities Fee) of the City's Municipal Code. Pursuant to Chapter 15.52, all new developments must pay a Public Facilities Fee to offset the proposed development's potential impact on public facilities demand.

The Sierra Madre Fire Department is also responsible for enforcing fire codes, providing fire inspections, implementing the Fuel Modification Plan Check Review, and assisting in planning and enforcing development standards for Very High Fire Hazard Severity Zones. In addition, Battalion Chief coverage, for larger incidents, is provided by a contract agreement for incident management by the City of Arcadia.

## POLICE PROTECTION

The City of Sierra Madre Police Department (SMPD), which operates out of its headquarters at 242 W. Sierra Madre Boulevard, provides police protection to the City, approximately 1.7 miles away from the Project site. The police response time is approximately 3:00 to 7:00 minutes. Services from the department include patrols, criminal prevention/investigations, traffic enforcement, accident investigation, and handling of code enforcement in the absence of the City's Code Enforcement Officer. According to the City of Sierra Madre General Plan Update Draft EIR, SMPD also participates in a mutual-aid agreement with Los Angeles County under the California Mutual Aid Program. Under the agreement, SMPD is available on an as-needed basis to the Los Angeles County Sheriff's Department. On a day-to-day basis, SMPD is also available to assist local agencies as part of a mutual-aid agreement with the cities of Pasadena, Arcadia and Monrovia.

## SCHOOL SERVICES

The majority of students in the City of Sierra Madre are served by the Pasadena Unified School District (PUSD), with a small area in the northeastern portion of the city being served by the Arcadia Unified School District (AUSD). PUSD schools for Sierra Madre student residents include Sierra Madre School, a combined public elementary/middle school housed on two campuses in the City. Pasadena High School, which also serves Sierra Madre residents for grades 9-12, is located in the City of Pasadena. The AUSD schools that serve the small area in the northeastern portion of Sierra Madre include Highland Oaks Elementary School, Foothills Middle School and Arcadia High School, all located in the City of Arcadia. According to the Sierra Madre General Plan Update Draft EIR Figure 5.10-1 *School District Boundaries*, the PUSD would provide service to the Project site. As shown in Table 5.15-2, *Project Area Schools*, there are six school sites within the City of Sierra Madre that are less than two miles from the Project site.

Table 5.15-2
Project Area Schools

| Name School | Location | District | Distance from Project Site[1] | 2023/2024 Enrollment[2] | Available Capacity[2] |
|---|---|---|---|---|---|
| Sierra Madre Elementary School | 141 West Highland Avenue Sierra Madre, CA 91024 | Pasadena Unified School District | 1.3 miles | Not Available | Not Available |
| Sierra Madre Middle School | 160 North Canon Avenue Sierra Madre, CA 91024 | Pasadena Unified School District | 0.8 miles | Not Available | Not Available |
| Pasadena High School | 2925 E. Sierra Madre Boulevard Pasadena, CA 91107 | Pasadena Unified School District | 3.6 miles | Not Available | Not Available |

Note:
[1] Distances are approximated from vehicle travel routes between the proposed Project's and respective school's main entrance.
[2] Per correspondence received from the Pasadena Unified School District, the District has no concerns regarding potential capacity impacts on its schools; therefore, the District determined there was no need to provide enrollment/capacity data.
Source: City of Sierra Madre website; accessed on June 18, 2024.

According to the City of Sierra Madre General Plan Update Draft EIR, PUSD's student generation rates are 0.13, 0.07, and 0.09 for grades K-5, 6-8, and 9-12, respectively. According to the City of Sierra Madre's website, Sierra Madre Elementary School, Sierra Madre Middle School, and Pasadena High School are most likely to serve the Project site. Pursuant to Section 16.32.070 (School Sites) of the City's Municipal Code, developers who develop or complete the development of a subdivision in the City are required to dedicate land, pay fees in lieu of, or provide an appropriate pro rata share to PUSD or AUSD as necessary for construction or expansion of school facilities to maintain an adequate level of public school services for the City's residents. These school facilities impact fees are set by PUSD and AUSD, and according to the City of Sierra Madre General Plan Update Draft EIR, PUSD fees are assessed at $2.24 per square foot for new residential developments and $0.36 per square foot for new commercial/industrial developments. The proposed Project would be subject to the most current rates. In addition to new subdivisions, these school facilities impact fees are also applicable to property owners who build a new residence on a previously vacant lot or add over 500 square feet of floor area to an existing residence.

## PARKS/RECREATION

The Project site is currently occupied and does not contain designated parkland, open space, or active recreational facilities. According to the City of Sierra Madre General Plan Community Services Element – Recreation Services, the City maintains six parks – Memorial Park, Milton and Harriet Goldberg Recreation Area, Kersting Court, Sierra Vista Park, Bailey Canyon Wilderness Park, and Mount Wilson Trail Park – totaling approximately 25 acres. In addition, the City owns the Sierra Madre Canyon Wilderness Area totaling 1,100 acres, although only 120 acres are located within City limits, with the remaining acreage located in the Angeles National Forest. With a total of 149 acres of open space, the City of Sierra Madre has a ratio of approximately 13 acres of open space for every 1,000 people.

The National Park and Recreation Association (NRPA) recommends a parkland acre per population standard ranging from three to five acres of parkland per 1,000 residents. According to the California Department of Finance (CDF), *Population Estimates for Cities, Counties, and the State* for January 1, 2023 and January 1, 2024, the City of Sierra Madre had a population of 10,925 in 2023 and 10,909 in 2024 (CDF 2024). Based on Sierra Madre's 2024 population, the City currently provides 13.65 parkland acres per 1,000 residents. A listing of park sites and facilities and their distance to the Project site are shown in Table 5.15-3, *City of Sierra Madre Park Facilities and Amenities*.

Table 5.15-3
City of Sierra Madre Park Facilities and Amenities

| Parks | Park Size | Facilities and Amenities | Distance to Project Site |
|---|---|---|---|
| **Bailey Canyon Wilderness Park**<br>451 West Carter Avenue | 1,100 acres (120 acres are within the City limits) | ▪ Picnic Areas<br>▪ Hiking Trails<br>▪ Native Botanical Area<br>▪ Handicap Accessibility<br>▪ Outdoor Restrooms<br>▪ Fire Ring<br>▪ Interpretive Display | 1.47 miles |
| **Kersting Court**<br>Baldwin Avenue and Sierra Madre Boulevard | 2,500 square feet | ▪ Small Grassy Area<br>▪ Banner Poles<br>▪ Flag Pole<br>▪ Memorial Bell Tower<br>▪ Picnic Area<br>▪ Drinking Fountain | 1.03 miles |

| Parks | Park Size | Facilities and Amenities | Distance to Project Site |
|---|---|---|---|
| **Memorial Park**<br>200 West Sierra Madre Boulevard | 3.5 acres | ▪ Hart Park House – Senior Center<br>▪ Weeping Wall<br>▪ Veterans Memorial Wall<br>▪ Outdoor Restrooms<br>▪ Playground<br>▪ Picnic Areas<br>▪ Band Shell<br>▪ Covered Pavilion<br>▪ Outdoor Tennis Courts (2)<br>▪ Community Gardens | 1.26 miles |
| **Milton and Harriet Goldberg Recreation Area**<br>171 South Sunnyside Avenue | 0.21 acres | ▪ Passive Recreation Areas<br>▪ Picnic Areas<br>▪ Stone Benches<br>▪ California Native Plant Garden<br>▪ Sand Play Area<br>▪ Desert Willow Hut Structure | 1.75 miles |
| **Mount Wilson Trail Park**<br>189 East Mira Monte Avenue | 0.34 acres | ▪ Hiking Trails (Mt. Wilson Trail)<br>▪ Historical Richardson House<br>▪ Historical Lizzie's Trail Inn<br>▪ Children's Playground<br>▪ Picnic Tables<br>▪ Open Grass Areas<br>▪ Outdoor Restroom<br>▪ Historic Turtle Statue | 0.76 miles |
| **Sierra Vista Park**<br>611 East Sierra Madre Boulevard | 5 acres | Community Recreation Center<br>▪ Sierra Madre Room<br>▪ Community Services Offices<br>▪ Youth Activities Center<br>Aquatics Center (Under Private Contract)<br>▪ Swimming Lap Pool<br>▪ Wading Pool<br>▪ Dressing and Bathing Rooms<br>Park Area<br>▪ Hal Dapper Baseball Field<br>▪ Heasley Baseball Field<br>▪ Dog Park<br>▪ Outdoor Restrooms<br>▪ Covered Pavilion<br>▪ Children's Playground<br>▪ Outdoor Basketball Court<br>▪ Outdoor Volleyball Court<br>▪ Outdoor Tennis Court (2)<br>▪ Picnic Areas<br>▪ Rose Float Building | 0.32 miles |
| Source: City of Sierra Madre General Plan; July 14, 2015. | | | |

Park land dedication and/or the payment of in lieu park fees is governed by the provisions outlined in Chapter 16.44 (Regulations for Dedication of Land for Park and Recreation Land) of Title 16 (Subdivisions) of the City's Municipal Code. The dedication of parkland is based on the type of dwelling unit and density being proposed, as outlined in Section 16.44.040 (Formula for Dedication of Land). When parkland is not possible in whole or in part within a proposed subdivision, the subdivider is required to pay parkland fees in lieu of dedicating land, as outlined in Section 16.44.050 (Formula for Fees In Lieu of Land Dedication).

#### Mount Wilson Trail

The Mount Wilson Trail offers an active recreation opportunity for residents and visitors of Sierra Madre. The trail begins at the corner of Mountain Trail Avenue and E. Mira Monte Avenue and leads to the Mount Wilson Observatory at the mountain's summit, which stands at 5,710 feet above mean sea level. Once on the trail, several trails lead you to the top of Mount Wilson. Aside from its natural resources and beauty (e.g., Sturtevant Falls, vegetation), the Mount Wilson Trail offers a parking area and restrooms, trailheads, campgrounds, and a visitor's center. The historic Lizzie's Trail Inn and Richardson House stand at the entry to the Mount Wilson Trail.

### LIBRARY FACILITIES

The Sierra Madre Public Library (SMPL), constructed in 1955, is located at 440 W. Sierra Madre Boulevard, approximately 1.5 miles from the Project site. The library consists of 8,762 square feet and houses a collection of approximately 71,250 catalogued items and a historical archives collection. The archives are jointly owned and managed by the Sierra Madre Historic Foundation and SMPL. Collections include approximately 55,110 books, 2,000 reference materials, 3,300 media resources (CDs and DVDs), 95 periodicals, and 8,850 electronic books. Seven public computers are available for public use as well as free Wi-Fi throughout the library. The library offers a wide range of library services to adults, teens, and children and the services are expanded through participation in the Southern California Library Cooperative, which consists of a network of 45 area libraries.

## 5.15.3 REGULATORY SETTING

### STATE

#### California Fire Code (Title 24, Part 9, California Code of Regulations)

The California Fire Code incorporates the Uniform Fire Code (UFC) with necessary California amendments. This Code prescribes regulations consistent with nationally recognized good practices for the safeguarding, to a reasonable degree, of life and property from the hazards of fire and explosion. It also addresses dangerous conditions arising from the storage, handling, and use of hazardous materials and devices; hazardous conditions in the use or occupancy of buildings or premises; and provisions to assist emergency response personnel.

#### California Building Code Title 24

Title 24 of the California Code of Regulations, also known as the California Building Code (CBC or Title 24), contains the design standards that govern the construction of buildings in California to "safeguard life or limb, health, property, and public welfare by regulation and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment." The 2022 edition of the CBC contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance.

### California Health and Safety Code (Sections 13000 et seq.)

This Code establishes State fire regulations, including regulations for building standards (also set forth in the CBC), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

### California Code Section 66477

The Quimby Act (included within Government Code Section 66477) requires local governments to set aside parkland and open space for recreational purposes. It provides provisions for the dedication of parkland and/or payment of fees in lieu of parkland dedication to help mitigate the impacts from new residential developments. The Quimby Act authorizes local governments to establish ordinances requiring developers of new residential subdivisions to dedicate parks, pay a fee in lieu of parkland dedication, or perform a combination of the two.

### Government Code Section 65995 through 65998

California Government Code Section 65996 specifies that an acceptable method of offsetting a project's effect on the adequacy of school facilities is the payment of a school impact fee prior to the issuance of a building permit. Government Code Sections 65995 through 65998 set forth provisions for the payment of school impact fees by new development by "mitigating impacts on school facilities that occur (as a result of the planning, use, or development of real property" (Section 65996[a]). The legislation states that the payment of school impact fees "are hereby deemed to provide full and complete school facilities mitigation" under CEQA (Section 65996[b]).

Developers are required to pay a school impact fee to the school district to offset the increased demands on school facilities caused by the proposed residential development project. The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

## LOCAL

### City of Sierra Madre Code of Ordinances (Municipal Code)

Title 8 (Health and Safety), Chapter 8.28 (Protected Fire Area). Designates protected fire areas within the City as determined by the Sierra Madre Fire Department and City Council with approval through a public hearing. Regulations in these protected areas include topics such as smoking, outdoor fires, open flame devices, disposal of ashes, use of motor vehicles, etc.

Title 8 (Health and Safety), Chapter 8.36 (Hazardous Brush Clearance). Ensures that all landowners remove hazardous refuse or weeds, trees, and other vegetation, which, by reason of proximity to a building or structure, constitutes a fire hazard. In cases where property is undeveloped or larger than five acres, a vegetation management plan shall be required.

Title 15 (Buildings and Construction), Chapter 15.24 (Fire Code). Adopts the most current California Fire Code, which includes precautionary regulations and standards such as fire retardant roofs, automatic life safety support sprinkler system, fire extinguishers, etc.

Title 15 (Buildings and Construction), Chapter 15.28 (Fire Zones). Section 15.28.020 of this chapter designates approximately the entire northern half of the City are to be a "Very High Fire Hazard Severity Zone", as determined by the California Department of Forestry and Fire Protection. Therefore, development in this zone requires compliance with California Green Building Standards Codes and various fire-resistive design standards.

Title 15 (Buildings and Construction), Chapter 15.52 (Public Facilities Fee). Imposes a fee as a condition of issuance of any project permit to mitigate potential impacts of new developments on public facilities.

Title 16 (Subdivisions), Chapter 16.32 (Dedications, Improvements and Requirements), Section 16.32.070 (School Sites). Requires any developer who develops or completes the development of a subdivision in the City to dedicate land, pay fees in lieu of, or an appropriate pro rata share to the school district as necessary for the purpose of constructing or expanding new school facilities to assure residents of the subdivision have adequate public school services.

Title 16 (Subdivisions), Chapter 16.44 (Regulations for Dedication of Land for Park and Recreation Land). Requires parkland dedication or in-lieu park fees for all new developments to ensure the City provides its residents with adequate parks and recreational activities. The dedication of parkland is based on a formula that considers the type of dwelling unit (i.e., single-family, duplex, cluster, apartments, etc.) and average density being proposed, as outlined in Section 16.44.040 (Formula for Dedication of Land). If no park or recreation facility is designated within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the developer is required to, in lieu of dedicating land, pay a fee equal to the value of that land using a formula outlined in Section 16.44.050 (Formula for Fees In Lieu of Land Dedication). The revenue generated from this fee is required to be used only for the purpose of acquiring necessary parkland and developing new or rehabilitating existing parks or recreational facilities reasonably related to serving the subdivision development. Section 16.44.030 (General Standard) sets a general citywide standard of three acres of parkland per 1,000 residents to ensure an adequate amount of neighborhood and community parks exist within the city to serve its residents. The standard is in accordance with the parkland requirements of the Quimby Act.

## City of Sierra Madre General Plan

### HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Fire Safety

| | |
|---|---|
| OBJECTIVE Hz2: | Providing adequate fire protection necessary for existing and future development. |
| Policy Hz2.1: | Continue to require all existing and new development to install and maintain adequate smoke detection systems. |
| Policy Hz2.2: | Continue to require all new development to install automatic fire sprinkler systems. |
| Policy Hz2.3: | Continue to require review of building plans by a Fire Captain. |
| Policy Hz2.4: | Consider water availability in terms of quantity and water pressure for safety purposes when considering the size and location of new residential construction. |
| Policy Hz2.5: | Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time and ensure through the development review process that new development will not result in a reduction of fire protection services below acceptable levels. |
| Policy Hz2.6: | Continue to require that new development provides adequate hydrants and show sufficient evidence that there is adequate water supply/fire flow and that it is available to accommodate the fire protection needs of new construction. The City will cooperate with the San Gabriel Valley Municipal Water District (SGVMWD) for infrastructure upgrades needed to maintain the integrity of water supply. |

Policy Hz2.7: Protect the wild land/urban interface by considering fire hazards when evaluating projects in the canyon areas.

Policy Hz2.8: Develop vegetation management plans that manage chemise and chaparral to ensure adequate firebreaks, to provide adequate access for fire protection water systems, and access for firefighting.

Policy Hz2.9: Maintain and update hillside development standards which include fire prevention design measures.

Policy Hz2.12: All new residential developments in hazard areas shall have at least two emergency evacuation routes (i.e., points of ingress and egress).

Policy Hz2.14: All new development in the VHFSZ will comply with the most current version of the California Building Codes and California Fire Code.

Policy Hz2.15: All new development shall meet or exceed Title 14, CCR, division 1.5, Chapter 7, subchapter 2, articles 1-5 (commencing with Section 1270) (SRA Fire Safe Regulations) and Title 14, CCR, division 1.5, Chapter 7, subchapter 3, article 3 (commencing with Section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations) for SRAs and/or VHFHSZs.

OBJECTIVE Hz5: Limiting fire hazard through brush and weed abatement.

Policy Hz5.1: Mandate annual brush removal from April to June.

### COMMUNITY SERVICES ELEMENT

The following are relevant objectives and policies for the proposed Project:

Recreation Services

OBJECTIVE C10: Increasing parkland and recreational facilities in the City.

Policy C10.4: Require that all new commercial and residential subdivision developments provide open space areas on-site for passive or active recreation or contribute fees for public development of such uses.

## 5.15.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the Project would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - PS-1: Fire protection;
  - PS-2: Police protection;
  - PS-3: Schools;
  - PS-4: Parks; and
  - PS-5: Libraries.

## 5.15.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT PS-1: Would the project result in the need for additional fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?**

The proposed Project would not result in the need for additional fire protection facilities. The Project is replacing four residences with nine proposed residences. Although the Project would be consistent with population projections in the General Plan, temporary construction activities and permanent operations (i.e., occupancy of the residences), could potentially increase the demand for fire protection and/or emergency services calls because of an increase in the number of people that would temporarily work and permanently live on the Project site.

The City of Sierra Madre Fire Department (SMFD) provides fire prevention, fire suppression, and emergency medical services. The SMFD uses a four minute or less standard for the first arriving unit for fire and emergency medical response services and an 8-minute response for the advanced life support (paramedic) unit in urban areas. The nearest station, Station 41, is 1.7 miles from the Project site. Station 41 currently provides emergency services for the four existing residences. The estimated response time is between 4 and 5-minutes, within the national guidelines. The existing fire station already provides service to the Project site. The addition of 5 residential buildings would not create a significant impact to the environment or impact fire protection (SMFD 2023).

Based on correspondence with the SMFD in November 2023, current staffing levels and department facilities are adequate at this time to serve the Project and there would be no need for construction of new fire station facilities. In the event additional resources are needed, the property tax growth within the Project area would provide funding to meet new growth needs. All new developments are subject to the Fire Department's Special Tax assessment. Currently, the City of Sierra Madre has an Insurance Services Office (ISO) rating of Class 3. ISO ratings are evaluated on the following four key areas using the Fire Suppression Rating Schedule: (1) emergency communication systems; (2) fire departments, covering personnel, capabilities, training, equipment, etc.; (3) water supply; and (4) community risk reduction. The ISO rating would remain the same with Project implementation (SMFD 2023).

In addition, the Project would be required to comply with applicable Los Angeles County Fire Department codes, ordinances, and regulations regarding fire prevention and suppression measures; fire hydrants and sprinkler systems; emergency access; and other similar requirements. Appropriate fire protection measures would be incorporated into the design of proposed Project buildings in accordance with the CBC and California Fire Code and the National Fire Protection Association (NFPA) standards. As part of the development review process, the City of Sierra Madre would work with LACFD to ensure that fire safety issues are considered, including adequate street and driveway widths to provide access to sites and buildings to provide adequate sufficient clearances for fire suppression and other emergency access needs.

Based on the analysis above, compliance with City and LACFD codes, requirements, ordinances, regulations and payment of development impact fees would reduce potential impacts to fire protection services to less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with compliance with City and LACFD codes, requirements, ordinances, regulations, and payment of development impact fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT PS-2: Would the project result in the need for additional police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The Project would not result in the need for additional police protection facilities in order to maintain acceptable service ratios, response times, or other performance objectives. The Project would increase the demand for police protection services with the five additional homes and occupants. The Sierra Madre Police Department (SMPD) would provide police protection services. The Project would be in the existing service area of the SMPD and would not increase its service area. Correspondence with SMPD on February 21, 2024 reported emergency calls have a projected three to seven-minute response. The nearest police station is located at 242 W. Sierra Madre Boulevard. SMPD reported that a new station and new officers are required for the City in general, but the current staff and facilities compare favorably to other police departments across Southern California. With compliance with the SMPD code requirements and payment of applicable development impact fees, potential impacts associated with the Project's incrementally increased demands for law enforcement services would be less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact with compliance with the Sierra Madre Police Department Code requirements and payment of applicable development impact fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT PS-3: Would the project result in impacts to the availability of school facilities?

The Project site is within the Pasadena Unified School District (PUSD). As shown in Table 5.15-2, *Project Area Schools*, there are three school sites within the City of Sierra Madre that are less than two miles from the Project site. Per the PUSD, they have no concerns regarding potential capacity impacts on their schools, as long as the required school fees are paid on each home. The City's Municipal Code requires developers to pay an appropriate pro rata share to PUSD to maintain an adequate level of public services. This Project would add five residential buildings to the PUSD. The PUSD already services the homes on the Project site. The additional five residential buildings would not significantly impact the availability of school facilities.

**Level of Impact Before Mitigation:** Less than significant impact with payment of developer impact fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT PS-4: Would the project result in impacts to the availability of parkland and recreational facilities?

The Project would not result in impacts to the availability of parkland or recreational facilities. The Project site is currently developed and does not contain designated parkland, open space, or active recreational facilities. The Project would increase the population on the Project site with an additional five residential buildings.

The City of Sierra Madre maintains six outdoor public parks that are less than two miles from the Project site. The City currently provides 13.65 parkland acres per 1,000 residents. This ratio would be consistent with the National Park and Recreation Association (NRPA) recommendation of three to five parkland acres

per 1,000 residents. The Project's additional population would not substantially reduce the City's existing parkland/open space to-resident ratio or the availability of parkland for other residents in the City. There would be adequate parkland available to serve the Project. To reduce the Project's potential cumulative impact on parklands, the Project would provide payment of applicable development impact fees (and/or parkland dedication) for parks and trails. These fees and/or parkland dedication would cover future parkland and recreation facility construction or expansion to accommodate cumulative increases in Sierra Madre's population.

**Level of Impact Before Mitigation:** Less than significant based on existing and projected parkland available in the City, the size of the proposed development, and payment of applicable development impact fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT PS-5: Would the project result in impacts to libraries?

The Project would not result in notable impacts to libraries. The Sierra Madre Public Library is expected to serve the proposed Project's residential population. The Project would increase the population on the Project site with an additional five residential buildings. The number of associated new residents is not anticipated to noticeably increase demand for library services. To reduce the Project's potential cumulative impact on library facilities, the Project would provide payment of development impact fees to help fund future acquisition or expansion of public facilities. With the payment of development impact fees, Project-specific and cumulative impacts on library facilities would be less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant based on the Project's projected number of future residential units and payment of applicable development impact fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.15.6 CUMULATIVE IMPACTS

The proposed Project and cumulative related development projects listed in Section 4.0, *Basis for Cumulative Impacts*, would receive fire protection from the Sierra Madre Fire Department (SMFD); police protection services from the Sierra Madre Police Department (SMPD); recreational services provided by the City of Sierra Madre's six parks, open space areas, and trail systems; and Sierra Madre Library. As previously discussed, Project implementation would add an additional five new residential buildings to the area, which would incrementally increase the demand for these services and facilities; however, Project-specific direct and indirect impacts were determined to be less than significant based on the relatively small size of the proposed development in the context of potentially impacted services and facilities; compliance with applicable laws, ordinances, and regulations; and payment of applicable development impact fees.

Cumulative development projects shown in Section 4.0, *Basis for Cumulative Impacts*, would also be evaluated for potential impacts to public services and be subject to all applicable agency reviews; laws, ordinances, and regulations; and payment of development impact fees. Therefore, the proposed Project, combined with related cumulative projects, would not result in cumulatively considerable impacts to public services. Impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the Project's incremental contribution to demand on public services and facilities.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.15.7 MITIGATION MEASURES

No mitigation measures are required for public services.

## 5.15.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan – Safety Element Update*. Adopted May 23, 2023.

City of Sierra Madre, *Code of Ordinances (Municipal Code)*. Updated May 7, 2024.

City of Sierra Madre, Fire Marshal Randy Metz, EFO, CFO, FM, MIFireE, email correspondence, January 11, 2024.

Pasadena Unified School District, Director of Facilities, M&O, and Transportation Manuel Carrasco, email correspondence, July 18, 2024.

PlaceWorks, *Sierra Madre General Plan Update Draft EIR*. May 2015.

Sierra Madre Fire Department, Fire Chief Brent Bartlett, written correspondence, November 20, 2023.

Sierra Madre Police Department, Chief of Police Gustavo Barrientos, written correspondence, February 21, 2024.

State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2023 and 2024.* Sacramento, California, June 2024.

# 5.16 RECREATION

## 5.16.1 INTRODUCTION

This section discusses the proposed Project's potential impacts on parks and recreation. The information in this section is based on the Community Services and Facilities Element from the City of Sierra Madre's General Plan. The analysis examines the existing and future parks and recreation opportunities in the Project vicinity and the Project's potential impacts on these resources.

## 5.16.2 ENVIRONMENTAL SETTING

The City of Sierra Madre provides a wide variety of recreational, educational, leisure, cultural and social programs, services and activities to its residents and visitors through the myriad of public and private facilities located throughout the City. The City of Sierra Madre operates six parks, which include numerous recreational facilities including areas for organized sports, picnic areas, swimming pools, gardens, and playgrounds, among other amenities.

According to the City of Sierra Madre General Plan Community Services Element – Recreation Services, the City maintains six parks (i.e., Memorial Park, Milton and Harriet Goldberg Recreation Area, Kersting Court, Sierra Vista Park, Bailey Canyon Wilderness Park, and Mount Wilson Trail Park) totaling approximately 25 acres. In addition, the City owns the Sierra Madre Canyon Wilderness Area totaling 1,100 acres, although only 120 acres are located within City limits, with the remaining acreage located in the Angeles National Forest. With a total of 149 acres of open space, the City of Sierra Madre has a ratio of approximately 13 acres of open space for every 1,000 people. The National Park and Recreation Association (NRPA) recommends a parkland acre per population standard ranging from three to five acres of parkland per 1,000 residents. According to the California Department of Finance (CDF), *Population Estimates for Cities, Counties, and the State* for January 1, 2023 and January 1, 2024, the City of Sierra Madre had a population of 10,925 in 2023 and 10,909 in 2024 (CDF 2024). Based on Sierra Madre's 2024 population, the City currently provides 13.65 parkland acres per 1,000 residents.

Park land dedication and/or the payment of in lieu park fees is governed by the provisions outlined in Chapter 16.44 (Regulations for Dedication of Land for Park and Recreation Land) of Title 16 (Subdivisions) of the City's Municipal Code. The dedication of parkland is based on the type of dwelling unit and density being proposed, as outlined in Section 16.44.040 (Formula for Dedication of Land). When parkland is not possible in whole or in part within a proposed subdivision, the subdivider is required to pay parkland fees in lieu of dedicating land, as outlined in Section 16.44.050 (Formula for Fees In Lieu of Land Dedication).

Most of the Project site consists of vacant hillside and canyon terrain with four single-family residences, three sheds and two gazebos. The Project site does not include any public property, parkland, or designated open space or trails according to review of the General Plan Figure 4-1, *Community Services and Facilities* (City of Sierra Madre 2015). The nearest park to the Project site is Sierra Vista Park, which is located approximately 0.32 miles from the Project site and is located at 611 E. Sierra Madre Boulevard. Sierra Vista Park consists of 5.0 acres and includes a community recreation center office, a youth activity center, an aquatic center, a covered pavilion, picnic areas, a playground, tennis courts, a volleyball court, a basketball court, baseball fields, a dog park, outdoor restrooms, and the Sierra Madre Rose Float Barn.

## 5.16.3 REGULATORY SETTING

### STATE

### Quimby Act

The Quimby Act (Government Code Section 66477) allows local governments to require developers to dedicate land, donate conservation easements, or pay fees to fund parkland development.

### LOCAL

### City of Sierra Madre Code of Ordinances (Municipal Code)

Title 16 (Subdivisions), Chapter 16.44 (Regulations for Dedication of Land for Park and Recreation Land). This requires parkland dedication or in-lieu park fees for all new developments to ensure the City provides its residents with adequate parks and recreational activities. The dedication of parkland is based on a formula that considers the type of dwelling unit (i.e., single-family, duplex, cluster, apartments, etc.) and average density being proposed, as outlined in Section 16.44.040 (Formula for Dedication of Land). If no park or recreation facility is designated within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision, the developer is required to, in lieu of dedicating land, pay a fee equal to the value of that land using a formula outlined in Section 16.44.050 (Formula for Fees In Lieu of Land Dedication). The revenue generated from this fee is required to be used only for the purpose of acquiring necessary parkland and developing new or rehabilitating existing parks or recreational facilities reasonably related to serving the subdivision development. Section 16.44.030 (General Standard) sets a general citywide standard of three acres of parkland per 1,000 residents to ensure an adequate amount of neighborhood and community parks exist within the city to serve its residents. The standard is in accordance with the parkland requirements of the Quimby Act.

### City of Sierra Madre General Plan

COMMUNITY SERVICES ELEMENT

The following are relevant objectives and policies for the proposed Project:

Recreation Services

| | |
|---|---|
| OBJECTIVE C8: | Continue a park maintenance program to secure the existing nature and beauty of City Parks and open space areas. |
| Policy C8.1: | Continue a park maintenance program to secure the existing nature and beauty of City Parks and open space areas. |
| OBJECTIVE C10: | Increasing parkland and recreational facilities in the City. |
| Policy C10.4: | Require that all new commercial and residential subdivision developments provide open space areas on-site for passive or active recreation or contribute fees for public development of such uses. |

## 5.16.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; and
- REC-2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

## 5.16.5 ENVIRONMENTAL IMPACT ANALYSIS

### IMPACT REC-1: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The Project site is approximately 0.32 miles from the Sierra Vista Park. The low number of proposed homes, nine single-family residences, would not create a significant burden on this park or other recreational facilities in the City or surrounding communities. Based on the City of Sierra Madre's average household size of 2.29 persons per household (City of Sierra Madre 2022), the Project development is estimated to have 21 residents. This additional population would not notably increase the use of existing neighborhood and/or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Due to Project location and available park and recreational resources within the City and surrounding communities, 21 additional residents would not substantially increase the demand for or use of Sierra Vista Park or other park facilities and open space areas in the City. The current parkland to resident ratio of approximately 13.65 parkland acres per 1,000 residents would also not change. Potential impacts would be considered less than significant.

The Project Applicant/Developer would also provide a payment of proportionate development impact fees (and/or parkland dedication, as applicable), for parks and trails to reduce the proposed Project's cumulative impact on parklands, in accordance with the Quimby Act. These fees would cover future parklands and recreation facilities construction or expansion to accommodate cumulative increases in population; therefore, the Project's incremental impact on park and trail facilities would be less than significant.

**Level of Impact Before Mitigation:** Less than significant based on the relatively small number of estimated new residents (21), availability of existing facilities, and payment of applicable development impact fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT REC-2: Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The Project would neither include recreational facilities, nor require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The Project's proposed nine single-family residences would not have an adverse physical effect on the environment as it is consistent with the current use as a private residential area with no community recreational use.

**Level of Impact Before Mitigation:** Less than significant based on the nature of proposed activities.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.16.6 CUMULATIVE IMPACTS

The Project development would have nine single-family residences, which would incrementally increase the demand for parks and trails in the City. The Project Applicant/Developer would provide a payment of proportionate development impact fees (and/or parkland dedication, as applicable), to reduce the proposed Project's cumulative impact on parklands, in accordance with the Quimby Act. These fees would cover future parklands and recreation facilities construction or expansion to accommodate cumulative increases in population; therefore, the Project's incremental impact on park and trail facilities would be less than significant.

Like the proposed Project, related cumulative development projects shown in Section 4.0, *Basis for Cumulative Impacts*, would also be evaluated for potential impacts on park and recreation facilities and would be required to meet park and open space requirements to reduce impacts. Therefore, the proposed Project, combined with related projects, would not result in cumulatively considerable park or recreation facilities impacts.

## 5.16.7 MITIGATION MEASURES

No mitigation measures are required for recreation.

## 5.16.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan*. Adopted July 14, 2015.

City of Sierra Madre, *General Plan 2021-2029 Housing Element*. Adopted July 26, 2022.

City of Sierra Madre, *Code of Ordinances (Municipal Code)*. Updated May 7, 2024.

State of California, Department of Finance (CDF), *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2023 and 2024.* Sacramento, California. Accessed on June 18, 2024 at https://dof.ca.gov/forecasting/demographics/estimates-e1/.

# 5.17 TRANSPORTATION

## 5.17.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on transportation. The analysis in this section is based in part on the following technical report:

- *Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis*, Ginkgo Stonehouse Residential Project, May 7, 2024 (Appendix J). This document is referred to in this section as the "Traffic Study".

## 5.17.2 ENVIRONMENTAL SETTING

The Project site is located within a well-established multi-modal transportation network maintained by the City of Sierra Madre. The following sections provide an overview of the transportation infrastructure in the Project vicinity, including infrastructure that supports both motorized and non-motorized transportation modes.

### NON-VEHICLE NETWORK

Non-vehicular transportation generally encompasses walking, biking, and other active transportation modes. Distinct facilities are often provided for these non-vehicular modes. Most prominently, paved sidewalks are typically provided to facilitate pedestrian travel outside of the roadway. In some cases, bicycle facilities such as painted bike lanes or separated bike paths are provided within the roadway in order to separate bike traffic from vehicular traffic. Roadways that are designed to prioritize non-vehicular transportation modes utilize complimentary non-vehicular infrastructure in order to promote comfortable, safe travel for both pedestrians and bicyclists. A review of the pedestrian and bicycle infrastructure provided in the vicinity of the Project site is provided below.

#### Pedestrian System

Pedestrian infrastructure consists of facilities such as sidewalks, crosswalks, pedestrian signals, curb access ramps, Americans with Disabilities Act (ADA) compliant tactile warning strips, and curb extensions, among other things. Some of these pedestrian facilities are currently provided within the immediate Project study area. A sidewalk is currently provided along the north side of East Grand View Avenue that ends at Stonehouse Road to the east. Nearby Stonehouse Road (east of the Project site) and Foothill Avenue (west of Project site) currently do not provide sidewalks. There are no signalized intersections in the City of Sierra Madre, except at the western entry points along the border with the City of Pasadena at West Orange Grove Boulevard/South Michillinda Avenue and West Sierra Madre Boulevard/North Michillinda Avenue.

#### Bicycle System

Bicycle infrastructure consists of both facilities within the roadway as well as public bicycle parking spaces. The Federal and State transportation systems recognize three primary bikeway facilities: Bicycle Paths (Class I), Bicycle Lanes (Class II), and Bicycle Routes (Class III). Bicycle Paths (Class I) are exclusive car free facilities that are typically not located within a roadway area. Bicycle Lanes (Class II) are part of the street design that is dedicated only for bicycles and identified by a striped lane separating vehicle lanes from bicycle lanes. Bicycle Routes (Class III) are preferably located on collector and lower volume arterial streets.

According to the City of Sierra Madre General Plan Updated Circulation Element, the City currently has dedicated Class II bike lanes on Baldwin Avenue from Sierra Madre Boulevard to the southern City limits and Class III bike sharrows (road markings used to indicate a shared lane environment for bicycles and automobiles) on Sierra Madre Boulevard from the eastern to western city limits. The City's bikeway plan

has identified the need for a Class II bike lane along Sierra Madre Boulevard through the length of the City, but this lane has not been built.

### Multi-Use Trail System

There are several trailheads located less than a mile from the Project site that lead into the San Gabriel Mountains including Mount Wilson Trail, Bailey Canyon Trail, Live Oak Nature Trail, Orchard Camp Trail, and Canyon View Nature Trail.

## TRANSIT NETWORK

The surrounding area is served by transit provided by the Los Angeles County Metropolitan Transportation Authority (MTA). Transit connection for Route 487 goes to the transit stop on Coburn Avenue and Sierra Madre Boulevard, located 0.5 miles southwest of the Project site and transit connection for Route 268 goes to the transit stop on North Baldwin Avenue and Sierra Madre Boulevard; refer to Figure 4.17-1, *Transit Facilities*. In addition, the City is served by the Gateway Coach, a fixed route public transportation service provided by the City. The Gateway Coach runs from 11:30 AM to 1:30 PM. The closest stop to the Project site is located at the intersection of East Grand View Avenue and Canon Avenue, approximately 0.52 miles west of the site.

As of June 2021, Sierra Madre is now part of the Micro-Metro on-demand transit service being offered by LA Metro. The service area includes Pasadena, Altadena and Sierra Madre with hundreds of virtual bus stops in these communities so that the average distance a rider needs to go for pick up is less than 400 feet. Micro-Metro provides a first mile/last mile option for bus and rail users, as well as stop-to-stop travel within the service area. The service operates seven days a week from 5:30 AM to 9:30 PM with an average wait time of eight minutes and a cost of just $1.00 Vans hold up to ten passengers and are wheelchair accessible. This service has greatly enhanced access to transportation services for Sierra Madre residents.

## VEHICLE NETWORK

### Roadway Classifications

The City of Sierra Madre has developed its own roadway classification system using four functional classification types: major street, collector street, local collector street, and local streets. The roadway categories are summarized as follows:

- Major streets are generally commercial arteries. They carry the majority of traffic entering or traveling through the City. A major artery would contain either four or six lanes of through traffic plus left turn lanes. Minor arterials serve the same function as major arterials but have four lanes of through traffic and may or may not have separate left-turn lanes.
- Collector streets are intended to carry traffic between residential neighborhoods and the arterial street network. They are generally two-lane roadways with a mixture of residential and commercial land uses.
- Local Collector streets or “feeder” streets are similar to Collectors in that they carry traffic between residential neighborhoods and the arterial network; however, they are almost solely residential in character.
- Local streets are designed to serve adjacent residential land uses only. They allow access to residential driveways and often provide parking for the neighborhood. They are not intended to serve thru-traffic traveling from one location in the City to another, but primarily to serve traffic with an origin or destination in that street.

## 5.17.3 REGULATORY SETTING

### FEDERAL

There are no transportation-related federal regulations applicable to the Project.

### STATE

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines in accordance with SB 743, which changed the way transportation studies are conducted in CEQA documents. Vehicle miles traveled (VMT) replaced motorist delay and level of service (LOS) as the metric for determining level of impacts and significance under CEQA. Although LOS is no longer used to determine level of impacts to the circulation system under CEQA, this document includes a LOS discussion to inform interested parties.

### REGIONAL

#### Los Angeles County Congestion Management Program Status

The Los Angeles County Congestion Management Program (CMP) was previously a state-mandated program that primarily utilized a LOS performance metric. The provisions of the CMP are no longer applicable to any of the 89 local jurisdictions within Los Angeles County, and CMP traffic impact analysis is no longer required in Environmental Impact Reports.

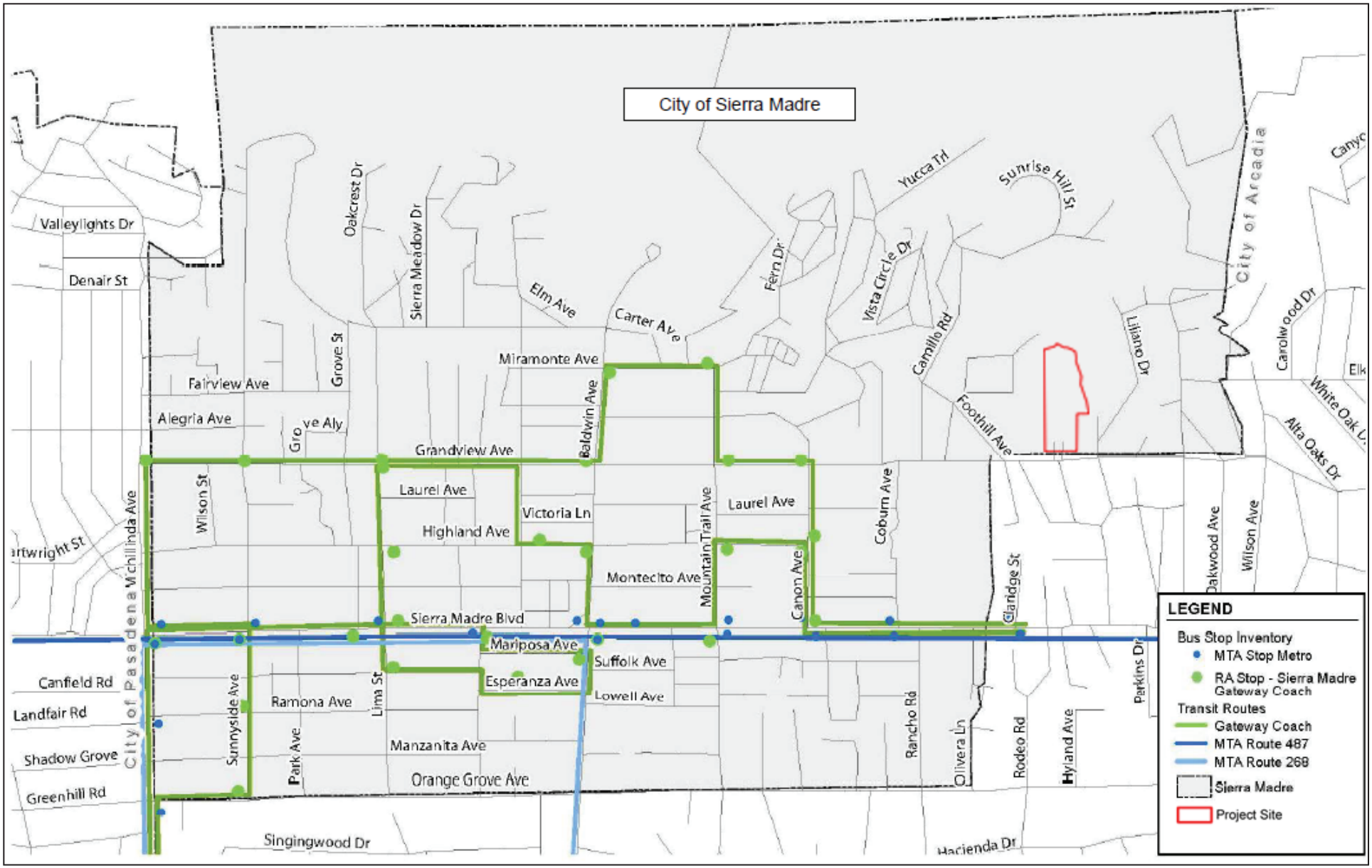
#### San Gabriel Valley Council of Governments (SGVCOG)

In anticipation of the mandated change from LOS to VMT, the San Gabriel Valley Council of Governments (SGVCOG), of which the City of Sierra Madre is a member agency, undertook the SGVCOG SB 743 Implementation Study to assist with answering important implementation questions about the methodology, thresholds, and mitigation approaches for VMT impact analysis in the member agencies. The City of Sierra Madre utilized the information produced through the Implementation Study to adopt a methodology and significance thresholds for use in CEQA compliant transportation analyses.

### LOCAL

#### City of Sierra Madre Code of Ordinances (Municipal Code)

Chapter 17.80 (Transportation Demand and Trip Reduction). This chapter applies to non-residential development projects and establishes transportation demand management requirements to reduce vehicle miles traveled (VMT) and promote alternative transportation modes. The ordinance defines applicable development projects that meet specified size thresholds and requires implementation of trip reduction measures including carpools, vanpools, buspools, public transit, walking, and bicycling options. The chapter mandates preferential parking for carpool and vanpool vehicles, establishes employee parking area calculations for different land use types (30% for commercial, 85% for office/professional, and 90% for industrial/manufacturing), and creates a framework for altering travel behavior through incentive programs, services, and policies. While the chapter includes provisions for congestion management analysis under the Los Angeles County Congestion Management Program, current state requirements emphasize VMT-based transportation impact assessment for environmental review. The ordinance aims to reduce work-related trips made by single occupant vehicles while promoting alternative transportation options and supporting regional air quality improvement efforts.




Source: City of Sierra Madre, Sierra Madre General Plan Update Draft EIR; May 2015.



## Transit Facilities

## City of Sierra Madre General Plan

### LAND USE ELEMENT

The following are relevant objectives and policies for the proposed Project:

Land Use Designations

| | |
|---|---|
| OBJECTIVE L5: | Preserving the existing grid street pattern which promotes community life. |
| Policy L5.1: | Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors. |

Circulation

| | |
|---|---|
| GOAL 1: | A balanced transportation system which accommodates all modes of travel including automobiles, pedestrians, bicycles, and transit users. |
| GOAL 2: | Safe and well-maintained streets. |
| GOAL 3: | Preservation of quiet neighborhoods with limited thru traffic. |
| OBJECTIVE L51: | Developing a balanced and multi-modal transportation system to serve the needs of all roadway users, including motorists, public transit patrons, pedestrians, and cyclists. |
| Policy L51.2: | Limit the development of new roadways or the expansion of existing roadways. |
| Policy L51.5: | Encourage and support the use of non-automotive travel throughout the City. |
| OBJECTIVE L52: | Improving streets to maintain levels of service, vehicular, cyclist and pedestrian safety. |
| Policy L52.8: | Require the incorporation of bicycle facilities into the design of land use plans and capital improvements, including bicycle parking within new multi-family and non-residential sites or publicly accessible bicycle parking. |
| Policy L52.9: | Explore the possibility of sidewalk continuity where feasible. |
| OBJECTIVE L53: | Protecting residential neighborhoods from the intrusion of through traffic. |
| Policy L53.4: | Install and maintain traffic calming measures where appropriate. |
| OBJECTIVE L56: | Maximizing accessibility for the disabled. |
| Policy L56.1: | Make streets handicap-accessible with more ramps and curb cuts. |
| Policy L56.4: | Ensure that all streets are accessible to all persons including those with mobility challenges. |
| OBJECTIVE L57: | Transportation Environmental Evaluation. |
| Policy L57.1: | Each new project must be evaluated against the “Vehicle Miles Traveled” Baselines and Thresholds of Significance adopted June, 9th, 2020 by the City Council. |

HOUSING ELEMENT

Environmental Sustainability

GOAL 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.

COMMUNITY SERVICES ELEMENT

Transit Services

Objective C30: Improving traffic safety.

Policy C30.2: Continue to evaluate measures, such as speed bumps, that reduce speeding.

Policy C30.3: Maintain safety and efficient circulation without impacting the village atmosphere.

## 5.17.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- TRA-1: Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;
- TRA-2: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);
- TRA-3: Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and
- TRA-4: Result in inadequate emergency access.

## 5.17.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT TRA-1: Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

IMPACT ANALYSIS PURSUANT TO CEQA

The Project proposes one internal roadway (Street 'A'), which would be constructed to City standards and support pedestrian movement along internal sidewalks that would connect to the existing sidewalk system on the north side of East Grand View Avenue. The Project is neither expected to affect access or safety at the existing bus stops, nor is it expected to hinder public transit service based on location and the relatively small scale of the development (five additional homes). The Project is also not expected to preclude the City from constructing bicycle facilities or pursuing bicycle network improvements along local roadways within the study area. Project implementation would not prevent the City from completing any proposed transit, bicycle, or pedestrian facilities.

Since the Project is neither found to result in conflicts with adopted policies, plans, or programs, nor is it expected to negatively affect the performance or safety of existing or planned pedestrian, bicycle, or transit facilities, it is determined that the Project would have a less than significant impact on active transportation

and public transit in the Project vicinity. The Project is also not anticipated to negatively impact or conflict with existing roadways in the Project vicinity. The proposed internal roadway (Street 'A') would be designed to meet City street classification and design standards for "Local Streets". Impacts are considered less than significant, and no mitigation is required.

### NON-CEQA LEVEL OF SERVICE (LOS) ANALYSIS

As previously discussed, LOS is no longer used for determining a project's impact significance under CEQA; therefore, this section includes a summary of non-CEQA based LOS analysis for informational purposes only. Similar to a school report card rating system, LOS is commonly used to describe the quality of flow on roadways and at intersections using a range of LOS from LOS A (free flow with little congestion) to LOS F (severely congested conditions). The definitions for LOS for interruption of traffic flow differ depending on the type of traffic control (e.g., traffic signal, unsignalized intersection with side street stops, unsignalized intersection with all-way stops).

T*he Los Angeles County Public Works Transportation Impact Analysis Guidelines*, dated July 23, 2020, does not require LOS analysis for development projects that will generate less than 110 daily vehicle trips. According to the Trip Generation Report, the Project will generate 47 net daily trips (Appendix J). Therefore, the Project does not exceed the threshold for analysis and is not expected to have notable adverse impacts on local roads.

**Level of Impact Before Mitigation:** Less than significant impact based on review of the Project Description in the context of transportation facilities within the Project vicinity.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## IMPACT TRA-2: Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

The State of California Governor's Office of Planning and Research (OPR) issued proposed updates to the CEQA Guidelines in November 2017 that amended the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service (LOS) and instead refers to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project would result in a substantial increase in vehicle miles traveled (VMT). The California Natural Resources Agency certified and adopted the revisions to the CEQA Guidelines in December of 2018, and as of July 1, 2020, the provisions of the section were in effect statewide.

The City of Sierra Madre has adopted Resolution No. 20-30 and Resolution No. 24-17, which establish thresholds of significance for detailed VMT analyses for development projects within the City; however, the resolutions adopted by the City of Sierra Madre do not establish screening thresholds. Because the City of Sierra Madre has not established screening thresholds of significance for detailed VMT analysis, the Los Angeles County VMT Guidelines apply. The State of California Office of Planning and Research (OPR) and County of Los Angeles recognize that certain projects may not require a detailed VMT analysis and that screening thresholds may be utilized to identify when a project should be expected to have a less than significant impact without conducting a detailed study.

According to the Traffic Study (Appendix J), the County VMT threshold is "a net increase of 110 or more daily vehicle trips". The Traffic Study VMT screening analysis determined the Project would create a net increase of 47 daily vehicle trips. Since the number of daily vehicle trips is less than 110, the Project does

not require a detailed VMT analysis. The Project is not expected to have a significant impact on VMT. Impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on results of the VMT screening.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT TRA-3: Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Project proposes residential development within an existing residential area of the City that is zoned for Residential Planned Development. No incompatible land uses are proposed. The Project's proposed Street 'A' and sidewalks would be constructed to City design and safety standards and would connect to East Grand View Avenue. A sight distance review was not required for the Project site's proposed access point at Street 'A' and Grand View Ave because existing single-family residential driveway access is already provided to the Project site from East Gand View Avenue. Development of the proposed nine residential units and proposed Street 'A' would not notably change the existing roadway conditions along East Grand View Avenue; therefore, it is anticipated that the Project would have no substantive effect on existing collision trends or safety along East Grand View Avenue. Based on this analysis, the Project would not create adverse roadway safety conditions or contribute to an adverse impact regarding roadway safety. Potential impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on compatible land uses, compliance with City roadway design standards, and negligible change from existing conditions.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT TRA-4: Would the project result in inadequate emergency access?

Temporary construction activities associated with the proposed Street 'A' connection to East Grand View Avenue and the extension of infrastructure into the Project site could result in temporary partial lane closures. As part of the construction coordination for the Project, the Applicant/Developer would be required to coordinate with the City of Sierra Madre to implement traffic control measures necessary to maintain emergency vehicle access during construction. With compliance with the City of Sierra Madre traffic control requirements, potential short-term traffic impacts associated with emergency vehicle access would be less than significant, and no mitigation is required.

Regarding operations and permanent occupation of the Project site, the proposed residential development would not generate a substantial amount of traffic that would cause congestion or queuing along Project area roadways, which could adversely affect emergency access to the Project site or within the Project vicinity, based on review of the Project's Traffic Study (Appendix J). The Project would construct one access point (Street 'A') for emergency vehicles, which would be adequate for the proposed nine dwelling units. The 2022 California Fire Code, Section D107 requires two access points for over 30 dwelling units. The City of Sierra Madre Fire Department and City of Sierra Madre Police Department would review and ensure that adequate emergency vehicle access and adequate emergency response times are maintained. In addition, correspondence with the City of Sierra Madre Fire Department conducted during preparation of this document indicated there would not be emergency access issues based on their preliminary review of the

Tentative Tract Map (Appendix I). Compliance with local, regional, and state requirements related to emergency vehicle access would reduce potential operational emergency access impacts to less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the Project's low unit count and compliance with the applicable Fire Code.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.17.6 CUMULATIVE IMPACTS

The addition of five residential dwelling units (nine units total) does not require VMT analysis. The Project is expected to generate only 47 daily vehicle trips, much less than the screening threshold of 110 daily vehicle trips provided by the Los Angeles County Public Works Department. The Project remains below the threshold of 30 dwelling units, which would otherwise require a secondary access point for emergency vehicles. Two residential driveways already exist at the Project site and are accessed from East Grand View Avenue, so, the construction of Street 'A' in this location would not constitute a significant change from existing conditions or a significant impact. Potential Project impacts are considered less than significant and the Project's contribution to a potentially significant cumulative impact is also considered less than significant viewed in the context of other projects identified in Section 4.0, *Basis for Cumulative Impacts*. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on results of the VMT analysis and review of the Project design and proposed residential uses.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.17.7 MITIGATION MEASURES

No mitigation measures are required for transportation.

## 5.17.8 REFERENCES

City of Sierra Madre, *City of Sierra Madre General Plan*. Adopted July 14, 2015.

City of Sierra Madre, *Adopted Circulation Element Update*. November 9, 2021.

City of Sierra Madre, *Adopted Land Use Element Update*. November 9, 2021.

City of Sierra Madre, *Hiking Sierra Madre Trails*. Accessed on June 19, 2024 at https://www.cityofsierramadre.com/services/recreation/hiking.

City of Sierra Madre, *Code of Ordinances (Municipal Code)*. Updated May 7, 2024.

Karen Warner Associates (KWA), *City of Sierra Madre 2021-2029 Housing Element*. Adopted July 26, 2022.

RK Engineering Group, Inc., *Ginkgo Stonehouse Residential Trip Generation & Vehicle Miles Traveled (VMT) Screening Analysis*. May 7, 2024.

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# 5.18 TRIBAL CULTURAL RESOURCES

## 5.18.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on tribal cultural resources in the City of Sierra Madre. Other potential impacts to cultural resources (i.e., prehistoric, historic, and disturbance of human remains) are evaluated in Section 5.5, *Cultural Resources*.

The analysis in this section is based in part on the following:

- *Phase 1 Cultural Resources Assessment*, VCS Environmental, March 2024 (Appendix D1). Referred to in this Section as the "Cultural Report".

California Assembly Bill 52 (AB 52), Public Resources Code §21080.3.1, established a formal consultation process for California tribes within the CEQA process. AB 52 specifies any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called "tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe" and is either listed on or eligible for the California Register of Historical Resources (CRHR) or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

The City of Sierra Madre initiated tribal consultation for the purposes of AB 52 on October 19, 2023. Those tribes that have requested to be listed on the City's notification list for the purposes of AB 52 were notified in writing via certified mail. As part of this process, the City provided notification to each of these listed tribes and the opportunity to consult with the City regarding the Project's potential to impact a tribal cultural resource (or TCR). AB 52 consultation with the Gabrieleño Tongva Indians of California and the Gabrieleño Band of Mission Indians – Kizh Nation was requested, conducted, and concluded on August 6, 2024.

## 5.18.2 ENVIRONMENTAL SETTING

This section on environmental setting was adapted from the Cultural Report (Appendix D1). At the time of European contact in 1769, when Gaspar de Portolá's expedition crossed the Los Angeles Basin, the Gabrielino Native Americans occupied the area around the Project site. While the term Gabrielino identifies those Native Americans who were under the control of the Spanish Mission San Gabriel Archángel, the overwhelming number of people in these areas were of the same ethnic nationality and language group (Takic). Their territory extended from Orange County, north to the San Fernando Valley in Los Angeles County, and eastward to the San Bernardino area.

This and the following ethnographic information relate to currently surviving native peoples still living in Los Angeles, Orange, San Bernardino, and Riverside Counties. They maintain their cultural practices and customs. The current Gabrielino comprise at least five bands that are recognized Tribes by the State of California (they do not enjoy Federal recognition, however). They include the Gabrieleño Band of Mission Indians – Kizh Nation; the Gabrielino Tongva Indians of California Tribal Council; the Gabrieleno-Tongva San Gabriel Band of Mission Indians; the Gabrielino-Tongva Tribe; and the Gabrielino/Tongva Nation. The terms the Native Americans in southern California used to identify themselves have, for the most part, been lost; therefore, the names do not necessarily identify specific ethnic or Tribal groups. Some currently refer to themselves as *Tongva*, while others prefer the term *Kizh*. For the sake of clarity and consistency, the term Gabrielino will be used for the remainder of this section.

As described above, the Gabrielino arrived in the Los Angeles Basin possibly as early as 1,500 BCE as part of the so-called Shoshonean (Takic speaking) Wedge from the Great Basin region. The Gabrielino gradually displaced the indigenous peoples, who were probably Hokan speakers. Large, permanent villages were established in the fertile lowlands along rivers and streams and in sheltered areas along the coast. Eventually, Gabrielino territory encompassed the greater Los Angeles Basin, coastal regions from Topanga Canyon in the north to perhaps as far south as Aliso Creek, and the islands of San Clemente, San Nicholas, and Santa Catalina. Recent studies suggest the population may have numbered as many as 10,000 individuals at their peak in the Precontact Period. According to the Cultural Report (Appendix D1), the Gabrielino are considered, ". . . to have been the most advanced group south of Tehachapi, except perhaps the Chumash. They certainly were the wealthiest and most thoughtful of all the Shoshoneans of the State, and dominated these civilizations wherever contacts occurred."

## SETTLEMENT

The Gabrielino are, in many ways, one of the least known groups of California's native inhabitants. In addition to much of the Los Angeles Basin, they occupied the offshore islands of Santa Catalina, San Nicolas, and San Clemente. Gabrielino populations are difficult to reconstruct; however, at any one time, as many as 50 to 100 villages were simultaneously occupied. Like the prehistoric culture before them, the Gabrielino were a hunter/gatherer group who lived in small sedentary or semi-sedentary groups of 50 to 100 persons, termed rancherias. These rancherias were occupied by at least some of the people all of the time. The location of the encampment was determined by water availability. Houses were circular in form and constructed of sticks covered with thatch or mats. Each village had a sweat lodge as well as a sacred enclosure. Although the earliest description of the Gabrielino dates back to the Cabrillo expedition of 1542, the most important and extensive accounts were those written by Father Gerónimo Boscana about 1822 and Hugo Reid in 1852. Most of the Gabrielino villages were abandoned around 1805 due to rapid decline from European-introduced diseases.

The Project site is located near the village of *Shevaanga*, one of four important Gabrielino communities in the north-central part of the San Gabriel Valley that shared a common Gabrielino dialect. The area was chosen as the location of the second Mission San Gabriel Archángel in 1775, likely because soils there were better suited to agricultural development. The original mission, constructed in 1771, was a short distance to the south, in the Whittier Narrows area; at the time, a productive marshland formed by the confluence of the Rio Hondo and San Gabriel rivers at the north end of the Puente Hills. The peoples living in this area referred to themselves as the Kizh or Kichireños.

## SUBSISTENCE

Gabrielino subsistence relied heavily on plant foods, but was supplemented with a variety of meat, especially from marine resources. Food procurement consisted of hunting and fishing by men and gathering of plant foods and shellfish by women. Hunting technology included use of bow and arrow for deer and smaller game, throwing sticks, snares, traps, and slings. Fishing was conducted with the use of shell fishhooks, bone harpoons, and nets. Seeds were gathered with beaters and baskets. Seeds and other foods were stored in baskets. Seeds were prepared with manos and metates and/or mortars and pestles. Food was cooked in baskets coated with asphaltum, in stone pots, on steatite frying pans, and by roasting in earthen ovens.

## TRADE

Most trade between settlements was through reciprocity (barter), indicated by strings of Olivella shell beads used as a medium of exchange throughout southern California. Gabrieleno and Juaneño from the mainland probably traded trade beads, game, and plant foods in exchange for shell beads and steatite, and plant foods from the islanders. Steatite artifacts along with fish, shell money, and animal pelts were traded by the mainlander Gabrieleno into the interior for seeds and deer skin. The Gabrieleno traded with the Serrano and the Cahuilla to the east. The Gabrieleno traded goods such as shell beads, dried fish, sea otter pelts, asphaltum, and steatite for goods such as salt, obsidian, deer hides, furs, and acorns. There is evidence of trade between the Arizona Hohokam and the Gabrieleno, probably with the Mojave people as middleman. *Glycymeri*s shell bracelets, ceramics, and blankets may have been exchanged for Pacific shells and shell beads.

## RELIGION

Aside from shamanistic curing rituals, principal religious activity is related to the Chinigchinich cult that emphasized correct behavior as promulgated by a mythical figure, Chinigchinich. The Chinigchinich religion developed in Gabrieleno territory and spread southeast to the Juaneño/Luiseño, Cupeño, and Ipai. It is a cult that is tied into an older creation myth. Chinigchinich is said to be the giver of laws and the punisher for those who are disobedient. Shamans were given responsibilities to oversee the cult. It was an extensive system of polar opposites (duality) that are united under higher principals (unity). Male-Female dualism found in the creation myth is also present in the origin myth. Chinigchinich cult ceremonies included boys' puberty ceremonies using *toloache,* a drug made from Jimson Weed (*Datura stramonium*). During the vision quest, a personal protector or totemic animal was acquired. Such totems could be bear, coyote, crow, or rattlesnake. Other ceremonies were to obtain vengeance on enemies; to express thanks for victory; and to commemorate the dead. The focus of the ceremonies was a circular sacred enclosure (*Wankesh*) found in each village. The emphasis on male rites of passage and war may be a response to the increasing population and resultant competition for territory and access to resources. Or it may be a response to the arrival of the Spanish since the Chinigchinich religion seems to be of later (not prehistoric) origin.

Both inhumation (burial in a grave) and cremation were practiced by the Gabrieleno. During cremations, the goods and hut of the deceased were often buried with the person. Annual mourning ceremonies were held in the late summer for all who had died during the previous year. Clothes of the deceased and an image of the deceased were often burned at this time. Eagles were sacrificed for recently deceased chiefs.

## SACRED LANDS FILE SEARCH

A Native American Heritage Commission (NAHC) Sacred Lands File Search and Tribal contacts list was requested and received on September 11, 2023 (Attachment C of the Cultural Report (Appendix D1)). The NAHC also provided a Tribal contacts list of local Tribes that may wish to consult on the Project. They included the following (Attachment C of the Cultural Report (Appendix D1):

- Gabrieleño Band of Mission Indians – Kizh Nation; Andrew Salas, Chairperson
- Gabrieleño Band of Mission Indians – Kizh Nation; Christina Martinez, Secretary
- Gabrieleno/Tongva San Gabriel Band of Mission Indians – Anthony Morales, Chairperson
- Gabrielino/Tongva Nation – Sandonne Goad, Chairperson
- Gabrielino Tongva Indians of California Tribal Council – Robert Dorame; Chairperson
- Gabrielino Tongva Indians of California Tribal Council – Christina Coley, Cultural Resource Administrator
- Gabrielino-Tongva Tribe – Charles Alvarez Chairpersons

- Gabrielino-Tongva Tribe – Sam Dunlap, Cultural Resources Director
- Santa Rosa Band of Cahuilla Indians – Lovina Redner, Tribal Chair
- Soboba Band of Luiseño Indians – Jessica Valdez, Cultural Resource Specialist
- Soboba Band of Luiseño Indians – Joe Ontiveros, THPO

## 5.18.3 REGULATORY SETTING

### STATE

### Assembly Bill (AB) 52/California Public Resources Code 21080.3.1

The Project is subject to the requirements of Assembly Bill (AB) 52/California Public Resources Code 21080.3.1. AB 52 is applicable to projects that have filed a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) or notice of a Mitigated Negative Declaration (MND) or Negative Declaration (ND) on or after July 1, 2015. The law requires lead agencies to initiate consultation with California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the project area and have requested such consultation, prior to determining the type of CEQA documentation that is applicable to the project (i.e., EIR, MND, ND). Significant impacts to "tribal cultural resources" are considered significant impacts to the environment.

For "tribal cultural resources," PRC §21074, enacted and codified as part of a 2014 amendment to CEQA through Assembly Bill 52, provides the statutory definition as follows:

> "Tribal cultural resources" are either of the following:
>
> 1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
>
>    A. Included or determined to be eligible for inclusion in the California Register of Historical Resources.
>
>    B. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
>
> 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

To determine if such resources exist, under AB 52 (PRC §21080.3.1) lead agencies must consult with tribes that request consultation and must make a reasonable and good faith effort to mitigate the impacts of a development on such resources to a less than significant level. AB 52 allows tribes 30 days after receiving notification to request consultation and the lead agency must then initiate consultation within 30 days of the request by tribes.

### California Public Resources Code 5097.9

California Public Resources Code 5097.9 states that no public agency or private party on public property shall interfere with the free expression or exercise of Native American Religion.

### California Public Resources Code 5097.9–5097.991

California Public Resources Code 5097.9–5097.991 provides protection to Native American historical and cultural resources, and sacred sites and identifies the powers and duties of the Native American Heritage Commission (NAHC). It also requires notification to descendants of discoveries of Native American human remains and provides for treatment and disposition of human remains and associated grave goods.

### California Health and Safety Code Section 7050.5

California Health and Safety Code Section 7050.5 states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there will be no further excavation until the coroner has determined that the remains are not subject to provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible. The coroner will make their determination within two working days from the time the person responsible for the excavation, or their authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to their authority and has reason to believe that they are those of a Native American, they will contact, by telephone within 24 hours, the Native American Heritage Commission.

## 5.18.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- TCR-1: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); and
- TCR-2: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

## 5.18.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT TCR-1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?**

Project implementation would not cause an adverse impact to a known tribal cultural resource. As described in Section 5.5, *Cultural Resources,* the Project site is not eligible for listing in the California Register of Historical Resources (CRHR) or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). The regional area, however, is known to contain historical and tribal cultural resources. AB 52 consultation conducted between the City of Walnut and the Gabrieleno Band of Mission Indians - Kizh Nation indicated that no known tribal cultural resources exist on the Project site but that the Project site is within the Kizh Nation's Ancestral Tribal Territory. Therefore, there would be the potential that unknown tribal cultural resources could be present at the Project site that could be encountered during excavation activities. To avoid potential impacts to unknown tribal cultural resources, the Project Applicant/Developer would be required to implement Mitigation Measures TCR-1, TCR-2 and TCR-3, which would require that a Native American monitor be onsite to observe ground disturbing activities, and to monitor for and manage the discovery of any tribal cultural resources, including human remains and burial goods, if encountered. These mitigation measures were incorporated at the request of the Kizh Nation. With implementation of Mitigation Measures TCR-1, TCR-2 and TCR-3, potential impacts to tribal cultural resources would be less than significant.

**Level of Impact Before Mitigation:** Potentially significant impact if tribal cultural resources are discovered during construction grading or excavation activities.

**Mitigation Measures:** Mitigation Measures TCR-1, TCR-2, and TCR-3 described in the Section 5.18.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

**IMPACT TRC-2: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Project implementation would not cause a substantial adverse change to a known tribal cultural resource. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. As previously indicated, a record search, pedestrian survey conducted on the Project site and AB 52 consultation did not identify any known archaeological or tribal cultural resources on the Project site. Although the Project site is not located within a general area of sensitivity for prehistorical archaeology, the Project's grading activities could encounter native soils and could have the potential to encounter unknown archaeological tribal cultural resources. The Project site is covered mostly by old alluvial sediments and artificial fill. To avoid potential adverse impacts to tribal cultural resources that could be encountered during construction, Mitigation Measures TCR-1, TCR-2 and TCR-3 are required, which includes onsite monitoring by a tribal representative during construction earthwork activities. These mitigation measures were incorporated at the request of the Kizh Nation. With implementation of Mitigation Measures TCR-1, TCR-2 and TCR-3, potential impacts to tribal cultural resources would be less than significant.

**Level of Impact Before Mitigation:** Potentially significant impact if tribal cultural resources are discovered during construction grading or excavation activities.

**Mitigation Measures:** Mitigation Measures TCR-1, TCR-2, and TCR-3 described in the Section 5.18.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

## 5.18.6 CUMULATIVE IMPACTS

To avoid significant impacts to unknown tribal resources that may be present on the Project site, the proposed Project would require implementation of Mitigation Measures TCR-1, TCR-2 and TCR-3, which requires monitoring by a Native American monitor during earth disturbing activities and, if needed, halting construction activities and proper consultation with the Native American Heritage Commission if subsurface tribal cultural resources are found during construction, excavation, and/or other construction activities in the area. This would eliminate any potential loss of important tribal cultural resources that may be discovered at the Project site. Compliance with Mitigation Measures TCR-1, TCR-2 and TCR-3 would ensure that a potential cumulative loss of tribal cultural resources from the Project would not occur. Therefore, the Project would not result in a cumulatively considerable contribution to impacts related to tribal cultural resources, and impacts would be less than significant.

Related cumulative projects in the area as described in Section 4.0, *Basis for Cumulative Impacts*, would also be required to comply with the provisions of AB 52, which would also reduce potential cumulative impacts to tribal cultural resources. Therefore, the Project, considered with the related cumulative projects, would not result in significant cumulative impacts.

**Level of Impact Before Mitigation:** Potential significant impacts as there are seven recorded cultural resources within one mile of the Project site.

**Mitigation Measures:** Mitigation Measures TCR-1, TCR-2, and TCR-3 described in the Section 5.18.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

## 5.18.7 MITIGATION MEASURES

TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

A. The Project Applicant/Lead Agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject Project at all Project locations (i.e., both onsite and any offsite locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed,

locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project Applicant/Lead Agency upon written request to the Tribe.

D. Onsite tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the Project Applicant/Lead Agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete; or (2) a determination and written notification by the Kizh to the Project Applicant/Lead Agency that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact Kizh TCRs.

TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

B. If Native American human remains and/or grave goods are discovered or recognized on the Project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

## 5.18.8 REFERENCES

VCS Environmental, *Ginkgo Stonehouse Property Subdivision TTM 65348 Phase I Cultural Resources Assessment.* March 2024.

# 5.19 UTILITIES AND SERVICE SYSTEMS

## 5.19.1 INTRODUCTION

This section evaluates the proposed Project's potential impacts on utilities and service systems. Utilities addressed in this section include water, wastewater, stormwater, and solid waste. This section identifies the existing conditions, which provide the necessary baseline information, and evaluates the potential impacts on those identified utilities and service systems, if the Project were to be implemented. This section is based in part on service letters received from various utility providers, which are included in Appendix I1, *Public Service/Utility Correspondence*. It is also based in part on Appendix I2, *Water Study*, prepared by Advanced Civil Group, Inc. on August 10, 2020.

## 5.19.2 ENVIRONMENTAL SETTING

### WATER SERVICE

The City of Sierra Madre is the licensee and operator of its own water distribution system under the Sierra Madre Water Department (SMWD). The SMWD provides water to all of its residents and commercial uses including the Project site. The SMWD owns and maintains approximately 46 miles of water mains. Information for this section on *Water Service* is based in part on the *2020 Urban Water Management Plan (UWMP)* (Stetson Engineers 2021).

### Water Supplies

The City's water supply sources include groundwater pumped from the Raymond Basin, treated imported water purchased from the San Gabriel Valley Municipal Water District (SGVMWD) through the Metropolitan Water District of Southern California (MWD) (imported water is allowed to recharge the groundwater basin, then produced as groundwater supply), and local treated groundwater from the West Tunnel located in the Little Santa Anita Canyon. The City's main source of water supply is groundwater pumped from the Raymond Basin.

The SMWD is classified as an urban water supplier because it serves more than 3,000 customers and supplies more than 3,000 acre-feet. The SMWD relies on local groundwater and imported surface water sources to meet water demand in its area. According to the UWMP, the City is projected to have a population of 10,983 by 2045. Projected water supplies for the SMWD's service area are shown in Table 5.19-1, *Projected Water Supplies*. As shown in Table 5.19-1, water supplies are projected to remain relatively consistent between 2025 and 2045, with a 46 acre-foot increase in supply for groundwater at the Raymond Basin. Water supplies for the other listed sources are projected to remain the same. Total supply increases are projected to be 46 acre-feet.

Table 5.19-1
Projected Water Supplies (acre-feet per year)

| Water Supply | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| Groundwater (Raymond Basin) | 881 | 893 | 906 | 916 | 927 |
| Groundwater (Main Basin) | 1,600 | 1,600 | 1,600 | 1,600 | 1,600 |
| Groundwater (West Tunnel) | 6 | 6 | 6 | 6 | 6 |
| **Total** | **2,487** | **2,499** | **2,512** | **2,522** | **2,533** |

Note: All volumes are presented in acre-feet, consistent with the Urban Water Management Plan.
Source: Stetson Engineers, Inc., *City of Sierra Madre 2020 Urban Water Management Plan, Table 6-9*; July 2021.

## Water Demands

The SMWD provides water service to an area with a current population of 10,909[1]. The projected water demands for different land uses in the service area are shown in Table 5.19-2, *Land Use Water Demands*. As shown in Table 5.19-2, water demands between 2025 and 2045 are expected to increase by 32 acre-feet for Single-Family Residential uses (same land use as the Project) and increase by a collective total of 46 acre-feet across all land uses/source categories. Total supply (Table 5.19-1) is projected to equal total demand (Table 5.19-2) across all projected years.

Table 5.19-2
Land Use Water Demands (acre-feet per year)

| Land Use/Source | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| Single-Family | 1,716 | 1,724 | 1,732 | 1,740 | 1,748 |
| Multi-Family | 36 | 37 | 37 | 37 | 37 |
| Commercial | 57 | 57 | 58 | 58 | 58 |
| Institutional/Governmental | 136 | 137 | 138 | 138 | 139 |
| Landscape | 6 | 6 | 6 | 6 | 6 |
| Losses | 494 | 496 | 499 | 501 | 503 |
| Other | 42 | 42 | 42 | 42 | 42 |
| **Total** | **2,487** | **2,499** | **2,512** | **2,522** | **2,533** |

Note: All volumes are presented in acre-feet, consistent with the Urban Water Management Plan.
Source: Stetson Engineers, Inc., *City of Sierra Madre 2020 Urban Water Management Plan, Table 4-2*; July 2021.

## Urban Water Management Plan

Urban Water Management Plans (UWMP)s are required by the State of California Urban Water Management Planning Act of 1983 and the California State Water Code. The UWMPs provide water agencies with long-term planning efforts to meet future demands and track progress toward achieving state-mandated water conservation targets. In addition, the UWMP incorporates water supply reliability determinations resulting from potential prolonged drought, regulatory revisions, and/or changing climatic conditions. The UWMP provides the SMWD with a reliable management action plan for long-term resource planning to ensure adequate water supplies are available to meet existing and future water supply needs.

The UWMP includes a water supply and demand assessment that compares the total water supply sources available to the water supplier with the long-term total projected water use over the next 20 years, in five-year increments: for a normal water year, a single dry water year, and a drought lasting multiple consecutive water years. The water service reliability assessment is based on regional and local planning programs that provide population projections within the service area of the urban water supplier. The most recent UWMP for the SMWD was prepared in 2020 and subsequently adopted in July 2021. Below is a comparison between the supply and demand within the SMWD's service area for the projected years between 2025 and 2045 under a normal water year, single dry year, and multiple dry years; refer to Table 5.19-3, *Normal Year Supply and Demand Comparison*, Table 5.19-4, *Single Dry Year Supply and Demand Comparison*, and Table 5.19-5, *Multiple Dry Years Supply and Demand Comparison*.

[1] State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2023 and 2024.* Sacramento, California, June 2024.

Table 5.19-3
Normal Year Supply and Demand Comparison (acre-feet per year)

| Unit | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| Supply Totals | 2,487 | 2,499 | 2,512 | 2,522 | 2,533 |
| Demand Totals | 2,487 | 2,499 | 2,512 | 2,522 | 2,533 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| Note: All volumes are presented in acre-feet, consistent with the Urban Water Management Plan.<br>Source: Stetson Engineers, Inc., *City of Sierra Madre 2020 Urban Water Management Plan, Table 7-2*; July 2021. | | | | | |

Table 5.19-4
Single Dry Year Supply and Demand Comparison (acre-feet per year)

| Unit | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| Supply Totals | 2,331 | 2,342 | 2,353 | 2,364 | 2,375 |
| Demand Totals | 2,331 | 2,342 | 2,353 | 2,364 | 2,375 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| Note: All volumes are presented in acre-feet, consistent with the Urban Water Management Plan.<br>Source: Stetson Engineers, Inc., *City of Sierra Madre 2020 Urban Water Management Plan, Table 7-3*; July 2021. | | | | | |

Table 5.19-5
Multiple Dry Years Supply and Demand Comparison (acre-feet per year)

| Unit | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| **First Year** | | | | | |
| Supply Totals | 2,793 | 2,806 | 2,819 | 2,833 | 2,846 |
| Demand Totals | 2,793 | 2,806 | 2,819 | 2,833 | 2,846 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| **Second Year** | | | | | |
| Supply Totals | 2,954 | 2,968 | 2,982 | 2,996 | 3,010 |
| Demand Totals | 2,954 | 2,968 | 2,982 | 2,996 | 3,010 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| **Third Year** | | | | | |
| Supply Totals | 2,599 | 2,611 | 2,623 | 2,635 | 2,647 |
| Demand Totals | 2,599 | 2,611 | 2,623 | 2,635 | 2,647 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| **Fourth Year** | | | | | |
| Supply Totals | 2,210 | 2,220 | 2,230 | 2,241 | 2,251 |
| Demand Totals | 2,210 | 2,220 | 2,230 | 2,241 | 2,251 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| **Fifth Year** | | | | | |
| Supply Totals | 2,299 | 2,310 | 2,320 | 2,331 | 2,342 |
| Demand Totals | 2,299 | 2,310 | 2,320 | 2,331 | 2,342 |
| Difference | 0 | 0 | 0 | 0 | 0 |
| Note: All volumes are presented in acre-feet, consistent with the Urban Water Management Plan.<br>Source: Stetson Engineers, Inc., *City of Sierra Madre 2020 Urban Water Management Plan, Table 7-4*; July 2021. | | | | | |

As shown in the Tables above, the SMWD would have 100% water reliability in normal year, single dry year, and multiple dry years for years 2025 to 2045, because of diversified supply and conservation measures.

### Water System Infrastructure

The Project site is mostly vacant hillside and canyon terrain with four single-family residences with domestic water facilities and distribution lines present onsite. The proposed water system to serve the Project is a new 8-inch water line in proposed Street "A", fed by a connection to the existing 8-inch water main in East Grand View Avenue. Each lot would be served by 1½-inch laterals and meters connected to the new 8-inch waterline (Advanced Civil Group 2020).

## WASTEWATER SERVICE

The sewer collection system is owned by the City and is managed, operated, and maintained by the City's Public Works Department. The 32-mile sewer pipeline system that serves the City operates on gravity and intersects Los Angeles County Sanitation District (LACSD) trunk pipelines within the City. The City sewer main lines are 8-inches in diameter and are found below most City streets. The LACSD provides, under contract with Sierra Madre, the treatment of wastewater and the ultimate disposal of effluent and solids in compliance with the waste discharge requirements set by the California Regional Water Quality Control Board (RWQCB). The Project would connect to existing sewer pipelines along East Grand View Avenue.

## STORMWATER MANAGEMENT

The City owns and maintains approximately 9.62 miles of storm drains. The City's drainage system is typical in design and function of those in other municipalities in southern California. While the system is thoroughly regulated for pollutants, it was created for flood control purposes. The existing Project site topography shows that the watershed's tributary to the Project site consists of mostly undeveloped drainage areas located north of the Project site. The Project watershed boundary is divided into two sub-basins: 1A and 1B. The runoff from these two sub-basins, in the existing condition, flows onto adjacent properties to the west and onto East Grand View Avenue to the south as overland flow. An existing 39-inch to 48-inch reinforced concrete pipe (RCP) storm drain line routes storm water from the catch basins in East Grand View Avenue, west, into the Sierra Madre Wash. The Project would be required to comply with the City's Municipal Code Title 7 (Stormwater Pollutant Elimination). The Project would be required to conform to the County Low Impact Development Standards Manual (LID) and retain and infiltrate onsite stormwater runoff.

## SOLID WASTE DISPOSAL

The City contracts with Athens Services for solid waste pickup and recycling services. Refuse collection is conducted once a week for most residential and commercial customers. According to correspondence with Athens Services, the estimated solid waste generated is 150 pounds per household per week. The Project would add five new residential units (nine new residential service customers). In total, the Project is anticipated to increase solid waste generation by 35.10 tons annually. Solid waste disposal for the Project site would be provided at the Mid-Valley Sanitary Landfill located in Rialto, CA (Athens Services 2024). According to the California Department of Resources Recycling and Recovery (CalRecycle), the Mid-Valley Sanitary Landfill has a maximum permitted throughput of 7,500 tons per day, remaining capacity of 54,219,377 cubic yards, and estimated operation closure date of 2045 (CalRecycle 2019).

### UTILITY SERVICE SYSTEMS

#### Electricity

Southern California Edison (SCE) provides electricity to the City of Sierra Madre, including the Project site. SCE maintains substations and distribution lines in the region. In addition, Edison facilities include the Big Creek Hydroelectric Plant, the San Onofre Nuclear Generating Station, and the Mojave Generating Station. The nuclear plant has been permanently retired.

#### Natural Gas

Southern California Gas Company (SoCalGas) provides natural gas service to the City of Sierra Madre and the Project site. As the nation's largest natural gas distribution utility, SoCalGas provides service to 21.1 million consumers through 5.9 million meters in more than 500 communities. Their service territory encompasses approximately 24,000 square miles in diverse terrain throughout Central and Southern California, from Visalia to the Mexican border.

#### Telecommunications

Numerous private local, wireless, and cellular phone service providers serve the area and the Project site, though Time Warner Cable and Verizon are the primary telecommunications service providers in the area.

## 5.19.3 REGULATORY SETTING

### FEDERAL

#### Clean Water Act

The Federal Clean Water Act (CWA), enacted by Congress in 1972 and amended several times since is the primary Federal law regulating water quality in the United States and forms the basis for several state and local laws throughout the country. The CWA established the basic structure for regulating discharges of pollutants into the waters of the United States. The CWA gave the U.S. Environmental Protection Agency (USEPA) the authority to implement federal pollution control programs, such as setting water quality standards for contaminants in surface water, establishing wastewater and effluent discharge limits for various industry contaminants in surface water, establishing wastewater and effluent discharge limits for various industry categories, and imposing requirements for controlling nonpoint-source pollution. Under the CWA, the USEPA is authorized to set wastewater standards and runs the National Pollutant Discharge Elimination System (NPDES) permit program. Under the NPDES program, permits are required for all new developments that discharge directly into Waters of the United States. The CWA requires wastewater treatment of all effluent before it is discharged into surface waters. As a part of the NPDES, the Municipal Storm Water Permitting Program (MS4) regulates storm water discharges from municipal separate storm sewer (drain) systems. Most of these permits are issued to a group of co-permittees (e.g., cities, counties, flood control districts) encompassing an entire metropolitan area. Water reclamation plants must also comply with their current NPDES Permit. At the federal level, the CWA is administered by the USEPA and the U.S. Army Corps of Engineers (USACE). At the state and regional levels in California, the CWA is administered and enforced by the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs).

#### Safe Drinking Water

The Safe Drinking Water Act (SDWA), administered by the USEPA in coordination with the California Department of Public Health (CDPH), is the main Federal Law that ensures the quality of drinking water.

Under SDWA, EPA sets standards for drinking water quality and oversees the states, localities, and water suppliers who implement those standards. The primary objective of the federal SDWA is to ensure that water from the tap is potable (safe and satisfactory for drinking, cooking, and hygiene). The main components of the federal SDWA are to:

- Ensure that water from the tap is potable.
- Prevent contamination of groundwater aquifers that are the main source of drinking water for a community.
- Regulate the discharge of waste into underground injection wells pursuant to the Underground Injection Control program (see 40 CFR Section 144).
- Regulate distribution systems.

### Resource Conservation and Recovery Act of 1976

The Resource Conservation and Recovery Act (RCRA), enacted in 1976, is the principal federal law in the United States governing the disposal of solid waste and hazardous waste. Congress enacted RCRA to address the increasing problems the nation faced from its growing volume of municipal and industrial waste. RCRA was an amendment of the Solid Waste Disposal Act of 1965, which set national goals for:

- Protecting human health and the natural environment from the potential hazards of waste disposal.
- Energy conservation and natural resources.
- Reducing the amount of waste generated through source reduction and recycling.
- Maintaining environmental health standards.
- Ensuring the management of waste in an environmentally sound manner.

The RCRA program is a joint federal and state endeavor, with the USEPA providing basic requirements that states then adopt, adapt, and enforce. RCRA is now most widely known for the regulations promulgated under it that set standards for the treatment, storage, and disposal of hazardous waste in the U.S.

## STATE

### Urban Water Management Plan Act

The Urban Water Management Plan (UWMP) Act was passed in 1983 and codified as California Water Code Sections 10610 through 10657. Since its passage in 1983, the UWMP Act has been amended on several occasions. In 2004, the UWMP Act was amended to require additional discussion of transfer and exchange opportunities, non-implemented demand management measures, and planned water supply projects. In 2005, the UWMP Act was amended to require water use projections (required by California Water Code Section 10631) to include projected water use for single-family and multi-family residential housing needed for lower income households. In addition, Government Code Section 65589.7 was amended to require local governments to provide a copy of the adopted housing element to water and sewer providers. The UWMP Act requires “every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt, in accordance with prescribed requirements, an urban water management plan.” Urban water suppliers must file these plans with the California Department of Water Resources every five (5) years describing and evaluating reasonable and practical efficient water uses, reclamation, and conservation activities. As required by the

Memorandum of Understanding Regarding Urban Water Conservation in California and Assembly Bill 11, the 2005 UWMP Act, incorporated water conservation initiatives, and a Water Shortage Contingency Plan.

### Sustainable Groundwater Management Act

In September 2014, the Governor signed legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act (SGMA) gives local agencies the power to sustainably manage groundwater and requires groundwater sustainability plans (GSPs) to be developed for medium- and high-priority groundwater basins, as defined by the Department of Water Resources (DWR).

### Senate Bills 221 and 610

Senate Bills (SB) 221 and 610 were signed into law in 2001 and took effect January 1, 2002. The two bills amended state law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. SB 221 and SB 610 reports are generated and adopted by the public water supplier. SB 610 requires a detailed report, or "Water Supply Assessment (WSA)", regarding water availability and planning for additional water suppliers that is included with the environmental document for specified projects that meet one or more of the following criteria:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A mixed-use project that includes one or more of the projects specified above; or
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

The Project does not meet any of the above criteria triggering the need for a WSA.

### California Safe Drinking Water Act

The California Safe Drinking Water Act (SDWA) (Health & Safety Code Section 116270 et seq.; CCR Title 22 Section 64400 et seq.) regulates drinking water more rigorously than the federal law. Like the federal SDWA, California requires that primary and secondary maximum contaminant levels (MCLs) be established for pollutants in drinking water; however, some California MCLs are more protective of health. The California SDWA also requires the SWRCB to issue domestic water supply permits to public water systems. Implementation of the federal SDWA is delegated to California, and the SWRCB enforces the federal and state SDWAs and regulates more than 7,500 public water systems. The SWRCB's Division of Drinking Water oversees the state's comprehensive Drinking Water Program (DWP). The DWP is authorized to issue public water system permits.

### State of California Water Recycling Act

Enacted in 1991, the Water Recycling Act established water recycling as a State priority. The Water Recycling Act encourages municipal wastewater treatment districts to implement recycling programs to reduce local water demands.

### Statewide Water Conservation Act of 2009

In November 2009, the California State legislature passed, and the Governor approved, a comprehensive package of water legislation, including SB X7-7 addressing water conservation. In general, SB X7-7 requires a 20% reduction in per capita urban water use by 2020, with an interim 10% target in 2015. The legislation requires urban water users to develop consistent water use targets and to use those targets in their UWMPs. SB X7-7 also requires certain agricultural water supplies to implement a variety of water conservation and management practices and to submit the Agricultural Water Management Plans.

### Executive Order B-29-15

In response to the ongoing drought in California, Executive Order (EO) B-29-15 (April 2015) set a goal of achieving a statewide reduction in potable urban water usage of 25% relative to water use in 2013. The term of the EO was extended through February 28, 2016, although many of the directives have since become permanent water efficiency standards and requirements. The EO includes specific directives that set strict limits on water usage in the state. In response to EO B-29-15, the California Department of Water Resources has modified and adopted a revised version of the Model Water Efficient Landscape Ordinance that, among other changes, significantly increases the requirements for landscape water use efficiency and broadens its applicability to include new development projects with smaller landscape areas.

### State of California Efficiency Standards

The California Code of Regulations (CCR) Title 24 contains the California Building Standards, including the California Plumbing Code (Part 5), which promotes water conservation. CCR Title 20 addresses Public Utilities and Energy and includes appliance efficiency standards that promote water plumbing fixtures in structures:

- CCR Title 20 Section 1604(g) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, sink faucets, and tub spout diverters;
- CCR Title 20 Section 1606 prohibits the sale of fixtures that do not comply with established efficiency regulations;
- CCR Title 24 Sections 25352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. Insulation of water-heating systems is also required; and
- Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.

### State Water Resources Control Board

The State Water Resources Control Board (SWRCB), in coordination with nine RWQCBs, performs functions related to water quality, including issuance and oversight of wastewater discharge permits (e.g., NPDES), other programs regulating stormwater runoff, and underground and above-ground storage tanks. The SWRCB has also issued statewide waste discharge requirements for sanitary sewer systems, which include requirements for the development of a Sewer System Management Plan (SSMP).

### Title 22 of California Code of Regulations

Title 22 regulates the use of reclaimed wastewater. In most cases, only disinfected tertiary water may be used on food crops where the recycled water would come into contact with the edible portion of the crop. Standards are also prescribed for the use of treated wastewater for irrigation of parks, playgrounds,

landscaping, and other non-agricultural irrigation. Regulation of reclaimed water is governed by the nine RWQCBs and the CDPH.

### California Green Building Standards Code Section

The standards included in the 2022 California Green Building Standards Code (CALGreen Code) (Title 24, Part 11 of the California Code of Regulations) became effective on January 1, 2023. The CALGreen Code was developed to enhance the design and construction of buildings, and the use of sustainable construction practices, through planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental air quality.

Chapters 4 and 5 of the 2022 CALGreen Code require residential and nonresidential developments to comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance, whichever is more stringent. Both chapters require all residential and nonresidential construction contractors to reduce construction waste and demolition debris by 65%. Code requirements include preparing a construction waste management plan that identifies the materials to be diverted from disposal by efficient usage, recycling, reuse on the project, or salvage for future use or sale; determining whether materials will be sorted onsite or mixed; and identifying diversion facilities where the materials collected will be taken. The code also specifies that the amount of materials diverted should be calculated by weight or volume, but not by both. In addition, the 2022 CALGreen Code requires that 100% of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing be reused or recycled.

### Senate Bill 1601 (Disposal Management System Act of 2008)

The legislature amended the California Integrated Waste Management Act in 2007 through SB 1016. SB 1016 maintains the 50% diversion rate requirement established by AB 939 but established a per capita disposal measurement system to make the process of goal measurement, as established by AB 939, simpler, timelier, and more accurate. The new disposal-based indicator—the per capita disposal rate—uses only two factors: a jurisdiction's population (or in some cases employment) and its disposal, as reported by disposal facilities.

SB 1016 also requires CalRecycle to issue an order of compliance if it finds that the jurisdiction has failed to make a good faith effort to implement its source reduction and recycling element or its household hazardous waste element pursuant to a specified procedure. CalRecycle is required to comply with certain requirements in making this determination, including considering the extent to which the jurisdiction has maintained its per capita disposal rate.

### Assembly Bill 341

Assembly Bill 341 (AB 341) (Chapter 476) increased the statewide solid waste diversion goal to 75% by 2020. The law, passed in 2011, mandates recycling for businesses producing four or more cubic yards of solid waste per week. This commercial recycling law took effect July 1, 2012.

### Assembly Bill 939

Assembly Bill 939 (AB 939) (California Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50% of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or

below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years of disposal capacity for all jurisdictions in the county or show a plan to transform or divert its waste.

### Assembly Bill 1327

Assembly Bill 1327 (AB 1327) (California Solid Waste Reuse and Recycling Access Act, Public Resources Code §§ 42900 et seq.) requires areas to be set aside for collecting and loading recyclable materials in development projects. The act required the California Integrated Waste Management Board to develop a model ordinance for adoption by any local agency requiring adequate areas for collection and loading of recyclable materials as part of development projects. Local agencies are required to adopt the model or an ordinance of their own.

### California Code of Regulations (CCR) Title 20

On November 3, 1976, the California Energy Commission (CEC) adopted the Regulations for Appliance Efficiency Standards Relating to Refrigerators, Refrigerator-Freezers and Freezers and Air Conditioners, which were the first energy-efficiency standards for appliances. The appliance efficiency regulations have been updated several times by the CEC and the most current version is the 2016 Appliance Efficiency Regulations, adopted January 2017, and now includes almost all types of appliances and lamps that use electricity, natural gas as well as plumbing fixtures. The authority for the CEC to control the energy-efficiency of appliances is detailed in California Code of Regulations (CCR), Title 20, Division 2, Chapter 4, Article 4, Sections 1601-1609.

### California Code of Regulations (CCR) Title 24, Part 6

The CEC is responsible for implementing the CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24 Part 6) that were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. In 2008 the state set an energy-use reduction goal of zero-net-energy use of all new homes by 2020 and the CEC was mandated to meet this goal through revisions to the Title 24, Part 6 regulations.

The Title 24 standards are updated on a three-year schedule and since 2008 the standards have been incrementally moving to the 2020 goal of the zero-net-energy use. The 2022 Title 24 standards are the current standards that went into effect on January 1, 2023.

According to the Title 24 Part 6 Fact Sheet, the CEC estimates that over 30 years the 2022 Title 24 standards will reduce 10 million metric tons of $CO_2$ equivalent gases ($MMTCO_2e$) of greenhouse gas (GHG) emissions, which is equivalent to taking nearly 2.2 million cars off the road for a year. For single-family homes, the CEC estimates that the 2022 Title 24 changes from using natural gas furnaces to electric heat pumps to heat new homes and would reduce net $CO_2$ emissions by 16,230 $MTCO_2e$ per year, when compared to the 2019 Title 24 standards, which is equivalent of taking 3,641 gas cars off the road each year. The 2022 Title 24 standards will: (1) Increase onsite renewable energy generation; (2) Increase electric load flexibility to support grid reliability; (3) Reduce emissions from newly constructed buildings; (4) Reduce air pollution for improved public health; and (5) Encourage adoption of environmentally beneficial efficient electric technologies.

### Senate Bill 1016

Senate Bill (SB 1016) requires that the 50% solid waste diversion requirement established by AB 939 be expressed in pounds per person per day. SB 1016 changed the CalRecycle review process for each municipality's Integrated Waste Management Plan (IWMP). The CalRecycle Board reviews a jurisdiction's diversion rate compliance in accordance with a specified schedule. Beginning January 1, 2018, the

CalRecycle Board is required to review a jurisdiction's Source Reduction and Recycling Element and Hazardous Waste Element every two years.

### California Department of Resources Recycling and Recovery

The California Department of Resources Recycling and Recovery (CalRecycle) oversees, manages, and monitors waste generated in California. It provides limited grants and loans to help California cities, counties, businesses, and organizations meet the state waste reduction, reuse, and recycling goals. It also provides funds to clean up solid waste disposal sites and co-disposal sites, including facilities that accept hazardous waste substances and non-hazardous waste. CalRecycle develops, manages, and enforces waste disposal and recycling regulations, including AB 939 and SB 1016.

### California Public Utilities Commission

The California Public Utilities Commission develops and implements policies for the telecommunication industry. The Communications Division is responsible for licensing, registration and the processing tariffs of local exchange carriers, competitive local carriers, and non-dominant interexchange carriers. It is also responsible for registration of wireless service providers and franchising of video service providers. The Communications Division tracks compliance with commission decisions and monitors consumer protection and service issues and Commission reliability standards for safe and adequate service.

## REGIONAL

### Countywide Integrated Waste Management Plan

The Los Angeles County Countywide Integrated Waste Management Plan (CIWMP) was prepared in accordance with the California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939). The CIWMP's components include the Countywide Summary Plan, the Countywide Siting Element, the Source Reduction and Recycling Element (SRRE), the Household Hazardous Waste Element (HHWE) and Non-Disposal Facility Element (NDFE).

The Summary Plan summarizes the steps needed to cooperatively implement programs among the County's jurisdictions to meet and maintain the 50% diversion mandates. The Siting Element demonstrates that there are at least 15 years of remaining solid waste disposal capacity to serve all the jurisdictions within the County. If there is not adequate capacity, a discussion of alternative disposal sites and additional diversion programs must be included in the Siting Element. The SRRE was developed separately by each Los Angeles County jurisdiction to analyze the local waste stream to determine where to focus diversion efforts, including programs and funding. The HHWE was developed by jurisdictions and provides a framework for recycling, treatment, and disposal practices for Household Hazardous Waste programs. The NDFE identifies and describes existing and proposed facilities, other than landfills and transformation facilities, requiring a solid waste permit to operate. Non-disposal facilities are also those facilities that will be used by a jurisdiction to meet its diversion goals. The Los Angeles County NDFE identifies and describes those non-disposal facilities that will be needed to implement the Los Angeles County SRRE.

## LOCAL

### Sierra Madre Water District 2020 Urban Water Management Plan

The California Water Code, Division 6, Part 2.6, Section 10610 et. seq. (California Urban Water Management Planning Act) requires any municipal water supplier serving over 3,000 connections or 3,000 acre-feet/year (AFY) to prepare a UWMP. The Sierra Madre Water District (SMWD) 2020 Urban Water Management Plan (UWMP) characterizes historical water supplies and use, projects future demand and supply through 2045,

and identifies supply augmentation projects and programs, cumulative water demand projections, and water shortage contingency plans. Supply and demand projections are included for normal, single-dry, and multiple-dry year scenarios.

### City of Sierra Madre Sewer System Management Plan

The Monitoring and Reporting Program for Statewide General Waste Discharge Requirements for Sanitary Sewer Systems requires all Enrollees to development a Sewer System Management Plan (SSMP) and make it available to the public and to the State Water Resources Control Board and Regional Water Quality Control Board. The SSMP must address the following 11 elements: (1) Goals, (2) Organization, (3) Legal Authority, (4) Operation and Maintenance Program, (5) Design and Performance Provisions, (6) Overflow Emergency Response Plan, (7) Fats, Oils and Grease Control Program, (8) System Evaluation and Capacity Assurance Plan, (9) Monitoring, Measurement, and Program Modifications, (10) SSMP Program Audits, and (11) Communication Program.

### City of Sierra Madre Code of Ordinances (Municipal Code)

Title 3 (Revenue and Finance), Chapter 3.36 (Utility Users Tax). Imposes a tax upon every person in the City using communication, electricity, gas, water, sewer, and solid waste.

Title 7 (Stormwater Pollutant Elimination). Details the City's regulations related to the elimination of non-stormwater discharges to the municipal storm sewer system; elimination of spillage, dumping and disposal of pollutants into the municipal storm sewer system; reduction of pollutants in stormwater discharges to the maximum extent practicable; and to protect and enhance the quality of the waters of the United States in a manner consistent with the provisions of the Clean Water Act.

Title 8 (Health and Safety), Chapter 8.12 (Garbage and Refuse Collection and Disposal). Details the City's regulations related to garbage and refuse collection and disposal, including prohibited collection and placement of garbage, waste, or refuse; residential, commercial, and industrial use responsibilities, construction contractor and gardener exclusions; and receptacle placement and collection times.

Title 8 (Health and Safety), Chapter 8.13 (Construction and Demolition Waste Disposal). Requires preparation of a waste management plan (WMP) for all projects within the City that will cost $50,000 or more to construct. Compliance with the WMP shall be a condition of approval on any building or demolition permit issued by the City.

Title 13 (Public Services), Chapter 13.04 (Water System), Section 13.04.080 (Fees for Service Connections and Installations or Extensions of Existing Distribution Mains). This section establishes service connection fees to cover the expense of making new water connections to the City's existing water supply system.

Title 13 (Public Services), Chapter 13.08 (Sewer System), Section 13.08.070 (Connection Charges). Requires any person desiring to connect to the City's sewer system to apply for a permit and pay a connection charge. The funds from the connection charges are placed in the sewer fund and are required to be used only for the acquisition, construction, reconstruction, maintenance, and operation of sanitation or sewerage facilities, and to repay principal and interest on bonds or federal or state loans issued for the construction and reconstruction of such sewerage facilities.

**Title 13 (Public Services), Chapter 13.12 (Sanitary Sewers).** Also known as the Sanitary Sewer Ordinance, this chapter requires all plumbing fixtures to connect to the City's public sewer system.

**Title 13 (Public Services), Chapter 13.14 (Fats, Oils, and Grease Ordinance).** Ensures proper maintenance of the City's sewer services and facilities by prohibiting discharge of fats, oil, and grease (FOG) to the public sewer to prevent potential sewer line blockages. Section 13.14.060 establishes the City's FOG control

program in order to minimize sanitary sewer overflow. Grease interceptors and trap requirements, and cleanup, monitoring, and reporting details are also included in Chapter 13.14.

**Title 13 (Public Services), Chapter 13.20 (Cross-Connection Control).** The purpose of this chapter is to protect the public water supply against actual or potential cross-connection by isolating within the premises contamination that may occur because of some undiscovered or unauthorized cross-connection on the premises. Section 13.20.030 outlines cross-connection protection requirements, including installation of backflow prevention devices, to ensure existing connections between drinking water systems and sources of contamination are eliminated.

**Title 13 (Public Services), Chapter 13.24 (Mandatory Water Conservation Plan).** The mandatory water conservation plan is to minimize the effects of a water shortage to the water customers of the City, complies with California Water Code Section 10608(a)(b), and significantly reduces the delivery and consumption of water. Section 13.24.060 details prohibited water uses to all water department customers (e.g., water used for decorative fountains must be part of a recycling system, lawn and landscaping irrigation must occur between the hours of 10 A.M. and 4 P.M., etc.). Sections 13.24.070 and 13.24.080 require 10 and 20 percent water curtailment to all water department customers by January 1, 2016, and 2021, respectively. Due to the ongoing drought and increasing state mandates for urban water conservation, it is anticipated that there will be numerous amendments to Chapter 13.24 in the coming months and years.

**Title 15 (Buildings and Construction), Chapter 15.04 (Building Code and Permits), Section 15.04.070 (Stormwater Retention).** Requires new developments to incorporate design elements for prevention of stormwater runoff onto non-permeable areas, stormwater retention and reuse for irrigation of landscaping, and rooftop designs, rain gutters, and other designs that can reuse stormwater.

**Chapter 15.30 (Green Building Standards Code).** Adopts by reference the 2022 California Green Building Standards Code, which contains requirements for indoor water use reduction and site irrigation conservation.

**Title 15 (Buildings and Construction), Chapter 15.52 (Public Facilities Fee).** The chapter, also known as the "Sierra Madre Public Facilities Fee Ordinance", outlines the City's Public Facilities Fee, which is required to be paid at the time building permits are issued. As stated in Section 15.52.070 (Special Fund), the fees go into a special fund, entitled the "public facilities fee fund", which are to be expended only on the installation, acquisition, construction and improvement of eligible facilities.

**Title 15 (Buildings and Construction), Chapter 15.58 (Low Impact Development Plan).** Contains requirements for construction activities and facility operations of development and redevelopment projects to comply with the current "municipal NPDES permit," lessen the water quality impacts of development, and integrate LID design principles to mimic predevelopment hydrology through infiltration, evapotranspiration and rainfall harvest and use.

**Title 15 (Buildings and Construction), Chapter 15.60 (Water Efficient Landscape Ordinance).** This chapter establishes landscape design and plant, irrigation, and soil and grading requirements to encourage the appropriate design, installation, maintenance, and management of landscapes so that water demand can be decreased, runoff can be retained, and flooding can be reduced without a decline in the quality or quantity of landscapes. The April 1, 2015 Executive Order issued by Governor Jerry Brown requires urban water suppliers to update their water efficient landscape ordinances in order to enhance conservation and to specifically limit the planting of turf grass.

**Title 15 (Buildings and Construction), Chapter 15.60 (Water Efficient Landscape Ordinance), Section 15.60.100 (Stormwater Management).** Under the Water-Efficient Landscaping Ordinance, this section

encourages stormwater management to minimize runoff and water waste to recharge groundwater, and to improve water quality. Best management practices involving landscape, irrigation and grading design plans can help effectively retain and reuse stormwater.

## City of Sierra Madre General Plan

### LAND USE ELEMENT

The following are relevant goals, objectives and policies for the proposed Project:

Land Use Designations – General Types and Mix of Land Uses

GOAL 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers.

GOAL 5: Institute conservation measures so that the demand for water matches the City's local supply.

Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers.

OBJECTIVE L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.

Policy L4.3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers.

OBJECTIVE L18: Incorporating measures to promote sustainability in Hillside neighborhoods.

Policy L18.1: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review.

Policy L18.2: Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures.

### RESOURCE MANAGEMENT ELEMENT

The following are relevant objectives and policies for the proposed Project:

Hillside Preservation

OBJECTIVE R3: Preserving open space as a public safety enhancement, and a component of sustainability.

Policy R3.4: Ensure the protection of natural open space so as to maintain it as a preventative measure against flooding, and as a means of capturing stormwater runoff for groundwater recharge.

Water Resources

GOAL 3: Growth that is linked to the availability of water.

GOAL 4: Use of local sources of groundwater rather than imported water.

Policy R14.2: Evaluate water availability in conjunction with public and private development projects.

Policy R15.4: Restrict hours of water usage for landscape and irrigation.

OBJECTIVE R16: Eliminating the use of imported water.

Waste Management/Recycling

GOAL 1: A higher level of recycling of materials by individuals, businesses, and City government.

OBJECTIVE R19: Improving the waste diversion and recycling programs already in place.

Policy R19.3: Continue to enforce the Construction and Demolition Ordinance to require builders to separate and recycle discarded building materials, including lumber, metal, cement, etc.

## HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Flood/Landslide

OBJECTIVE Hz6: Addressing potential flooding and landslide hazards on public and private property.

Policy Hz6.1: Require that all new development incorporates sufficient measures to mitigate flood hazards, including the design of containment systems to capture stormwater runoff on-site, and site grading that minimizes stormwater runoff from increased impervious surfaces, thereby addressing impacts to on-site structures and adjacent properties.

Policy Hz6.2: Require that the landscape of open space areas provide the maximum permeable surface area to reduce site runoff and prohibit the paving of a majority of these areas.

OBJECTIVE Hz8: Maintaining adequate infrastructure to prevent flooding hazards.

Policy Hz8.1: Require that residential tract developers be responsible for construction of drainage/storm drain systems improvements that are compatible with City and County systems within or adjacent to their project site.

Policy Hz8.2: Install required public storm drainage improvements.

## COMMUNITY SERVICES ELEMENT

The following are relevant objectives and policies for the proposed Project:

Public Services

OBJECTIVE C31: Providing adequate water, wastewater/sewer, storm drainage, electrical, and telecommunications systems to meet the demands of new and existing development.

Policy C31.1: Provide for storm drainage improvements where existing systems are deficient.

Policy C31.2: Provide for the maintenance of existing water, sewer, and storm drainage systems.

Policy C31.3: Require that new development be contingent upon the ability to be served by adequate sanitation collection and treatment, water, electrical and natural gas energy, telecommunication, storm drainage, and other supporting infrastructure.

Policy C31.5: Require that new development capture for percolation on site the maximum practical amount of storm water.

Policy C31.6: Provide for the modification of existing drainage systems to capture for percolation the maximum practical amount of storm water.

## 5.19.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- USS-1: Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- USS-2: Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years;
- USS-3: Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments;
- USS-4: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; and
- USS-5: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

## 5.19.5 ENVIRONMENTAL IMPACT ANALYSIS

**IMPACT USS-1: Would the project require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

The proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities that are not otherwise disclosed and analyzed in this document. Utility improvements and connections would be completed within the Project site and adjacent streets.

### WATER SERVICE

The Sierra Madre Water District (SMWD) would provide water service to the Project. According to correspondence with SMWD (2024), the SMWD is prepared to provide water service for the Project. The SMWD relies on local groundwater and imported surface water sources to meet water demand. The proposed Project would connect a new 8-inch water line in proposed Street "A" with an existing 8-inch water main in East Grand View Avenue. Each lot would be served by 1 ½ -inch laterals and meters connected to the new Street "A" line. Construction connections to offsite water service utility systems would involve minor trenching. Potential impacts would be short-term, and construction best management practices (BMPs) would be in place to minimize construction-related impacts. The construction of the water utility service systems would be coordinated with the City of Sierra Madre and the SMWD to ensure that water service systems comply with construction standards and that adverse impacts to the environment are avoided. Therefore, less than significant impacts associated with water service would occur, and no mitigation is required.

### WASTEWATER SERVICE

The City of Sierra Madre's Public Works Department would provide wastewater service to the Project. According to correspondence with the SMWD (2024), the wastewater flow originating from the Project would discharge to a local 8-inch sewer line and intersect with the Los Angeles County Sanitation District (LACSD) pipelines. The Project's wastewater would be treated at the Whittier Narrows Water Reclamation Plant located in South El Monte. Construction connections to offsite wastewater service systems would involve excavation and minor trenching. Potential impacts would be short-term and construction BMPs would be in place to minimize construction-related impacts. The construction of the sewer utility service systems would be coordinated with the City of Sierra Madre to ensure that wastewater service systems comply with construction standards and that adverse impacts to the environment are avoided. Therefore, less than significant impacts associated with wastewater service would occur, and no mitigation is required.

### STORMWATER MANAGEMENT

Stormwater management is provided by the City of Sierra Madre. The proposed stormwater management improvements would connect to existing stormwater management facilities within the Project area. An existing 29-inch to 48-inch reinforced concrete pipe (RCP) storm drain line routes storm water from the catch basins in East Grand View Avenue into the Sierra Madre Wash. The Drainage Study (Appendix G1) stated that the existing storm drain in East Grand View Avenue could handle the anticipated stormwater from the Project (Advanced Civil Group, 2019). The Project would comply with the City's Municipal Code Title 7 (Stormwater Pollutant Elimination) and the County's Low Impact Development Standards Manual (LID). The proposed improvements would be constructed pursuant to regulatory requirements and applicable permits regulating water quality. Therefore, less than significant impacts associated with stormwater management would occur, and no mitigation is required.

### ELECTRICAL SERVICE

Southern California Edison (SCE) would provide electrical service to the Project. The Project's addition of 5 residential homes (nine total homes) is not expected to notably impact SCE's service capabilities. The Project would comply with all federal, state, and county requirements related to the consumption of electricity, which includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards.* The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed residences, including enhanced insulation, use of energy efficient lighting and appliances as well as requiring a variety of other energy-efficiency measures to be incorporated into the development. Therefore, the Project would be designed

and built to minimize electricity use and so that existing and planned electricity capacity and electricity supplies would be sufficient to support the Project's electricity demand. Thus, potential impacts associated with electrical supply and infrastructure capacity would be less than significant, and no mitigation is required.

### NATURAL GAS

The Southern California Gas Company (SoCalGas) would provide natural gas service to the Project. The Project's addition of 5 residential homes (9 total homes) is not expected to notably impact SoCalGas' service capabilities. The Project would comply with all federal, state, and county requirements related to the consumption of natural gas, which includes CCR Title 24, Part 6 *Building Energy Efficiency Standards* and CCR Title 24, Part 11: *California Green Building Standards.* The CCR Title 24, Part 6 and Part 11 standards require numerous energy efficiency measures to be incorporated into the proposed structures, including enhanced insulation as well as use of efficient natural gas appliances and heating-ventilation-air-conditioning (HVAC) units. Therefore, the Project would be designed and built to minimize natural gas use and so that existing and planned natural gas capacity and natural gas supplies would be sufficient to support the Project's natural gas demand. Thus, potential impacts associated with natural gas supply and infrastructure capacity would be less than significant and no mitigation is required.

### COMMUNICATION SYSTEMS

Numerous private local, wireless, and cellular phone service providers serve the City of Sierra Madre and could provide communication service to the Project. New onsite utility service systems would be constructed/installed that would connect to existing utility systems currently provided in the Project area. The relocation, routing and sizing of the communication system would be coordinated with the communication provider to ensure the long-term operational needs of the Project are met. The onsite utilities would be exposed during the trenching/grading activities and would not result in additional impacts beyond those associated with the temporary grading stage. Connections to offsite utility systems/lines within adjacent streets would involve minor trenching. Potential impacts would be short-term and construction BMPs would be required to minimize construction related impacts. Each utility service provider would coordinate on the design installation and would ensure that utility service would comply with construction standards and that adverse impacts to the environment would be avoided. Potential impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on review of proposed activities and the relatively small size of the proposed development (five additional units, nine units total) in the context of existing utility service providers' operations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## IMPACT USS-2: Would the project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?

The Project site would have sufficient water supplies available to serve the proposed development and reasonably foreseeable future development during normal, dry, and multiple dry years. The Sierra Madre Water District (SMWD) provides water service to the Project site. Table 5.19-3, *Normal Year Supply and Demand Comparison*, Table 5.19-4, *Single Dry Year Supply and Demand Comparison*, and Table 5.19-5, *Multiple Dry Years Supply and Demand Comparison*, demonstrate that the SMWD would have sufficient supplies to meet water demands from 2025 to 2045 under all conditions.

The Project would construct nine single-family detached housing units. The General Plan Land Use Map designates the Project area as Hillside Residential. The Project would be consistent with the General Plan and the population increase generated by the Project would be accounted for in the City's General Plan growth projections. In addition, based on the Project's consistency with the development density of the General Plan land use, the Project's projected water demand would also be within the SMWD's water demand assumptions.

Based on the Water Study (Appendix I2), the City's hydraulic model was analyzed to include the Project's proposed 8-inch pipe along Street 'A'. A modeled demand of 5,670 gallons per day (gpd) with an average of 4 gallons per minute (gpm) was added to the junction at the end of the proposed pipe to reflect the maximum day demand. A steady-state model simulation was run under maximum day demand plus fire flow conditions to evaluate the ability of the water distribution system to meet the required fire flow and added demand. Based on the results, the system would meet the required fire flow at the max elevation of 860 feet with the added demand, while maintaining a minimum residual pressure of 20 pounds per square inch (psi) in the development and in the existing system.

To help reduce water demand, the Project would comply with the requirements of CAL Green. Proposed residences would also include individual unit water-use monitoring. Additionally, the Project would be required to comply with the principles of the State Model Water Efficient Landscape Ordinance, which requires improvements in the efficiency of water use in existing and new urban irrigated landscapes in California. The Project would be subject to this ordinance and would be required to implement water-efficient landscaping design and water-conserving irrigation features within the Project site. Additionally, the Project would be required to coordinate with the City of Sierra Madre and secure a "Will Serve" letter, which would indicate that the SMWD would have the ability to provide adequate water service to the Project. Furthermore, communication with the City of Sierra Madre Water Department indicated water supply would be available for the Project (Appendix I1).

The City of Sierra Madre Urban Water Management Plan (UWMP) identifies that there would be adequate water supplies for the proposed Project and 100% reliability during a normal wet year, a single dry year, and multiple dry years between 2025 and 2045. The Water Study (Appendix I2) indicates that the Project's proposed development would have adequate water supply. The Project would also reduce water demand by complying with the requirements of CAL Green and the City of Sierra Madre Municipal Code. Potential impacts associated with providing adequate water supplies to the Project would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant based on the relatively small size of the proposed development (nine units), SMWD's water supply/demand projections in their UWMP, Project consistency with the current land use/zoning, and compliance with standard building efficiency regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT USS-3: Would the project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?

The City of Sierra Madre facilities provide sewer system services to the City of Sierra Madre. According to correspondence with the City (2024), the wastewater flow originating from the Project would discharge to a new sewer line in proposed Street 'A' with a new connection to an existing 8-inch sewer line in East Grand

View Avenue. The Project's wastewater would be treated at the Whittier Narrows Water Reclamation Plant located in South El Monte. The Project's addition of nine residential homes is not expected to notably impact the City's service capabilities. The Project must obtain a "Will Serve" letter indicating adequate wastewater service would be available. In addition, communication with the City of Sierra Madre Water Department indicated the Project would be able to obtain wastewater service and that the additional demand would not significantly impact existing facilities (Appendix I1). Potential impacts associated with wastewater treatment and facilities would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant based on the relatively small size of the proposed development (nine units), and input provided by the City of Sierra Madre.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT USS-4: Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The City of Sierra Madre relies on Athens Services to pick up solid waste directly from homes. Solid waste disposal for the Project site would be provided at the Mid-Valley Sanitary Landfill in Rialto. The Mid-Valley Sanitary Landfill is permitted to receive 7,500 tons of solid waste per day and has a maximum permitted capacity of 101,300,000 cubic yards with a remaining capacity of 54,219,377 cubic yards as of 2019 (CalRecycle 2019). The Mid-Valley Sanitary Landfill is projected to close in 2045. The Project would generate an estimated 35 tons of solid waste per year, which is within the capacity of the landfill (Athens 2024). Potential impacts would be less than significant.

To ensure that Project implementation would not result in temporary solid waste generation in exceedance of daily throughput landfill capacity during the Project's construction and demolition phases and to help meet countywide and local waste diversion goals, the City requires a waste management plan (WMP) for construction projects costing over $50,000. The Project would create and follow the approved WMP as required by the Sierra Madre Municipal Code Chapter 8.13 (Construction and Demolition Waste Disposal). Based on the relatively small size of the proposed development and compliance with the municipal code, impacts are considered less than significant.

**Level of Impact Before Mitigation:** Less than significant impact to waste disposal services due to the small number of homes (nine units) and adherence to the WMP.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT USS-5: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The Project would produce solid waste during the demolition and construction stages as well as during operations (i.e., occupancy of the homes). Solid waste would be provided by Athens Services. The Project would be required to comply with federal, state, and local statutes and regulations related to solid waste. For operational waste, AB 939 requires all cities and counties to divert a minimum of 50% of all solid waste

from landfills. Additionally, the Project would comply with the following sections from the City of Sierra Madre Municipal Code (Chapter 8.12), which regulates waste, storage, collection, transfer, and disposal.

The Project would be required to comply with California Department of Resources Recycling and Recovery disposal requirements. The Project would also employ Best Management Practices (BMPs) to reduce solid waste disposal such as the recycling of all plastic bags, containers, and green waste composting, chipping, and shredding. Project implementation would not conflict with the ability to comply with federal, state, or local regulations related to solid waste. Potential impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant impact based on the nature of proposed activities and compliance with standard laws and regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.19.6 CUMULATIVE IMPACTS

The proposed Project and cumulative related development projects listed in Section 4.0, *Basis for Cumulative Impacts*, would receive water service from the Sierra Madre Water District (SMWD); wastewater service from the City of Sierra Madre; solid waste disposal service from Athens Services; electrical service from Southern California Edison (SCE); natural gas service from Southern California Gas Company (SoCalGas); and telecommunications services from the various providers in the area. As previously discussed, Project implementation would add an estimated five new residents (nine units total) to the area, which would incrementally increase the demand for these utilities and services; however, Project-specific direct and indirect impacts were determined to be less than significant based on the relatively small size of the proposed development (nine units total) in the context of potentially impacted utilities and services; compliance with applicable laws, ordinances, and regulations; and payment of applicable connection and service fees.

Cumulative development projects shown in Section 4.0, *Basis for Cumulative Impacts*, would also be evaluated for potential impacts to utilities and service systems; be subject to all applicable agency reviews and laws, ordinances, and regulations; and be required to pay connection and service fees. Therefore, the proposed Project, combined with related cumulative projects, would not result in cumulatively considerable impacts to utilities. Impacts would be less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant based on the relatively small size of the proposed development (nine units) in the context of potentially impacted utilities and services; compliance with applicable laws, ordinances, and regulations; and payment of applicable connection and service fees.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** No Impact.

## 5.19.7 MITIGATION MEASURES

No mitigation measures are required.

## 5.19.8 REFERENCES

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City of Sierra Madre, *City of Sierra Madre General Plan – Land Use Element Update*. Adopted November 9, 2021.

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IDModeling and Bucknam and Associates, *City of Sierra Madre Water System Master Plan*. February 2018.

PlaceWorks, *Sierra Madre General Plan Update Draft EIR*. May 2015.

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Willdan Engineering, *Sewer System Management Plan for the City of Sierra Madre*. February 2022 Update.

# 5.20 WILDFIRE

## 5.20.1 INTRODUCTION

The following analysis addresses existing wildfire hazard conditions at the Project site and surroundings, considers applicable goals and policies associated with wildfire risk, identifies and analyzes potential environmental impacts, and recommends measures to reduce or avoid adverse impacts, as applicable.

## 5.20.2 ENVIRONMENTAL SETTING

A wildland fire is a non-structural fire that occurs in vegetative fuels. Wildland fires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. The potential for wildland fires represents a hazard where development is adjacent to open space or within proximity to wildland fuels or designated Fire Hazard Safety Zones.

The Project site is generally surrounded by existing development and is currently developed with nearby residential structures, making it an infill development; however, the Project site is also located in a residential hillside area in the southern foothills at the base of the San Gabriel Mountains. Undeveloped pockets of native and non-native vegetation and steeper topography are present within the Project site, predominantly in the northern portion of the site.

The California Department of Forestry and Fire Protection (CAL FIRE) identifies the Project site as not located within a Moderate, High, or Very High Fire Severity Zone or within a State Responsibility Area (CAL FIRE 2023); however, the Project site is located within a Very High Fire Hazard Severity Zone in a Local Responsibility Area, per CAL FIRE's updated recommendation list of cities within Los Angeles County (CAL FIRE 2011). Additionally, the Project site is also identified as being within a Very High Fire Hazard Severity Zone by the City of Sierra Madre, per the City of Sierra Madre's Adopted General Plan 2023 Hazard Prevention Element Update's Figure 3-2 *Very High Fire Hazard Severity Zone Map*.

Within a State Responsibility Area (SRA), under Title 14 of the Natural Resources of the California Code of Regulations (CCR), CAL FIRE has the primary responsibility for implementing wildfire planning and protection. CAL FIRE develops fire safe regulations and issues fire safe clearances for land within the SRA. The Project site, however, is located in a Local Responsibility Area (LRA) and under the responsibility of the Sierra Madre Fire Department (City of Sierra Madre 2023).

There is one fire station in the City of Sierra Madre that is operated by the Sierra Madre Fire Department (SMFD). Fire Station No. 41 would continue to provide service to the Project site. Details about this station are summarized in Table 5.20-1, *City of Sierra Madre Station Location*.

Table 5.20-1
City of Sierra Madre Fire Station Location

| Station Number | Address | Distance from Site | Staffing/Equipment |
|---|---|---|---|
| Station 41 | 242 W. Sierra Madre Boulevard<br>Sierra Madre, CA 91024 | 1.7 miles | Personnel<br>15 – Sworn<br>1 – Administrative<br>1 – Fire Chief |

| Station Number | Address | Distance from Site | Staffing/Equipment |
|---|---|---|---|
| | | | Equipment<br>2 – Type I Fire Engines (1 Frontline, 1 Reserve)<br>2 – Rescue Ambulances (1 Frontline, 1 Reserve)<br>1 – Water Tender (3000 gal)<br>1 – Office of Emergency Services (OES) Type VI Fire Engine<br>1 – Arson Investigation Vehicle (Chevy Tahoe)<br>1 – Staff Vehicle (2022 Chevy Silverado)<br>Emergency Medical Services<br>Advanced Life Support (ALS) - Ground Emergency Medical Transportation Services (GEMT) |
| Source: Sierra Madre Fire Department; November 20, 2023. | | | |

## 5.20.3 REGULATORY SETTING

### FEDERAL

### National Fire Protection Association Standards

The National Fire Prevention Association (NFPA) is a global, non-profit organization that promotes safety standards, education, training, and advocacy on fire and electrical-related hazards. NFPA codes, standards, recommended practices, and guides are developed through a consensus standards development process approved by the American National Standards Institute. NFPA standards are recommended guidelines in fire protection but are not laws or "codes" unless adopted or referenced as such by the California Fire Code or local fire agency. Specific standards applicable to wildland fire hazards include, but are not limited to:

- NFPA 1 - Fire Code 2024
- NFPA 1141 - Fire Protection Infrastructure for Land Development in Wildlands
- NFPA 1142 - Water Supplies for Suburban and Rural Fire Fighting
- NFPA 1143 - Wildland Fire Management
- NFPA 1144 - Reducing Structure Ignition Hazards from Wildland Fire
- NFPA 1710 - Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations

### STATE

### CAL FIRE

Section 51175 et seq. of the Government Code directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). The Government Code then provides directions for the local jurisdiction to take appropriate action.

### CAL FIRE Strategic Plan

The 2018 Strategic Fire Plan for California focuses on fire prevention, suppression, and natural resource management to reduce wildfire hazards and protect lives, property, and ecosystems.

### Fire Safety During Construction and Demolition (CFC Chapter 33)

California Fire Code (CFC) Chapter 33 outlines general fire safety precautions for all structures and all occupancies during construction and demolition operations. In general, these requirements seek to maintain required levels of fire protection, limit fire spread, establish the appropriate operation of equipment, and promote prompt response to fire emergencies. There is an emphasis on owner responsibility and the need to create and implement a site safety plan. Features regulated include fire protection systems, fire fighter access to the site and building, water supply, means of egress, hazardous materials storage and use, and temporary heating equipment and other ignition sources.

### 2022 California Building and Fire Codes

The 2022 California Building and Fire Code Chapter 7A establishes minimum standards to protect life and property for a building located in a Wildland-Urban Interface Fire Area by increasing its ability to resist the intrusion of flames or burning embers. Chapter 7A applies to new buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area. In addition to state regulations and adopted model codes, the Project site would follow the Los Angeles County Code of Ordinances, Title 32 – Fire Code (fire alarm systems, architectural review, Fire Master Plan, fire sprinkler systems, underground installations, clearance of brush and vegetative growth, and any other applicable standards).

### California Health and Safety Code

Sections 13000 et seq. of the California Health and Safety Code include fire regulations for building standards (also in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

### California Occupational Safety and Health Administration

In accordance with the California Code of Regulations, Title 8 Sections 1270 “Fire Prevention” and 6773 “Fire Protection and Fire Fighting Equipment,” California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire house sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

### California Public Resources Code Section 4290

The California Public Resources Code, Section 4290, requires the Board of Forestry and Fire Protection to “adopt regulations implementing minimum fire safety standards related to defensible spaces which are applicable to state responsibility area lands under the authority of the department.” The requirements for protection from wildfire are further clarified and made specific in regulations in accordance with California Code of Regulations, Title 14 Natural Resources, Division 1.5 Department of Forestry, Chapter 7 - Fire Protection, Subchapter 2 entitled, “SRA Fire Safe Regulations.”

### California Public Resource Code Sections 4290 and 4291

California Public Resource Code Sections 4290 and 4291 require property owners to conduct maintenance to reduce fire danger. Required fire maintenance includes, but is not limited to, maintaining 100 feet of defensible space along all sides of a structure or up to the property line; removing dead or dying vegetative materials, trees, and/or shrubs; constructing fire breaks or other appropriate vegetation management techniques around fire-sensitive land uses (i.e., hospitals, adult residential care facilities, schools, storage tanks, and hazardous materials facilities); and maintaining vegetative clearings near electrical transmission or distribution lines.

## LOCAL

### City of Sierra Madre Hazard Mitigation Plan

The City of Sierra Madre has a Hazard Mitigation Plan (HMP) that was adopted on December 10, 2020. The HMP includes a broad range of activities designed to protect homes, schools, public buildings and critical facilities. History shows that physical, financial, and emotional loss caused by disasters can be reduced significantly through hazard mitigation planning as it focuses attention and resources on solving a particular problem and thereby produces successive benefits over time. The purpose of a HMP is to reduce or eliminate long-term risk to people and property from natural hazards and their effects on the City. An updated and adopted Plan is required not only to reduce risk to the community, but to maintain eligibility for certain types of non-emergency, disaster mitigation funding from FEMA under the Disaster Mitigation Act of 2000.

### City of Sierra Madre Code of Ordinances (Municipal Code)

Title 15 (Buildings and Construction), Chapter 15.24 (Fire Code). Adopts the most current California Fire Code, which includes precautionary regulations and standards such as fire-retardant roofs, automatic life safety support sprinkler system, fire extinguishers, etc.

Title 15 (Buildings and Construction), Chapter 15.28 (Fire Zones). Section 15.28.020 of this chapter designates approximately the entire northern half of the City area to be a “Very High Fire Hazard Severity Zone”, as determined by the California Department of Forestry and Fire Protection. Therefore, development in this zone requires compliance with California Green Building Standards Codes and various fire-resistive design standards.

Title 17 (Zoning), Chapter 17.52 (H Hillside Management Zone), Section 17.52.170 (Fire Prevention and Landscaping Standards). Section 17.52.170 of this chapter discusses that a fire plan, where required, shall be approved in conjunction with any approval under this chapter to protect persons and property and shall include required planting of fire-resistant vegetation and other appropriate regulations, including roofing, eaves, exterior wall surfaces, overhangs, sprinkler systems fuel modification/brush control and the existence of a swimming pool marked on the curb in front of the property per the fire department. In addition, prior to the issuance of any building permit for development of any R-H-zoned lot, a final fencing and landscaping plan consistent with any prior approvals shall be submitted for review and approval.

### City of Sierra Madre General Plan

#### HAZARD PREVENTION ELEMENT

The following are relevant objectives and policies for the proposed Project:

Fire Safety

OBJECTIVE Hz1: Providing adequate service levels of fire protection that meets the needs of Sierra Madre residents, businesses and visitors.

Policy Hz1.2: Promote public education about fire safety at home, in the community, and in the work place.

Policy Hz1.3: Continue to coordinate the provision of fire services with all public safety service providers and monitor their adequacy and responsiveness to community needs.

Policy Hz1.4: Encourage, facilitate, and participate in, where appropriate, the establishment of methods of communication between the Fire Department and Sierra Madre community members to discuss and resolve issues of responsiveness and sensitivity.

OBJECTIVE Hz2: Providing adequate fire protection necessary for existing and future development.

Policy Hz2.5: Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the development review process that new development will not result in a reduction of fire protection services below acceptable levels.

Policy Hz2.6: Continue to require that new development provides adequate hydrants and show sufficient evidence that there is adequate water supply/fire flow and that it is available to accommodate the fire protection needs of new construction. The City will cooperate with the San Gabriel Valley Municipal Water District (SGVMWD) for infrastructure upgrades needed to maintain the integrity of water supply.

Policy Hz2.8: Develop vegetation management plans that manage chemise and chaparral to ensure adequate firebreaks, to provide adequate access for fire protection water systems, and access for firefighting.

Policy Hz2.9: Maintain and update hillside development standards which include fire prevention design measures.

Policy Hz2.12: All new residential developments in hazard areas shall have at least two emergency evacuation routes (i.e., points of ingress and egress).

Policy Hz2.14: All new development in the VHFSZ will comply with the most current version of the California Building Codes and California Fire Code.

Policy Hz2.15: All new development shall meet or exceed Title 14, CCR, division 1.5, Chapter 7, subchapter 2, articles 1-5 (commencing with Section 1270) (SRA Fire Safe Regulations) and Title 14, CCR, division 1.5, Chapter 7, subchapter 3, article 3 (commencing with Section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations) for SRAs and/or VHFHSZs.

OBJECTIVE Hz5: Limiting fire hazard through brush and weed abatement.

Policy Hz5.1: Mandate annual brush removal from April to June.

OBJECTIVE Hz5.a: Limit risk of wildfire through public education and development planning.

Policy Hz5.a.2: Maintain contemporary collection of maps relating to the fire hazard to help educate and assist builders and homeowners in mitigating against wildfire. (HMP WF-3)

Policy Hz5.a.3: The City will require all new development to incorporate fire-safe design by requiring property owners to submit plans showing ingress/egress, evacuation routes, emergency vehicles access, visible home addressing and signage and fuel modification/fire –retardant zones.

Policy Hz5.a.7: The City shall continue to require vegetation management plans for all new development projects in the VHFHSZ.

Policy Hz5.a.8: The City shall require new development projects in VHFHSZ to prepare fire protection plans.

Policy Hz5.a.9: The City shall continue to require all new development projects in VHFHSZ to be constructed based on CBC 7A standards.

OBJECTIVE Hz5.b: Avoid construction of new development in natural open space areas in Very High Fire Hazard Severity Zones.

Policy Hz5.b.2: Maintain contemporary collection of maps relating to the fire hazard to help educate and assist builders and homeowners in mitigating against wildfire. (HMP WF-3)

## 5.20.4 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- WF-1: Substantially impair an adopted emergency response plan or emergency evacuation plan;
- WF-2: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- WF-3: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; and
- WF-4: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

## 5.20.5 ENVIRONMENTAL IMPACT ANALYSIS

### IMPACT WF-1: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Project construction activities could result in temporary partial lane closures on East Grand View Avenue during construction of proposed Street ‘A’ and utility connections. However, the temporary lane closures would be implemented in accordance with recommendations provided in the California Temporary Traffic Control Handbook to ensure emergency access would be maintained at all times. Project construction activities would be coordinated with the City of Sierra Madre, which would ensure that traffic controls are

in place to maintain emergency access to and around the Project site. With compliance with the City of Sierra Madre Traffic Control requirements, potential impacts regarding conflicts with emergency response plans during construction would be less than significant.

Permanent occupation of the Project site would also not substantially impair an adopted emergency response plan or emergency evacuation plan. The City adopted the Sierra Madre Hazard Mitigation Plan (HMP) on December 10, 2020. The HMP includes an assessment of risks from earthquakes, floods, wildfires, landslides, and windstorms and provides mitigation strategies on a citywide level. The General Plan incorporates information and policies from the HMP, including policies that augment previously adopted policies, address climate change adaptation and resilience, and address multiple hazards, windstorms, and utility safety and protection. According to the HMP, a City action item is to develop a Multi-Hazard Emergency Evacuation Plan. During preparation of this DEIR, the Multi-Hazard Emergency Evacuation Plan was not yet available for public review.

As stated in Policy Hz5.a.3 of the Hazard Prevention Element Update from the General Plan, the City would require all new development to incorporate fire-safe design by requiring property owners to submit plans showing ingress/egress, evacuation routes, emergency vehicles access, visible home addressing and signage and fuel modification/fire–retardant zones. In an emergency, the Project residents would evacuate from proposed Street 'A' onto East Grand View Avenue. Preliminary correspondence with the Sierra Madre Fire Department conducted in January 2024 indicated that the Project site would have adequate emergency access and would not significantly restrict opportunities for egress in the Project vicinity in the event of an emergency (Appendix I1) Incident Command structure in consultation with the fire department, law enforcement, public works, and local government liaisons in order to establish when and where they would occur. In the event of an emergency, residents would be directed to specific evacuation routes to avoid conflicts with emergency response plans. In addition, the City of Sierra Madre City Manager, acting as the City's Director of Emergency Services, could also issue an executive order for street and road clearing similar to what occurred during the 2020 Bobcat wildfire. Additional street and road clearance would increase capacity, safety, and viability of evacuation routes under a range of emergency scenarios. The amount of traffic generated by the proposed Project would not result in a condition that would physically interfere with an adopted emergency response plan or emergency evacuation plan. Based on the City of Sierra Madre's average household size of 2.29 persons per household (City of Sierra Madre 2022), the Project is estimated to have 21 residents; therefore, the Project would contribute negligible amounts of new vehicle trips within the Project area if an emergency evacuation were required. The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and based on the proposed land use and size of development.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT WF-2: Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Topography influences the movement of air and the direction of a fire course. Additionally, wind events can magnify the risks of wildfire and can have the potential to expose inhabitants to elevated pollutant concentrations. According to the Hazard Mitigation Plan (HMP), due to its weather, topography, and native

vegetation, the majority of Los Angeles County is at risk from wildland fires (EPC 2020). The extended droughts characteristic of California's Mediterranean climate result in large areas of dry vegetation that provide fuel for wildland fires. Furthermore, the native vegetation typically has a high oil content that makes it highly flammable. The area is also intermittently impacted by Santa Ana winds, the hot, dry winds that blow across southern California in the spring and late fall. According to the Sierra Madre General Plan, Sierra Madre's location at the base (southern foothills) of the San Gabriel Mountains presents a significant wildfire hazard to people and structures. The natural, undeveloped slopes of the hillside areas within the City support open coastal sage scrub and chaparral habitats that are susceptible to wildfires common to the San Gabriel Mountains. Additionally, development in the canyon areas is characterized by narrow roads with tree canopy coverage. These tree canopies provide opportunities for hillside wildfires to spread, creating a potential fire hazard for residents of Sierra Madre.

The Project site is generally surrounded by existing development and is currently developed with nearby residential structures; however, the Project site is also located in a residential hillside area in the southern foothills at the base of the San Gabriel Mountains. The Project site's topography within the area of the proposed development is characterized by a canyon on the eastern portion of the site, a main south-trending ridge in the central portion of the site and smaller canyons and ridges. Elevations range from 1,150 feet in the northern portion of the Project site to 770 feet near East Grand View Avenue. Slope gradients range from flatter than 5:1 within the axis of the canyons and ridges to steeper than 1:1 on the natural ridge flanks (Irvine Geotechnical 2019). Portions of the ridges and canyons are planted with remnant orchard groves. Ruderal vegetation and disturbed ground cover is present within the main canyon and the area surrounding the existing residences. Mature oak, sycamore, walnut, eucalyptus and pine trees are also present. Natural slopes are covered by chaparral, coastal sage scrub and poison oak.

The Project would develop the site with residential uses in conformance with the City of Sierra Madre's Municipal Code Section 17.52 - *H Hillside Management Zone*. The residential pads would be predominantly located on the flatter, southern portion of the Project site, with grading and construction of retaining walls proposed to accommodate development near steeper areas. All new residential structures within the Project site would be constructed per the California Fire Code standard. Each of the proposed residential structures would comply with the enhanced ignition-resistant construction standards of the 2022 California Building and Fire Code Chapter 7A. The Project would also be required to design, construct, and maintain structures and access ways in compliance with local, city, county, and state fire code requirements. This includes compliance with Section 17.52.170 - *Fire Prevention and Landscaping Standards* of the City's Code of Ordinances (Municipal Code) (City of Sierra Madre, September 2023).

The Project would be reviewed by the City of Sierra Madre Building Department and Fire Department to ensure that building construction meets the minimum standards for fire safety as defined in the City building and fire codes. These City reviews would provide oversight on the proper installation and maintenance of fire access roadways, placement of hydrants, adequate water supply, access to structures, and appropriate use of building materials and practices. Preliminary correspondence with the Sierra Madre Fire Department conducted in January 2024 indicated that the Project site would have adequate emergency access and would not significantly restrict opportunities for egress in the Project vicinity in the event of an emergency (Appendix I1). Review of the Project by the Building Department and Fire Department would provide the necessary oversight to implement applicable building and safety requirements, including those for compliance with Section 17.52.170 - *Fire Prevention and Landscaping Standards* of the Municipal Code. Compliance with standard conditions and City oversight review procedures would reduce potential fire risk impacts to acceptable levels. Therefore, impacts are considered less than significant, and no mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and City oversight review procedures.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT WF-3: Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Project would require the construction and maintenance of proposed Street 'A', a fire turnaround access driveway/easement, fire hydrants located within the Project site, and fuel modification/brush control zones as disclosed in this DEIR. No other roads, fuel breaks, emergency water sources, power lines or other utilities are proposed. As analyzed in the Water Study (Appendix I2), a steady-state model simulation was run under maximum day demand plus fire flow conditions to evaluate the ability of the water distribution system to meet the required fire flow and added Project demand. Based on the results, the proposed system would meet the required fire flow at the max elevation of 860 feet with the added Project demand, while maintaining a minimum residual pressure of 20 pounds per square inch (psi) in the development and in the existing system. Note, potential impacts to biological resources associated with fuel modification/brush control are discussed in Section 5.4, *Biological Resources*.

Prior to issuance of a building permit, each single-family detached home/lot would need to demonstrate that the individual home/lot's features (e.g., roofing, eaves, exterior wall surfaces, overhangs, sprinkler systems, fuel modification/brush control, and swimming pools) are in conformance with the City of Sierra Madre's Municipal Code Section 17.52 - *H Hillside Management Zone*, and more specifically, in conformance with Section 17.52.170 - *Fire Prevention and Landscaping Standards*. Conformance with the City's Municipal Code as overseen by the City of Sierra Madre Planning Department and Fire Department would reduce potential fire risk impacts to acceptable levels; and therefore, be less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with implementation of standard conditions and City oversight review procedures.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

### IMPACT WF-4: Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

As previously discussed, the California Department of Forestry and Fire Protection (CAL FIRE) identifies the Project site as not located within a Moderate, High, or Very High Fire Severity Zone or within a State Responsibility Area (CAL FIRE 2023); however, the Project site is located within a Very High Fire Hazard Severity Zone in a Local Responsibility Area (LRA), per CAL FIRE's updated recommendation list of cities within Los Angeles County (CAL FIRE 2011). The Project site is also identified as being within a Very High Fire Hazard Severity Zone by the City of Sierra Madre, per the City of Sierra Madre's Adopted General Plan 2023 Hazard Prevention Element Update. In addition, the northern portion of the Project site, predominantly located in the proposed "Non-Buildable Area", is characterized by steeper topography. The

Very High Fire Hazard Severity Zone designation does not indicate that development cannot occur safely within this zone, but it does indicate that a higher level of ignition resistant materials must be used, and a higher level of design accommodations must be implemented. Such practices would be required by the City of Sierra Madre's Municipal Code Section 17.52 - *H Hillside Management Zone* and Section 17.52.170 - *Fire Prevention and Landscaping Standards* as previously discussed above.

As indicated in this DEIR's Section 5.7, *Geology and Soils*, under Impact GEO-6, results of the landslide analysis, liquefaction analysis, and lateral spreading analysis indicate the Project site has global stability and would be suitable for the proposed development with the implementation of standard regulatory conditions and with the implementation of site-specific, design-phase geotechnical recommendations as required under Mitigation Measure GEO-1. With the implementation of GEO-1, potential impacts to Project site stability would be less than significant, and no additional mitigation measures would be required.

As indicated in this DEIR's Section 5.10, *Hydrology and Water Quality*, under Impact HWQ-6, the Project site is located in Zone X, an area subject to minimal flooding, as shown previously on Figure 5.10-4, *National Flood Hazard Map*. An analysis of the existing East Grand View Avenue Storm Drain shows that the water runoff from a 100-year and 50-year 24-hour storm event would increase the flow by less than 1% (Advanced Civil Group 2019). This increase in flow is within the capacity of the existing storm drain. As also shown in Table 1 - *Hydrology Summary* of the Drainage Study, the "Fire Factor" for both the existing condition and proposed Project condition would be the same at 0.71 (Appendix G1). No adverse impacts associated with flood flows are anticipated.

Based on the analysis above, both potential onsite and offsite risks associated with runoff, post-fire slope instability, and drainage changes are considered less than significant with implementation of Mitigation Measure GEO-1.

**Level of Impact Before Mitigation:** Potentially significant without implementation of design-level geotechnical recommendations and compliance with standard building regulations.

**Mitigation Measures:** Mitigation Measure GEO-1 described in Section 5.7.7 would be required.

**Level of Impact After Mitigation:** Less Than Significant Impact With Mitigation Incorporated.

## 5.20.6 CUMULATIVE IMPACTS

The proposed Project and related cumulative development projects discussed in Section 4.0, *Basis for Cumulative Impacts*, would receive fire protection services from the City of Sierra Madre Fire Department (if within their jurisdiction). The Fire Department has indicated that the proposed Project would not require the expansion of fire protection facilities or services. Further, the proposed Project would be designed in conformance with the California Building Code, California Fire Code, and the Municipal Code Section 17.52 - *H Hillside Management Zone*, and more specifically, in conformance with Section 17.52.170 - *Fire Prevention and Landscaping Standards*. Potential cumulative impacts to the surrounding community and to fire protection services would be less than significant.

The Sierra Madre Fire Department would also review all cumulative related development projects within their jurisdiction to ensure adequate site access, fire flow, sprinkler systems, hydrant spacing, and turning radii, among other required fire protection safety criteria, is provided. The overall potential cumulative impact to the surrounding community and to fire protection services would be less than significant. No mitigation is required.

**Level of Impact Before Mitigation:** Less than significant with compliance with standard building regulations.

**Mitigation Measures:** No mitigation measures are required.

**Level of Impact After Mitigation:** Less Than Significant Impact.

## 5.20.7 MITIGATION MEASURES

Mitigation Measure GEO-1 described in Section 5.7.7 would be required as discussed above under IMPACT WF-4.

## 5.20.8 REFERENCES

Advanced Civil Group, *Ginkgo Stonehouse Property Drainage Study*. March 21, 2019.

Advanced Civil Group, Inc., *Ginkgo Stonehouse Property Water Study*. August 10, 2020.

California Department of Forestry and Fire Protection (CAL FIRE), *City of Sierra Madre Very High Fire Hazard Severity Zones in LRA*, September 29, 2023. Accessed July 2, 2024 at https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008.

California Department of Forestry and Fire Protection (CAL FIRE). September 2011. *Fire Hazard Severity Zones in Local Responsibility Areas.* Los Angeles County City FHSZ Maps, Sierra Madre. Accessed July 2, 2024 at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/ fire-hazard-severity-zones/fire-hazard-severity-zones-maps.

City of Sierra Madre, *City of Sierra Madre General Plan 2021-2029 Housing Element*. Adopted July 26, 2022.

City of Sierra Madre, *Code of Ordinances (Municipal Code)*. Updated May 7, 2024.

City of Sierra Madre, *Sierra Madre General Plan Hazard Prevention Element*. Adopted May 23, 2024.

Emergency Planning Consultants (EPC), *City of Sierra Madre Hazard Mitigation Plan*, December 10, 2020.

Irvine Geotechnical. *Geologic and Soils Engineering Plan Review and Update Report- Proposed 9 Lot Subdivision.* November 19, 2019.

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# SECTION 6.0 ALTERNATIVES ANALYSIS

## 6.1 INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines require EIRs to describe a range of alternatives to a project, or to the location of a project (i.e., alternative project site), which would feasibly achieve most of the basic project objectives but would avoid or substantially lessen any of the significant effects identified in the analysis. Additionally, an EIR may only consider alternatives that are feasible. An EIR is not required to consider every conceivable alternative to a project; however, alternatives may be considered even if they would impede, to some degree, the attainment of project objectives or be more costly (provided that they remain economically feasible).

The analysis contained in this section compares each of the alternatives to the proposed Project and includes an analysis of each alternative with respect to each of the environmental issues evaluated. In addition, the analysis of alternatives includes the assumption that all mitigation measures associated with the Project would be implemented with an alternative, where applicable. However, applicable mitigation measures may be scaled to reduce or avoid the potential impacts of the alternative under consideration and may not precisely match those identified for the Project.

CEQA provides that a project for which a certified EIR has identified one or more significant effects on the environment cannot be approved unless specific findings are made (see PRC §21081(a) and (b)), one of which may be that there are no feasible alternatives that would substantially lessen the project's environmental effects.

## 6.2 REQUIREMENTS OF ALTERNATIVES ANALYSIS

### SELECTION OF PROJECT ALTERNATIVES

Section 15126.6 of the CEQA Guidelines explains the foundation and legal requirements for the alternatives analysis in an EIR. In selecting suitable alternatives to the Project or its location, four threshold tests evaluate whether a possible alternative:

- Is capable of avoiding or substantially lessening any significant effects of the Project;
- Can attain most of the Project Objectives, even if it cannot attain all Project Objectives;
- Is potentially feasible; and
- Is reasonable and realistic.

The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

### ALTERNATIVE SITES

CEQA specifically allows but does not expressly require a discussion of alternative sites. The courts have not yet provided direction on what criteria are required for the analysis if the lead agency does include an alternative site analysis in an EIR. If the agency does so, only locations that would avoid or substantially lessen any of the significant effects of the project need be considered and the EIR should evaluate whether the project proponent can reasonably acquire, control, or otherwise have access to an alternative site (or if the site is already owned by the proponent).

### "NO PROJECT" ALTERNATIVE

CEQA requires consideration of a "No Project" Alternative, which reflects the conditions existing at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced. In evaluating the potential impacts of the "No Project" Alternative, the EIR should project what would be reasonably expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services.

### ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The "Environmentally Superior Alternative" must be identified. If the Environmentally Superior Alternative is the "No Project" alternative, the EIR shall also identify an Environmentally Superior Alternative among the other alternatives. Only those impacts found significant and unavoidable are relevant in making the final determination of whether an alternative is environmentally superior or inferior to the proposed Project.

## 6.3 CONSIDERATION OF SIGNIFICANT ENVIRONMENTAL IMPACTS

In discussing the selected range of reasonable alternatives to a project, the EIR must evaluate the comparative merits of the alternatives when compared to the project. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project itself. With respect to the Project evaluated by this DEIR, based on the analysis provided within Section 5.0, *Environmental Analysis*, the proposed Project would not result in a significant unavoidable adverse impact.

## 6.4 SUMMARY OF PROJECT OBJECTIVES

The "Project Objectives" used in the alternatives analysis are intended to aid decision makers in their comparison of the alternatives to the Project, most specifically with respect to each alternative's ability to feasibly attain most of the Project Objectives. The Project objectives are summarized as follows:

1. Develop the Project site with single-family residential lots that meet the terms and conditions of the *Settlement Agreement and Mutual Release* dated March 23, 2010;
2. Provide additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029;
3. Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image, and environmental quality of the City;
4. Ensure that development in the hillside areas is located so as to result in the least environmental impact;
5. Ensure that all hillside development to fit the existing land form; and
6. Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features.

## 6.5 FEASIBILTY OF ALTERNATIVES

According to Section 15126.6(f)(1) of the CEQA Guidelines, factors that may be considered when evaluating the feasibility of an alternative include:

- Site suitability.
- Economic viability.
- Availability of infrastructure.
- General Plan consistency.
- Other plans and regulatory limitations.
- Jurisdictional boundaries (projects with a regionally significant impact should consider the regional context).
- Whether the proponent can reasonably acquire, control, or otherwise have access to an alternative site or offsite areas.

## 6.6 ALTERNATIVES CONSIDERED BUT NOT ADVANCED DURING THE PLANNING PROCESS

Many alternatives were considered but not included within the range of reasonable alternatives evaluated by this Section. Those rejected alternatives are listed below along with the reasons for which they were rejected. Generally, those reasons generally consisted of the following:

- The alternative would not feasibly attain most of the Project Objectives;
- The alternative was not feasible or was not reasonable;
- The alternative has regulatory limitations; and/or
- The alternative is not suitable for the site based on current zoning and/or community context.

The potential alternatives considered but not advanced during the planning process are described below. In reviewing these rejected potential alternatives as well as the selected alternatives, the project objectives as well as the current zoning are heavily considered.

The current zoning on the project site is R-H – Residential Hillside. The R-H Zoning Designation allows one dwelling unit per lot that consists of a maximum of two stories and 25 feet. This designation generally applies to lots over 25,000 square feet in size. A maximum of one detached single-dwelling unit is permitted as the primary residence. As discussed in Section 3.0, *Project Description*, and Section 5.11, *Land Use and Planning*, the proposed Project's development parameters are governed by the Settlement Agreement and MOU, which establishes specific development rights and entitlements for the Project site, modifying the application of certain provisions of the City's zoning regulations. Based on the current Zoning Code Section 17.52.140 - *Design and development standards for land divisions*, the maximum allowable lots on the Project site would be four (4) lots; however, the Settlement Agreement and MOU would allow the Project site to be developed with 10 residential lots. As only nine (9) lots are proposed, for purposes of CEQA analysis, the Project is considered consistent with applicable land use regulations, including the General Plan and the modified zoning standards.

### REDUCED DENSITY ALTERNATIVES

A Reduced Density Alternative was considered but rejected because it would conflict with provisions of the Settlement Agreement and MOU. In addition, a requirement to reduce the number of homes below what can be built on the Project site under its general plan and consistent zoning designations would violate the Housing Crisis Act (Government Code Section 65589.5). Here, the Sierra Madre General Plan allows a density up to 1 dwelling unit per lot for homes with the H (Hillside) land use designation. The Project, as proposed, has a density of approximately 1.00 units per lot, which is consistent with and below the General Plan maximum density. The Housing Crisis Act (Government Code Section 65589.5) prohibits a city's requiring a project to reduce the number of homes below what can be built on a project site below the maximum allowed under its general plan and consistent zoning designations. Here, (i) this alternative would require such a reduction, (ii) the landowner is not agreeable to further density reductions below the maximum permitted under the City's General Plan and consistent zoning regulations, and (iii) such reductions would, therefore, violate the Housing Crisis Act. As a result of these considerations, a Reduced Density Alternative was considered infeasible and rejected.

### ALTERNATIVE PROJECT SITE

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that can avoid, or substantially lessen any significant effects of the project (note: no significant unavoidable environmental effects have been identified for the proposed Project). An alternative site does not need to be considered when implementation is "remote and speculative," such as when the alternative site is beyond the control of a project applicant. Presently, there are no suitable alternative sites within the control of the Project Applicant. Consequently, the Alternative Project site was considered infeasible and was rejected.

## 6.7 PROPOSED PROJECT ALTERNATIVES

As noted earlier, the range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice (CEQA Guidelines Section 15126.6(f)). With the historical and regulatory context as a backdrop, a review can proceed if alternatives to a project that minimize impacts brought about by the project are not addressed in other CEQA documents. This DEIR evaluates two alternatives to the proposed Project, including:

- Alternative 1: No Project, Current General Plan and Zoning
- Alternative 2: Reduced Lot Size Design Alternative

## 6.8 ALTERNATIVE 1: NO PROJECT, CURRENT GENERAL PLAN AND ZONING

Under Alternative 1: *No Project, Current General Plan and Zoning*, no new development would take place on the Project site in the immediate future. The site would remain in its current condition for an unknown period of time, retaining the existing onsite four single-family residential buildings, three sheds, and two gazebos.

If the proposed Project is denied and Alternative 1 is selected, it is unreasonable to expect that the Project site would remain preserved in its existing environmental condition for the distant future because the Project site is zoned for residential development; allows for up to 1 dwelling units per lot; and was the subject of a previous Settlement Agreement between the City of Sierra Madre and previous landowner that allows for additional residential units as currently proposed by the Project Applicant. It would be reasonable to expect that another housing development, also consistent with the Project site's current zoning as

modified by the Settlement Agreement and MOU, would be proposed either by the current owner or another owner if the Project site is sold. Pursuant to CEQA Section 15126.6(e)(3)(B) "…where failure to proceed with the project will not result in preservation of existing environmental conditions the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment." To that effect, potential environmental effects for Alternative 1 are anticipated to be substantially the same or similar to those analyzed for the proposed Project because of the existing zoning, Settlement Agreement, and MOU. Nonetheless, the potential environmental effects of Alternative 1 are analyzed below in the less likely scenario that the Project site remains developed, as under existing conditions.

### 6.8.1 AESTHETICS

There are no designated State Scenic Highways within the viewshed of the Project site. Neither the proposed Project nor Alternative 1 would obstruct or modify any scenic resources within a State Scenic Highway. Both the proposed Project and Alternative 1 would be consistent with the community character of the area. Proposed levels of lighting and glare at the Project site would be similar but somewhat reduced for Alternative 1 as compared to the proposed Project, assuming that more homes would produce more light under the proposed Project scenario. Neither the proposed Project nor Alternative 1 would have significant impacts on designated scenic resources, scenic vistas, a state scenic highway, or scenic quality regulations of the City. No mitigation would be required for the proposed Project or Alternative 1. Potential impacts would be less than significant for the proposed Project, and no impacts would occur under Alternative 1.

### 6.8.2 AGRICULTURAL AND FORESTRY RESOURCES

There is no designated Farmland (Prime, Unique, or Farmland of Statewide Importance) or forestry resources within the Project area, and no lands under a Williamson Act contract. Neither the proposed Project nor Alternative 1 would have an impact on designated Farmland, forestry resources, or conflict with Williamson Act contract lands. No mitigation would be required for the proposed Project or Alternative 1. There would also be no impacts under either.

### 6.8.3 AIR QUALITY

Alternative 1 involves the construction of no new structures. Therefore, Alternative 1 would have lesser construction pollutant emissions. Operational air quality emissions from resident vehicles and occupied single-family homes would also be less under Alternative 1. No mitigation would be required for the proposed Project or Alternative 1. Impacts would be less than significant under the proposed Project and no new impacts would occur under Alternative 1.

### 6.8.4 BIOLOGICAL RESOURCES

Alternative 1 would construct no new residential units and therefore would encroach less into the non-buildable area proposed under the proposed Project; however, Alternative 1 would not provide a deed restriction limiting future activities (e.g., accessory structures, hardscaping, landscaping) within the non-buildable area. Neither the proposed Project nor Alternative 1 would have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Since Alternative 1 would not include the construction of any new residential units, potential impacts to coastal sage scrub (CSS), arroyo willow thickets, and mixed coast live oak woodland habitats would be potentially less for Alternative 1 as compared to the proposed Project; however and again, Alternative 1 would not provide a deed restriction limiting future activities within the non-buildable area. Neither the proposed

Project nor Alternative 1 would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Neither the proposed Project nor Alternative 1 would conflict with the provisions of the City of Sierra Madre General Plan Open Space Element.

Compared to the proposed Project, potential impacts to biological resources would be potentially reduced under Alternative 1. Proposed Project mitigation required under BIO-1 through BIO-5 would not be required for Alternative 1. Potential impacts would be less than significant with mitigation incorporated under the proposed Project and no known additional impacts would occur under Alternative 1.

### 6.8.5 CULTURAL RESOURCES

The proposed Project is not anticipated to have any impacts to known cultural resources; however, grading and excavation activities always have the potential to discover unknown buried cultural resources. There is always potential for the current residents to accidentally uncover unknown buried cultural resources; however, under Alternative 1, no mass grading or excavation would occur onsite, meaning there is little to no potential to uncover unknown buried cultural resources. Proposed Project mitigation required under CR-1 would not be required for Alternative 1. Potential impacts would be less than significant with mitigation incorporated under the proposed Project and less than significant or no impact under Alternative 1.

### 6.8.6 ENERGY

Alternative 1 proposes the construction and occupancy of no new residential units. Therefore, Alternative 1 would not increase demands for electricity, natural gas, or petroleum fuels. Neither the proposed Project nor Alternative 1 are predicted to result in significant energy impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. Construction-related uses for Alternative 1 would be reduced due to the lack of construction of any new residential units. No mitigation would be required for the proposed Project or Alternative 1. Impacts would be less than significant under the proposed Project and no impacts would occur under Alternative 1.

### 6.8.7 GEOLOGY AND SOILS

Alternative 1 would be subject to a lower level of seismic risks and geologic constraints than the proposed Project since it does not propose the construction of any new residential units. Neither the proposed Project nor Alternative 1 would have significant impacts related to erosion, sedimentation and/or siltation. Alternative 1 would involve no site preparation or grading and would therefore have little to no potential to discover unknown buried paleontological resources. Proposed Project mitigation required under GEO-1 and PALEO-1 would not be required for Alternative 1. Potential impacts would be less than significant with mitigation incorporated under the proposed Project and less than significant under Alternative 1.

### 6.8.8 GREENHOUSE GAS EMISSIONS

Alternative 1 proposes the construction and occupancy of no new residential units. Neither the proposed Project nor Alternative 1 would exceed the greenhouse gas emissions significance threshold or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Compared to the proposed Project, Alternative 1 would have reduced impacts on greenhouse gas emissions. No mitigation would be required for the proposed Project or Alternative 1. Impacts would be less than significant under the proposed Project and no new impacts would occur under Alternative 1.

### 6.8.9 HAZARDS AND HAZARDOUS MATERIALS

Neither the proposed Project nor Alternative 1 would be developed on a hazardous materials site. The construction of the proposed Project would involve the use of small amounts of hazardous substances that would not pose a risk to the environment, while Alternative 1 would not. For this reason, Alternative 1 would result in a lower level of potential impacts to hazards and hazardous materials. Proposed Project mitigation required under HAZ-1 would not be required for Alternative 1, although potential for asbestos and lead based paint contamination would remain present if demolition and/or modifications to the existing structures is done in the future under a separate proposal. Potential impacts would be less than significant with mitigation incorporated, and no impacts would occur under Alternative 1.

### 6.8.10 HYDROLOGY AND WATER QUALITY

The proposed Project would drain into downstream water bodies and would be required to implement a water quality management plan and construct water quality infrastructure that reduces rates of surface water runoff and treats pollutants to avoid conflict with the RWQCB Basin Plan, while Alternative 1 would not. The proposed Project would permanently increase impervious surface areas and increase stormwater runoff rates, but with the implementation of best management practices (BMPs), would not contribute to significant water quality or hydrology impacts. Alternative 1 would not increase impervious surface areas or stormwater runoff rates, and the implementation of BMPs would not be necessary. Alternative 1 would have lower potential effects on hydrology and water quality compared to the proposed Project. No mitigation would be required for the proposed Project or Alternative 1. Impacts would also be less than significant under the proposed Project and no impacts would occur under Alternative 1.

### 6.8.11 LAND USE AND PLANNING

Neither the proposed Project nor Alternative 1 would physically divide an established community or cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. Both the proposed Project and Alternative 1 would be consistent with the City's General Plan and Zoning Code as modified by the provisions of the Settlement Agreement and MOU. It should be noted that under existing zoning and state housing laws such as SB 9 (which allows urban lot splits and duplex development), future development of the Project site could potentially occur over time through less comprehensive ministerial approval processes that rely on categorical exemptions from CEQA. Such development, while potentially consistent with General Plan density requirements, would not benefit from the more comprehensive environmental review and mitigation measures required for the proposed Project. The proposed Project, therefore, potentially represents a more environmentally responsible approach to site development, as it incorporates specific mitigation measures and design features that address potential environmental impacts that might otherwise go unmitigated under ministerial development scenarios. Nonetheless, neither the proposed Project nor Alternative 1 would result in a significant environmental impact under CEQA. No mitigation would be required for the proposed Project or Alternative 1.

### 6.8.12 MINERAL RESOURCES

According to the California Department of Conservation, Division of Mine Reclamation, the Project site does not contain mines, mineral deposits, or other mineral resources. Additionally, there are no current or historic mining operations associated with the Project site. Because of this, Alternative 1 would be similar to the proposed Project, with no impact to mineral resources. No mitigation would be required for the proposed Project or Alternative 1.

### 6.8.13 NOISE

Alternative 1 does not propose the construction or occupancy of any new residential units. Site preparation, grading operations, and construction would not occur under Alternative 1; therefore, construction-related temporary noise would not occur under Alternative 1. Operational noise from resident vehicles and occupied single-family homes would also be lower under Alternative 1 due to fewer residential homes. No mitigation would be required for the proposed Project or Alternative 1. Impacts would also be less than significant for the proposed Project and no impacts would occur under Alternative 1.

### 6.8.14 POPULATION AND HOUSING

Alternative 1 would not increase the Project site's population by any additional persons or housing units. No impacts would be anticipated; however, there would be no increase in housing units, meaning that Alternative 1 would not help the City of Sierra Madre to meet their Regional Housing Needs. It should be noted that under existing zoning and state housing laws such as SB 9 (which allows urban lot splits and duplex development), the Project site could potentially be developed ministerially to add housing units over time, without CEQA review through categorical exemptions; however, such development would likely result in fewer total housing units than the proposed Project and would not include the same level of planning coordination and infrastructure considerations that benefit the proposed Project's contribution to meeting Regional Housing Needs Assessment (RHNA) obligations. The proposed Project represents a more comprehensive approach to addressing the City's housing needs, while adding additional environmental review and community planning integration. No mitigation would be required for the proposed Project or Alternative 1.

### 6.8.15 PUBLIC SERVICES

Alternative 1 would not involve the construction or occupancy of any new residential units; therefore, Alternative 1's public service demands would be marginally lower (five units) compared to the proposed Project. No mitigation would be required for the proposed Project or Alternative 1. Impacts would also be less than significant under the proposed Project and no impacts would occur under Alternative 1.

### 6.8.16 RECREATION

Alternative 1 would not involve the construction or occupancy of any new residential units and would therefore have a lower demand for recreational facilities as compared to the proposed Project. No mitigation would be required for the proposed Project or Alternative 1. While impacts would be less than significant under the proposed Project, there would be no impacts under Alternative 1.

### 6.8.17 TRANSPORTATION

Alternative 1 would not involve the construction or occupancy of any new residential units. Therefore, Alternative 1 would generate no net increase in daily vehicle trips. The proposed Project is not expected to have a significant impact on vehicle miles traveled (VMT), and Alternative 1 is not expected to have any impact on VMT. No mitigation would be required for the proposed Project or Alternative 1. While Impacts would be less than significant under the proposed Project, there would be no impacts under Alternative 1.

### 6.8.18 TRIBAL CULTURAL RESOURCES

The proposed Project is not anticipated to have any impacts to known tribal cultural resources; however, grading and excavation activities always have the potential to discover unknown buried tribal cultural resources. There is always potential for the current residents to accidentally uncover unknown buried tribal cultural resources; however, under Alternative 1, no mass grading or excavation would occur onsite,

meaning there is little to no potential to uncover unknown buried tribal cultural resources. Proposed Project mitigation required under TCR-1 through TCR-3 would not be required for Alternative 1. While potential impacts would be less than significant with mitigation incorporated for the proposed Project, no impacts would occur under Alternative 1.

## 6.8.19 UTILITIES AND SERVICE SYSTEMS

Alternative 1 would not involve the construction or occupancy of any new residential units and would therefore have a lower demand for utilities and service systems. No mitigation would be required for the proposed Project or Alternative 1. Potential impacts would be less than significant for the proposed Project and no impacts would occur under Alternative 1.

## 6.8.20 WILDFIRE

The Project site is located in a Very High Fire Hazard Severity Zone in a Local Responsibility Area and as designated by the City of Sierra Madre. Both the proposed Project and Alternative 1 would be located in the same Project site and have a substantially similar risk of exposure to wildfire. No mitigation would be required under Alternative 1. Mitigation Measure GEO-1 would be required for only the proposed Project to ensure geotechnical stability for the proposed residential lots should wildfire expose onsite slopes to post-fire rainfall instability. Impacts would be considered less than significant with mitigation incorporated for the proposed Project and less than significant for Alternative 1.

## 6.8.21 ALTERNATIVE 1 CONCLUSION

### ABILITY TO REDUCE IMPACTS

Compared to the proposed Project, Alternative 1 would have a substantially similar impact on aesthetics, agriculture/forestry resources, geology/soils, land use/planning, mineral resources, and wildfire. Alternative 1 would have a lesser impact on air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems resulting from no new immediate development at the Project site. It should be noted that, although Alternative 1 would have similar or lesser impacts compared to the proposed Project, future development under state housing laws (such as SB 9) could potentially occur over time through ministerial actions and/or CEQA exemptions, without the mitigation measures as otherwise required for the proposed Project. The potential for the Project site to be developed over time through such ministerial and other CEQA-exempt actions has not been factored into the determinations below to avoid speculation, but was discussed in this section for informational purposes. Proposed Project mitigation would not be required for Alternative 1.

### ABILITY TO ACHIEVE PROJECT OBJECTIVES

1. *Develops the Project site with single-family residential lots that meet the terms and conditions of the Settlement Agreement and Mutual Release dated March 23, 2010.*

   No. Alternative 1 would not allow for the Project site to be developed in accordance with the 2010 Settlement Agreement and Mutual Release.

2. *Provides additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029.*

   No. Alternative 1 would not provide additional housing units, which would otherwise contribute to meeting the City's housing needs.

3. *Protects the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image, and environmental quality of the City.*

   Yes. Alternative 1 would retain the Project site's existing condition for the immediate future; however, it would not establish a non-buildable area as proposed by the Project.

4. *Ensures that development in the hillside areas is located so as to result in the least environmental impact.*

   Yes. Alternative 1 would retain the Project site's existing condition for the immediate future; however, it would not establish a non-buildable area as proposed by the Project.

5. *Ensures that all hillside development is designed to fit the existing land form.*

   Yes. Alternative 1 would retain the Project site's existing condition for the immediate future.

6. *Provides safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features.*

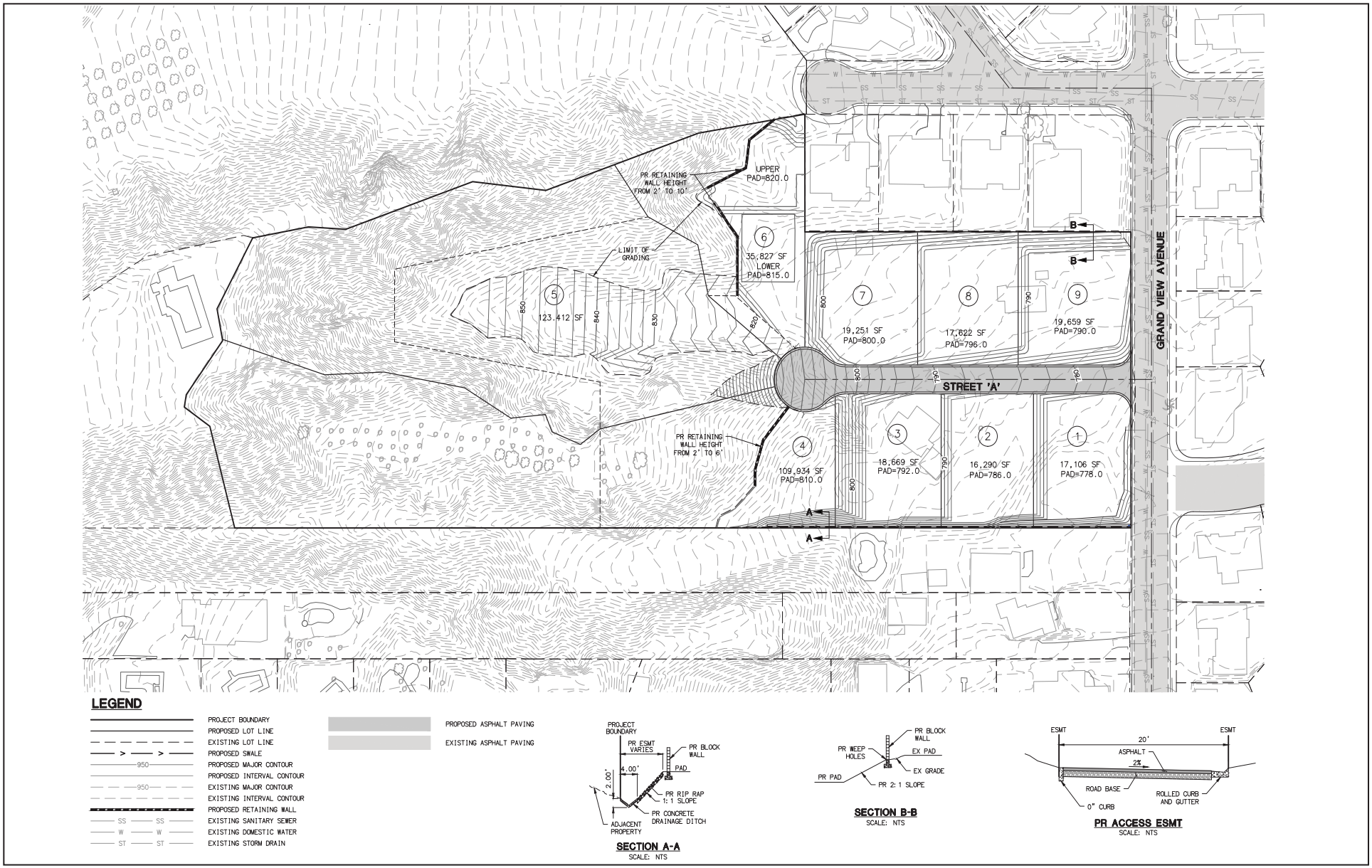
   Yes. Alternative 1 would not require disturbance of the Project site to create safe ingress and egress for vehicular and pedestrian traffic.

## 6.9 ALTERNATIVE 2: REDUCED LOT SIZE DESIGN ALTERNATIVE

Alternative 2 proposes the construction of nine (9) units, the same number of units as the proposed Project. The site plan, however, would be slightly different than the proposed Project. Under Alternative 2, Lot 1, Lot 2, Lot 3, and Lot 4 would be reduced in size and condensed toward the south end of the Project site and situated closer to East Grand View Avenue. This design would allow for less encroachment into the non-buildable area due to the lack of the additional driveway/fire access road, smaller grading footprint, and potential to reduce any fuel modification/brush management requirements within the non-buildable area that may be later conditioned on the Lot 4 residential structure. Lot 5, Lot 6, Lot 7, Lot 8, and Lot 9 would be in the same area and configuration as the proposed Project. Resident and emergency vehicle access would still be provided to all nine (9) homes from proposed Street 'A'. Alternative 2 is shown in Figure 6-1, *Alternative 2*.

### 6.9.1 AESTHETICS

Both the proposed Project and Alternative 2 would construct nine (9) single-family residential detached lots. However, under Alternative 2, Lot 4 is more condensed, leaving a larger open space area available on the Project site. This additional open space area would not be noticeable to the public and therefore would not create better views for the public. There are no designated State Scenic Highways within the viewshed of the Project site. Neither the proposed Project nor Alternative 2 would obstruct or modify any scenic resources within a State Scenic Highway. The Project site is situated within a suburbanized/urbanized environment and Alternative 2 is consistent with the City's General Plan and Zoning Code, as well as the Settlement Agreement, for planned residential development. Proposed levels of lighting and glare at the Project site would be similar for both the proposed Project and Alternative 2. Neither the proposed Project nor Alternative 2 would have significant impacts on designated scenic resources, scenic vistas, a state scenic highway, or scenic quality regulations of the City. No mitigation would be required for the proposed Project or Alternative 2. Potential impacts would also be less than significant.




Source: Advanced Civil Group; January 30, 2025.

GINKGO STONEHOUSE RESIDENTIAL PROJECT
Environmental Impact Report

## Alternative 2

**Figure 6-1**

### 6.9.2 AGRICULTURE AND FORESTRY RESOURCES

There is no designated Farmland (Prime, Unique, or Farmland of Statewide Importance) or forestry resources within the Project area, and no lands under a Williamson Act contract. Neither the proposed Project nor Alternative 2 would have an impact on designated farmland, forestry resources, or conflict with Williamson Act contract lands. No mitigation would be required for the proposed Project or Alternative 2. There would also be no impacts.

### 6.9.3 AIR QUALITY

The proposed Project and Alternative 2 would construct the same number of residential units and similar associated infrastructure. Site design, grading operations and construction methods would be substantially the same; however, construction related pollutant emissions would be slightly reduced for Alternative 2 due to reduced grading and the lack of construction of an additional driveway/fire access road. Operational air quality emissions from resident vehicles and occupied single-family homes would be substantially the same. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.4 BIOLOGICAL RESOURCES

Alternative 2 would construct the same number of residential units and proposes the same amount of non-buildable area as the proposed Project but would potentially encroach less into the non-buildable area due to the shifting of proposed Lot 4 further to the south. Alternative 2 would not require construction of the additional driveway/fire access road, reducing the grading disturbance footprint, and may require less fuel modification/brush management within the non-buildable area as the development pad for Lot 4 would be situated further south and away from the hillside. Neither the proposed Project nor Alternative 2 would have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Since Alternative 2 would not include the construction of an additional driveway/fire access road that crosses into the non-buildable area, potential impacts to Coastal Sage Scrub (CSS) would be slightly less for Alternative 2 as compared to the proposed Project. Neither the proposed Project nor Alternative 2 would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Neither the proposed Project nor Alternative 2 would conflict with the provisions of the City of Sierra Madre General Plan Open Space Element.

Compared to the proposed Project, potential impacts to biological resources would be slightly reduced under Alternative 2 due to the lack of the additional driveway/fire access road, smaller grading footprint, and potential to reduce any fuel modification/brush management requirements within the non-buildable area that may be later conditioned on the Lot 4 residential structure. Proposed Project mitigation required under BIO-1 through BIO-5 would be the same for Alternative 2. Potential impacts would be less than significant with mitigation incorporated under both the proposed Project and Alternative 2.

### 6.9.5 CULTURAL RESOURCES

The proposed Project is not anticipated to have any impacts to known cultural resources; however, grading and excavation activities always have the potential to discover unknown buried cultural resources. Although proposed grading and excavations would be slightly smaller for Alternative 2, Alternative 2 would still have substantially the same potential to discover unknown buried cultural resources. Proposed Project mitigation required under CR-1 would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated for both the proposed Project and Alternative 2.

### 6.9.6 ENERGY

Alternative 2 proposes the construction and occupancy of the same number of residential units as the proposed Project. Both the proposed Project and Alternative 2 would increase demands for electricity, natural gas, and petroleum fuels. Neither the proposed Project nor Alternative 2 are predicted to result in significant energy impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. Construction-related uses for Alternative 2 would be slightly reduced due to the lack of construction of the additional driveway/fire access road. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.7 GEOLOGY AND SOILS

Alternative 2 would be subject to the same level of seismic risks and geologic constraints as the proposed Project since they propose the same land uses that would occur on the same Project site. Alternative 2 would also be required to comply with Building Code seismic safety standards and implement design recommendations from site specific geotechnical reports to ensure the geologic stability of the site. Neither the proposed Project nor Alternative 2 would have significant impacts related to erosion, sedimentation and/or siltation. Both the proposed Project and Alternative 2 would involve substantially similar site preparation and grading, and would therefore have similar potential impacts to discovering unknown buried paleontological resources. Proposed Project mitigation required under GEO-1 and PALEO-1 would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated for both the proposed Project and Alternative 2.

### 6.9.8 GREENHOUSE GAS EMISSIONS

Alternative 2 proposes the construction and occupancy of the same number of residential units as the proposed Project. Neither the proposed Project nor Alternative 2 would exceed the greenhouse gas emissions significance threshold or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the GHG emissions. Compared to the proposed Project, Alternative 2 would have slightly reduced impacts on greenhouse gas emissions due to a nominally reduced amount of grading. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.9 HAZARDS AND HAZARDOUS MATERIALS

Neither the proposed Project nor Alternative 2 would be developed on a hazardous materials site. Both construction of the proposed Project and Alternative 2 would involve the use of small amounts of hazardous substances that would not pose a risk to the environment. Alternative 2 would also be required to comply with local, state, and federal laws and regulations involving the handling, storage, and transportation of hazardous materials, which would minimize the risk of hazardous materials being released into the environment. Although Alternative 2 does not involve the construction of an additional driveway/fire access road for emergency vehicle access, this driveway/fire access road would not be necessary for Alternative 2 because emergency vehicle access would be available for all nine (9) units from proposed Street ‘A’. For this reason, Alternative 2 would result in the same level of potential impacts to hazards and hazardous materials and remain less than significant with no additional mitigation required. Proposed Project mitigation required under HAZ-1 would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated.

### 6.9.10 HYDROLOGY AND WATER QUALITY

Both the proposed Project and Alternative 2 would drain into the same downstream water bodies and would be required to implement a water quality management plan and construct water quality infrastructure that reduces rates of surface water runoff and treats pollutants to avoid conflict with the RWQCB Basin Plan. Both the proposed Project and Alternative 2 would permanently increase impervious surface areas and increase stormwater runoff rates, but with the implementation of best management practices (BMPs), would not contribute to significant water quality or hydrology impacts. Alternative 2 would have substantially similar potential effects on hydrology and water quality compared to the proposed Project. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.11 LAND USE AND PLANNING

Neither the proposed Project nor Alternative 2 would physically divide an established community or cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation. Both the proposed Project and Alternative 2 would be consistent with the City's General Plan and Zoning Code. Although Alternative 2 does not include the construction of an additional driveway/fire access road, under both Alternative 2 and the proposed Project, access to all nine (9) units is provided through one entrance and main street, and neither divide an established community. Therefore, neither the proposed Project nor Alternative 2 would constitute a significant environmental impact under CEQA. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.12 MINERAL RESOURCES

According to the California Department of Conservation, Division of Mine Reclamation, the Project site does not contain mines, mineral deposits, or other mineral resources. Additionally, there are no current or historic mining operations associated with the Project site. Because of this, Alternative 2 would be substantially the same as the proposed Project, with no impact to mineral resources. No mitigation would be required for the proposed Project or Alternative 2.

### 6.9.13 NOISE

Alternative 2 proposes the construction and occupancy of the same number of residential units as the proposed Project. Site preparation and grading operations would be slightly reduced under Alternative 2 due to the reduced grading footprint; however, building construction-related noise would be substantially the same. Operational noise from resident vehicles and occupied single-family homes would also be substantially the same as the proposed Project. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.14 POPULATION AND HOUSING

Both the proposed Project and Alternative 2 would increase the Project site's population by a projected additional 21 persons and housing by nine (9) units. The estimated population increase would be in the range of estimated future growth projections identified in the City's General Plan; therefore, potential impacts to population and housing for the proposed Project and Alternative 2 would be less than significant. No mitigation would be required for the proposed Project or Alternative 2.

### 6.9.15 PUBLIC SERVICES

The proposed Project and Alternative 2 would involve the construction and occupancy of the same number of residential units within a similar site plan. Alternative 2's public service demands would be substantially the same as the proposed Project. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.16 RECREATION

Alternative 2 would involve the construction and occupancy of the same number of residential units and would have the same demand for recreational facilities as the proposed Project. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.17 TRANSPORTATION

Alternative 2 would involve the construction and occupancy of the same number of residential units. Both the proposed Project and Alternative 2 are forecast to generate a net increase of 47 daily vehicle trips, lower than the County threshold of 110 or more daily vehicle trips. Since the number of daily vehicle trips is less than 110, the Project does not require a detailed VMT analysis and the Project is not expected to have a significant impact on VMT. No mitigation would be required for the proposed Project or Alternative 2. Impacts would also be less than significant.

### 6.9.18 TRIBAL CULTURAL RESOURCES

The proposed Project is not anticipated to have any impacts to known tribal cultural resources; however, grading and excavation activities always have the potential to discover unknown buried tribal cultural resources. Although proposed grading and excavations would be slightly reduced for Alternative 2, Alternative 2 would have substantially the same potential to discover unknown buried tribal cultural resources as the proposed Project. Proposed Project mitigation required under TCR-1 through TCR-3 would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated.

### 6.9.19 UTILITIES AND SERVICE SYSTEMS

The proposed Project and Alternative 2 would involve the construction and occupancy of the same number of residential units and would have substantially the same demand for utilities and service systems. No mitigation would be required for the proposed Project or Alternative 2. Potential impacts would also be less than significant.

### 6.9.20 WILDFIRE

The Project site is located in a Very High Fire Hazard Severity Zone in a Local Responsibility Area and as designated by the City of Sierra Madre. Both the proposed Project and Alternative 2 would be located in the same Project site and have a substantially similar site plan; therefore, the potential impacts to wildfire under the proposed Project and Alternative 2 would be substantially the same. Mitigation Measure GEO-1 would be required for both the proposed Project and Alternative 2. Impacts would also be less than significant with mitigation incorporated.

## 6.9.21 ALTERNATIVE 2 CONCLUSION

### ABILITY TO REDUCE IMPACTS

Compared to the proposed Project, Alternative 2 would have a substantially similar impact on aesthetics, agriculture/forestry resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/ water quality, land use/planning, mineral resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire. Alternative 2 would have a marginally lesser impact on air quality, biological resources, energy, greenhouse gas emissions, and noise resulting from the condensed lot configuration and slightly reduced grading footprint. Proposed Project mitigation would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated.

### ABILITY TO ACHIEVE PROJECT OBJECTIVES

1. *Develops the Project site with single-family residential lots that meet the terms and conditions of the Settlement Agreement and Mutual Release dated March 23, 2010.*

   Yes. Alternative 2 would provide the same number of residential units as the proposed Project, consistent with the current zoning and 2010 Settlement Agreement and Mutual Release.

2. *Provides additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029.*

   Yes. Alternative 2, would provide the same number of residential units as the proposed Project, which would contribute to meeting the City's housing needs.

3. *Protects the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image, and environmental quality of the City.*

   Yes. Alternative 2 provides the same number of residential units as the proposed Project and both meet the requirements of the R-H – Residential Hillside zoning designation, which focuses on protecting the hillside area. Community identity, image, and environmental quality were considered as part of Alternative 2's design by concentrating the development in the flatter and more heavily disturbed areas of the Project site while limiting activities in the steeper more natural portion of the site's non-buildable area.

4. *Ensures that development in the hillside areas is located so as to result in the least environmental impact.*

   Mostly. Both the proposed Project and Alternative 2 comply with the requirements for the R-H – Residential Hillside zoning designation, which focuses on protecting the hillside areas. Some encroachment into the hillside on the Project site is required but the development is predominantly situated in the flatter, more heavily disturbed, southern portions of the Project site. Marginally less encroachment into the hillside area compared to the proposed Project would be achieved using smaller lots and a condensed lot configuration.

5. *Ensures that all hillside development is designed to fit the existing land form.*

   Mostly. Both the proposed Project and Alternative 2 comply with the requirements for the R-H – Residential Hillside zoning designation, which protects the hillside areas. Proposed grading is predominantly situated in the flatter, more heavily disturbed, southern portions of the Project site and

earth cut and fill volumes will be balanced onsite, meaning substantial import and/or export of earth materials is not required to modify the existing land form. Marginally less grading compared to the proposed Project would be achieved using smaller lots and a condensed lot configuration.

6. *Provides safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features.*

   Mostly. While Alternative 2 does not involve the construction of an additional driveway/fire access road, this road is not necessary as all vehicle and pedestrian access will be provided for all nine (9) units from Street 'A'. Alternative 2 would result in Marginally less impacts to the more natural portions of the Project site compared to the proposed Project by removing the additional driveway/fire access road from the site plan.

## 6.10 SUMMARY OF PROJECT ALTERNATIVES IMPACTS

Table 6-1, *Project Alternatives Impact Comparison Summary*, provides a comparison of the level of impact between the proposed Project and the Project alternatives by environmental issue area. The proposed Project's most potentially severe impact finding for each environmental issue area is provided. The alternatives' level of impact is compared to the proposed Project's level of impact, identified as either similar, greater, or lesser. These identifiers are used to distinguish between alternatives but do not constitute an impact finding for that alternative. Where an alternative may have a potentially significant impact, it is also indicated in the table in parenthesis (note, no potentially significant impacts have been identified for either alternative). More detailed comparisons and impact findings are provided for the alternatives in their respective environmental issue area sections above.

Table 6-1
Project Alternatives Impact Comparison Summary

| Environmental Issue Area | Proposed Project Impact Finding | Alternative 1: No Project, Current General Plan and Zoning | Alternative 2: Reduced Lot Size Design Alternative |
|---|---|---|---|
| Aesthetics | Less than Significant Impact | Similar | Similar |
| Agriculture/Forestry Resources | No Impact | Similar | Similar |
| Air Quality | Less than Significant Impact | Lesser | Lesser |
| Biological Resources | Less than Significant with Mitigation Incorporated | Lesser | Lesser |
| Cultural Resources | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Energy | Less than Significant Impact | Lesser | Lesser |
| Geology/Soils | Less than Significant with Mitigation Incorporated | Similar | Similar |
| Greenhouse Gas Emissions | Less than Significant Impact | Lesser | Lesser |
| Hazards/Hazardous Materials | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Hydrology/Water Quality | Less than Significant Impact | Lesser | Similar |
| Land Use and Planning | Less than Significant Impact | Similar | Similar |
| Mineral Resources | No Impact | Similar | Similar |
| Noise | Less than Significant Impact | Lesser | Lesser |
| Population/Housing | Less than Significant Impact | Lesser | Similar |
| Public Services | Less than Significant Impact | Lesser | Similar |
| Recreation | Less than Significant Impact | Lesser | Similar |
| Transportation | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Tribal Cultural Resources | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Utilities/Service Systems | Less than Significant with Mitigation Incorporated | Lesser | Similar |
| Wildfire | Less than Significant Impact | Similar | Similar |

Table 6-2, *Project Alternatives Compliance with Project Objectives Summary*, identifies whether the proposed Project or alternatives achieve the Project Objectives. More detailed discussions are provided for the alternatives in their respective environmental issue area sections above.

Table 6-2
Project Alternatives Compliance with Project Objectives Summary

| Project Objectives | Proposed Project | Alternative 1: No Project, Current General Plan and Zoning | Alternative 2: 9 Units, No Additional Driveway/Fire Access Road |
|---|---|---|---|
| 1. Develop the Project site with single-family residential lots that meet the terms and conditions of the *Settlement Agreement and Mutual Release* dated March 23, 2010. | Yes | No | Yes |
| 2. Provide additional housing units that assist in meeting the City's housing demand as described in the Regional Housing Needs Assessment 2021-2029. | Yes | No | Yes |
| 3. Protect the natural environment of hillside areas from change by preserving and protecting the views to and from hillside areas in the City to maintain the identity, image, and environmental quality of the City. | Yes | Yes | Yes |
| 4. Ensure that development in the hillside areas is located so as to result in the least environmental impact. | Mostly | Yes | Mostly |
| 5. Ensure that all hillside development is designed to fit the existing land form. | Mostly | Yes | Mostly |
| 6. Provide safe ingress and egress for vehicular and pedestrian traffic to and within hillside areas, with minimal disturbance of natural features. | Mostly | Yes | Mostly |

## 6.11 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

While neither the CEQA statute nor the CEQA Guidelines expressly state that an EIR must in all cases identify the "Environmentally Superior Alternative," CEQA Guidelines §15126.6(e)(2) states that if the No Project alternative (Alternative 1) is the Environmentally Superior Alternative, the EIR must also identify "an Environmentally Superior Alternative" from among the other alternatives.

The Lead Agency is not, however, obligated to select the Environmentally Superior Alternative for implementation if it would not accomplish the basic Project Objectives and/or is infeasible. Selection of the Environmentally Superior Alternative can be difficult, especially when the differences between the impacts of the alternatives involve trade-offs between types of impacts.

The proposed Project would result in no impacts, less than significant impacts, and less than significant impacts with mitigation incorporated across all 20 environmental issue areas. No significant unavoidable adverse impact would occur. The proposed Project would meet three (3) Project Objectives and mostly meet three (3) Project Objectives.

Compared to the proposed Project, Alternative 1 would result in reduced impacts for 14 issue areas (air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems) and similar impacts for 6 issue areas (aesthetics, agriculture/forestry resources, geology/soils, land use/planning, mineral resources, and wildfire). No issue areas are anticipated to experience an increase in impacts compared to the proposed Project. As indicated above, Alternative 1 would meet four (4) Project Objectives and not meet two (2) Project Objectives. Furthermore, Alternative 1 could conflict with the Settlement Agreement, MOU and *The Housing Crisis Act*, which prohibits local jurisdictions from enacting new laws that would have the effect of reducing the legal limit on new housing within their borders or delaying new housing via administrative or other regulatory barriers.

Compared to the proposed Project, Alternative 2 would result in marginally reduced impacts for five (5) issue areas (air quality, biological resources, energy, greenhouse gas emissions, and noise ) and similar impacts for 15 issue areas (aesthetics, agriculture/forestry resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire). No issue areas are anticipated to experience an increase in impacts compared to the proposed Project. Alternative 2 would meet three (3) Project Objectives and mostly meet three (3) Project Objectives.

The "Environmentally Superior Alternative" is chosen from among the alternatives only. That selection does not include the proposed Project. As shown in Table 6-1 above, Alternatives 1 and 2 are each environmentally superior to the Project in five (5) areas (air quality, biological resources, energy, greenhouse gasses, and noise). In addition, Alternative 1 is also environmentally superior to the proposed Project and Alternative 2 in nine (9) areas (cultural resources, hazards/hazardous materials, hydrology/water quality, land use/planning, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems). No alternatives are anticipated to result in an increase in impacts among the other issue areas. As a result, the No Project Alternative 1 is the Environmentally Superior Alternative. Therefore, in compliance with CEQA Guidelines §15126.6(e)(2), Alternative 2 is identified as the Environmentally Superior Alternative from among the alternatives other than the No Project alternative.

It is important to note that the size of the Project's proposed development and Project site are relatively small in scale (i.e., nine (9) single family homes on approximately 9.0 acres) and the difference in severity or level of impacts among the proposed Project, Alternative 1, and Alternative 2 are therefore proportionately relatively small in scale. The scale of the proposed Project should be considered when comparing the level of environmental superiority among the proposed Project, Alternative 1, and Alternative 2.

# SECTION 7.0 OTHER CEQA CONSIDERATIONS

## 7.1 THE SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

Pursuant to *CEQA Guidelines* Section 15126.2(a), this DEIR analyzes the proposed Project's potential significant direct and indirect effects on the environment, considering both the short-term and long-term effects. This section provides a summary of potential effects. A detailed analysis is provided for each topic area in Section 5.0, *Environmental Analysis*.

During construction, surrounding land uses could be temporarily impacted by air pollutants (e.g., dust and equipment exhaust) and noise. Construction activities could potentially disturb biological resources (e.g., habitat, trees, species) and/or contribute to degraded surface water quality (e.g., equipment fuels and erosion). Excavation and grading activities could potentially discover a buried cultural, tribal cultural, or paleontological resource. The construction waste stream would also require proper management. These short-term effects would be temporary and would be avoided, minimized, or mitigated to a less than significant level through implementation of mitigation measures and/or compliance with regulatory requirements identified in this DEIR.

Long-term Project operations (i.e., occupancy) would change the physical appearance of the Project site and would contribute to increased vehicle miles traveled, increased residential noise, increased amounts of impervious surfaces, and increased energy and natural resource consumption. Project operations would also incrementally increase demand for public services and utilities. These long-term operational effects would be reduced to a less than significant level through implementation of mitigation measures, Project design, and/or compliance with regulatory requirements identified in this DEIR.

## 7.2 GROWTH-INDUCING IMPACTS

Pursuant to Sections 15126(d) and 15126.2(e) of the CEQA Guidelines, this section is provided to examine ways in which the Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that could foster other activities that could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects would be examined through analysis of the following questions:

- Would this Project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the Project area, or through changes in existing regulations pertaining to land development?
- Would this Project foster economic expansion or growth (e.g., changes in revenue base and employment expansion) or foster population growth (e.g., construction of additional housing), either directly or indirectly?
- Would approval of this Project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Should a project meet any one of the above-listed criteria, it may be considered growth-inducing. Generally, growth-inducing projects are either located in isolated or underdeveloped areas, necessitating the extension of major infrastructure such as sewer and water facilities or roadways, or encourage premature or unplanned growth. Note that the *CEQA Guidelines* require an EIR to "discuss the ways" a project could

be growth-inducing and to "discuss the characteristics of some projects that may encourage … activities that could significantly affect the environment." In accordance with the *CEQA Guidelines* and based on the above-listed criteria, the Project's potential growth-inducing impacts are evaluated below.

**Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?**

The Project would not remove obstacles to growth. The elimination of a physical obstacle to growth, such as the construction or extension of major infrastructure facilities that are not presently in the area, would be considered a growth-inducing impact. The growth-inducing potential of the Project would also be considered significant if it fosters growth more than what is assumed in the local master plans and land use plans (e.g., General Plan), or in projections made by regional planning agencies.

The Project site is currently developed/disturbed with existing infrastructure. The area surrounding the Project site is urbanized/suburbanized with existing infrastructure as well. Utilities and service systems would require minor expansion and/or extension from the Project site to existing lines in East Grand View Avenue. Additionally, the Project would take access from East Grand View Avenue and proposed Street 'A', which would function similarly to the existing driveways at the Project site. Therefore, the Project would not remove an impediment to growth that would facilitate growth in the Project area.

The proposed Project would require Tentative Tract Map approval, to allow for the development of nine (9) single-family detached lots to help meet Sierra Madre's regional housing needs. Project approval would not establish a precedent for other parcels in the City. The City makes these types of determinations on a case-by-case basis.

**Would this project foster economic expansion or growth (e.g., changes in revenue base and employment expansion) or fostering population growth (e.g., construction of additional housing), either directly or indirectly?**

The Project would not foster economic expansion or growth, or population growth. A project could induce population growth in an area either directly, through the development of new residences or businesses that induce population growth directly, or indirectly, through the extension of roads or other infrastructure that induce population growth indirectly.

The Project would construct nine (9) single-family detached lots. Based on the City of Sierra Madre's average household size of 2.29 persons per household, the Project is estimated to have 21 residents. The General Plan Land Use Map designates the Project site as Hillside (H). The proposed Project is consistent with the General Plan and the population increase generated by the Project would be accounted for in the City's General Plan growth projections and Southern California Association of Governments (SCAG) regional population forecasts. Therefore, Project implementation would not result in unplanned population growth. Additionally, the Project would not construct any major new roads or infrastructure in locations that are not planned for growth; therefore, the Project would not induce substantial unplanned population growth in the Project area, either directly or indirectly.

Project operations would also not generate substantial new employment opportunities in the City. Project construction would generate short-term employment opportunities. It is anticipated that the short-term employment opportunities would be filled from local labor forces and would not be growth-inducing in this regard. The Project could generate the need for household services for the maintenance and upkeep of the

new residential homes. It is anticipated that these household services would be provided from existing businesses. The Project's potential growth-inducing impacts would be considered less than significant.

**Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?**

The Project would not involve a precedent-setting action that could encourage or facilitate other activities that could significantly affect the environment. The Project Applicant requests approval of a Tentative Tract Map to allow for the development of nine (9) single-family detached lots on approximately 9.0 acres of land. The City's General Plan designates the Project site as Hillside (H), which allows one dwelling unit per lot consisting of a maximum of two stories/25 feet. The current zoning is R-H (Residential Hillside) with a net acre density of 1.08 dwelling units per acre. The Project would be consistent with the Project site's land use and zoning designations.

The Project would not change land use density in the City. In this regard, the Project would not be considered a precedent-setting action. Incentives to increase density on other land in the City would result from regional economic conditions and market demands for housing and would not be directly or indirectly influenced by proposed actions at the Project site. Future actions that may increase densities in the City would be evaluated for potential impacts to the environment and may require its own mitigation. Therefore, Project approval would not involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.

### SUMMARY ENVIRONMENTAL IMPACTS OF INDUCED GROWTH

Overall, Project implementation would not generate substantial population growth. The Project is considered an in-fill development surrounded by existing urban/suburban land uses with already improved infrastructure. The minor utility expansion and/or extension from the Project site to connect with existing lines in East Grand View Avenue would not facilitate additional growth in the Project area. All potential effects to the environment associated with the construction and operation of the Project have been analyzed in this DEIR and potential impacts have been reduced to less than significant through the implementation of mitigation measures or compliance with regulatory requirements. Therefore, potential growth-inducing impacts would be less than significant, and no additional compliance steps or mitigation is required.

## 7.3 IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD OCCUR WITH PROJECT IMPLEMENTATION

According to *CEQA Guidelines* Sections 15126(c) and 15126.2(d), an EIR is required to address any significant irreversible environmental changes that would occur should the Project be implemented.

The Project would consume limited, slowly-renewable, and non-renewable resources. This consumption would occur during the Project's construction phase and would continue throughout its operational lifetime. Project development would require a commitment of resources that would include: (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the Project site.

Project construction would require the consumption of resources that are not renewable, or which may renew so slowly as to be considered non-renewable. These resources would include the following construction supplies: lumber and other forest products, aggregate materials used in concrete and asphalt,

metals, and water. Fossil fuels such as gasoline and oil would also be consumed in the use of construction vehicles and equipment.

Project operations would require a commitment to renewable and non-renewable resources. Resources would include energy such as electricity and natural gas, petroleum-based fuels required for vehicle trips, and water. Fossil fuels would represent the primary energy source associated with both construction and ongoing operation of the Project and the existing, finite supplies of these natural resources would be incrementally reduced. The use of nonrenewable resources required for construction and operation of the proposed Project would be typical for this size of residential development and would not result in overconsumption or wasteful use of nonrenewable resources. However, the energy requirements associated with the Project would, nonetheless, represent a long-term commitment of essentially non-renewable resources. To minimize the commitment of non-renewable resources, the Project would be constructed in accordance with Title 24, Part 6 of the *California Code of Regulations*, which sets forth conservation practices that would limit the amount of energy consumed by the Project.

In summary, Project construction and operations would result in the irretrievable commitment of limited, slowly-renewable, and nonrenewable resources, which would limit the availability of these specific resource quantities for future generations or for other uses during the life of the Project. The Project would involve the use of building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the region and are not unique to the Project. Additionally, increasingly efficient building fixtures and automobile engines are expected to offset this demand to some degree. Continued use of such resources would also be on a relatively small scale and consistent with regional and local growth forecasts in the area. As such, although irreversible environmental changes would result from Project implementation, such changes would not be considered significant. No additional compliance steps or mitigation measures are required.

## 7.4 UNAVOIDABLE ADVERSE IMPACTS

According to *CEQA Guidelines* Sections 15126(b) and 15126.2(c), an EIR must identify any significant environmental effects that would result from the Project (Public Resources Code, Section 21100, Subdivision (b)(2)(B)). The Project would have no significant unavoidable adverse environmental effects.

# SECTION 8.0 ORGANIZATIONS AND PERSONS CONSULTED

## 8.1 LEAD AGENCY

**CITY OF SIERRA MADRE**
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Clare Lin, Director of Planning & Community Preservation Department
Joshua Wolf, Senior Planner, Planning & Community Preservation
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James Carlson, Senior Management Analyst
Steven McGee, Water Superintendent
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## 8.2 APPLICANT

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## 8.3 PREPARERS OF THE ENVIRONMENTAL IMPACT REPORT

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Wade Caffrey, Lead Biologist
Vanessa Tucker, Wildlife Biologist
Cody Fees, Biologist
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Patrick Maxon, RPA, Archaeologist

# 8.4 TECHNICAL CONSULTANTS

### AIR QUALITY, GREENHOUSE GAS AND ENERGY IMPACT STUDY AND NOISE ANALYSIS

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