Attachment E
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Consistency Checklist Pursuant to CEQA Guidelines § 15182

The Meadows at Bailey Canyon Specific Plan Vesting Tentative Map

JANUARY 2024

Prepared for:

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1 Introduction

1.1 Project Overview

NUWI Sierra Madre LLC (applicant) has submitted an application to the City of Sierra Madre for a vesting tentative map to implement the residential development consistent with the Meadows at Bailey Canyon Specific Plan. The vesting tentative map is proposing to subdivide an approximately 17.26-acre site (Assessor's Parcel Number 5761-002-008) located at 700 North Sunnyside Avenue (project site) into 42 residential lots and 7 common open space lots. The proposed project is required to undergo environmental review pursuant to the California Environmental Quality Act (CEQA) and this document provides the necessary documentation for compliance with CEQA. Pursuant to CEQA Guidelines Section 15182, this document provides the substantial evidence to demonstrate that none of the events or circumstances identified in CEQA Guidelines Section 15162 has occurred, that the project is consistent with the Meadows at Bailey Canyon Specific Plan and the certified Meadows at Bailey Canyon Specific Plan Final Environmental Impact Report (Specific Plan FEIR), and therefore falls within the exemption provided by CEQA Guidelines Section 15182(c) for residential projects that implement an adopted specific plan, and the exemption provided by Government Code Section 65457, both of which exempt the project from additional environmental review under CEQA.

The project site located within the northwestern portion of the City of Sierra Madre (City), within the County of Los Angeles (County), California. The northwestern portion of the project site borders the City of Pasadena, while the base of the San Gabriel Mountains is located approximately 460 feet north of the site. The project site is surrounded by Bailey Canyon and Bailey Canyon Wilderness Park to the east, and existing single-family residential development to the south and west, and the Mater Dolorosa Retreat Center.

1.2 Summary of the Proposed Project

The applicant has submitted a vesting tentative map to create the residential lots to implement the Meadows at Bailey Canyon Specific Plan. The vesting tentative map would include 42 single family residential lots and 7 common open space lots. Approximately 9.16 acres of the 17.26-acre project site would be developed for single-family residential uses; 3.69 would be developed as roadways; and approximately 3.35 acres of the project site would be developed as open space, which includes a 3.01-acre neighborhood public park. A 1.06-acre grading and landscape buffer would be provided within the northern portion of the site.

Sunnyside Avenue, Carter Avenue, "A" Street, "B" Street, and "C" Street would be publicly dedicated streets. Earthwork would consist of 193,670 cubic yards of cut and 195,030 cubic yards of fill. The project site contains 24 protected trees of which 14 would be removed and 10 would be impacted. The site is designated as Residential Low Density (RL) in the General Plan and zoned as One-Family Residential/Specific Plan (R-1/SP).

1.3 The Meadows at Bailey Canyon Specific Plan

The Meadows at Bailey Canyon Specific Plan (Specific Plan) was adopted by the City of Sierra Madre in September 2022. The Specific Plan establishes the zoning and development standards to guide the development of 42 single-family homes on the project site. The development and each home is subject to the development standards outlined in the Specific Plan. As part of the Specific Plan, the City of Sierra Madre certified the Final

Environmental Impact Report (FEIR) for the Specific Plan pursuant to Resolution 22-58 adopted on September 20, 2022.

1.4 California Environmental Quality Act Compliance

CEQA applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. As such, the proposed project constitutes a project as defined by CEQA (California Public Resources Code, Section 21000 et seq.). CEQA Guidelines Section 15367 states that a "Lead Agency" is "the public agency which has the principal responsibility for carrying out or approving a project." Therefore, the City of Sierra Madre (City) is the lead agency responsible for compliance with CEQA for the proposed project.

This Consistency Checklist has been prepared to examine the project in light of the Specific Plan FEIR, pursuant to CEQA Guidelines Section 15182, to determine if any of the events described in CEQA Guidelines Section 15162 have occurred, and were not considered in the Specific Plan FEIR.

Overview of CEQA Guidelines Section 15182

The CEQA Guidelines section 15182(c) states that "Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments." The 15182 exemption shall not apply if an event described in Section 15162 occurs, which includes the following circumstances:

"(1) substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

> (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
>
> (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
>
> (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

> (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

For purposes of this analysis, however, because the proposed project implements and is consistent with the Meadows at Bailey Canyon Specific Plan, and none of the factors set forth in CEQA Guidelines Section 15162 are present or have been identified, pursuant to CEQA Guidelines Section 15182, the City finds that the project is exempt from further CEQA compliance. The City further finds that the project is also exempt pursuant to Government Code Section 65457.

Specific Plan FEIR Consistency

The Meadows at Bailey Canyon Specific Plan establishes allowed land uses and requirements through its Development Standards. The Specific Plan allows for Low Density Residential (R-1/SP) Use Types and Open Space (OS) Use Types in the project area. The R-1/SP establishes site development regulations, shown in Table 1.

Table 1. Specific Plan Site Development Regulations

Specific Plan Land Use	Site Development Regulations									
	Lot Area Min.	Lot Coverage Max.	Average Floor Area	Gross Floor Area Max.	Building Height Max.	Setbacks Min.				Parking Required
						Front Yard	Side Yards	Rear Yards		
								Lots East of N. Sunnyside Avenue	Lots West of Sunnyside Avenue	
R-1/SP	7,800 sq. ft.	50%	3,500 sq. ft.	3,775 sq. ft.	25 ft.	15 ft to main building – 20 ft to garage	5 ft. (each side)	15 ft.	15 ft.	2 enclosed parking spaces per dwelling unit

Consistent with the Specific Plan requirements, the vesting tentative map proposes 42 lots in the R-1 zone, with the minimum lot area of 7,811 sq. ft. The vesting tentative map's building setback requirements for the R-1/SP zone includes minimum setbacks of 25 ft for front yards, 5 ft for side yards, and 15 ft for back yards, which is consistent with the minimum setbacks set forth in the Specific Plan. The vesting tentative map complies with the Specific Plan requirements of two enclosed parking spaces per dwelling unit. Therefore, the proposed project would be consistent with current zoning of the project site and therefore consistent with density/intensity standards established by the Specific Plan.

Specific Plan FEIR Cumulative Analysis

Section 15130 of the CEQA Guidelines provides the following direction relative to cumulative impact analysis:

> "Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or

> certified, which described or evaluated rational or areawide condition contributing to the cumulative impact."

As described in the Specific Plan FEIR (Section 5), cumulative effects can occur from the interactive effects of a single project. The cumulative impacts related to past, present, and future projects located in proximity to the Specific Plan area are analyzed in the Specific Plan FEIR.

In addition to cumulative development within the area, the Specific Plan FEIR also considers cumulative impacts specifically related to air quality, greenhouse gas emissions, noise, and traffic as those impacts are inherently cumulative in nature. Furthermore, to date, the City has not approved development that would conflict or deviate with the Specific Plan. For these reasons, the analysis of impacts within the Specific Plan FEIR also constitutes cumulative analysis; the proposed project would not result in new cumulatively considerable impacts that were not previously considered in the Meadows at Bailey Canyon Specific Plan FEIR.

Scope and Applicability of CEQA Exemption

In evaluating whether a project is exempt from further environmental review based on consistency with the Specific Plan and the Specific Plan FEIR, CEQA Guidelines Section 15182(c)(2) specifies that "If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the Specific Plan.

As required by CEQA, the City prepared the Specific Plan FEIR (State Clearinghouse Number: 2020060534), which analyzed the environmental impacts of the Specific Plan. On September 20, 2022, the City Council adopted Resolution No. 22-58 certifying the Specific Plan FEIR as meeting the requirements of CEQA.

Accordingly, CEQA Guidelines Section 15182 exemption applies to the project because the vesting tentative map is consistent with the Specific Plan, the Specific Plan FEIR was certified, and all feasible mitigation measures identified in the Specific Plan FEIR identified to be applicable to the project will be implemented, as further discussed in the Consistency Checklist, below, and none of the factors identified in CEQA Guidelines Section 15162 have been identified that would require preparation of a subsequent or supplemental EIR.

2 Summary of Findings

No additional CEQA review is required for a project that is consistent with residential single-family development established by the Specific Plan and analyzed in its Specific Plan FEIR and/or addressed by uniformly applied development policies and standards unless the factors identified in CEQA Guidelines Section 15162 have been identified. Based upon the substantial evidence provided in this Consistency Checklist, none of the factors cited in Section 15162 have been identified that would require additional environmental analysis beyond that which was provided in the certified Specific Plan FEIR.

The proposed project includes a vesting tentative map that is consistent with the Specific Plan and the analysis of the Specific Plan FEIR. However, the specific project components were not considered in the Specific Plan FEIR. Therefore, this Checklist was prepared to determine if there would be any substantial changes to the project, new circumstances surrounding the project, or new information requiring a supplemental CEQA document to be prepared.

As demonstrated below, all potential impacts associated with the proposed project fall within the scope of analysis performed in the Specific Plan FEIR and/or are addressed by uniformly applied development policies and standards and do not present conditions that could trigger the preparation of a subsequent or supplemental CEQA document under CEQA Guidelines Section 15162.

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3 Consistency Checklist

1. **Project title:**

   The Meadows at Bailey Canyon Specific Plan Vesting Tentative Map

2. **Lead agency name and address:**

   City of Sierra Madre
   232 W Sierra Madre Boulevard
   Sierra Madre, California 91024

3. **Contact person(s) and phone number:**

   Claire Lin, 626-355-7135

4. **Project location:**

   The project site is located at 700 North Sunnyside Avenue (Assessor's Parcel Number 5761-002-008). The project site is located within the northwestern portion of the City of Sierra Madre (City), within Los Angeles County, California. The northwestern portion of the project site borders the City of Pasadena, while the base of the San Gabriel Mountains is located approximately 460 feet north of the site.

5. **Project sponsor's name and address:**

   Jonathan Frankel
   NUWI Sierra Madre, LLC
   jfrankel@atlantissd.com

General Plan Designation:

Residential Low Density

7. **Zoning:**

   One-Family Residential/Specific Plan (R-1/SP)

8. **Description of project (i.e., the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):**

   The proposed project consists of a vesting tentative tract map (No. 83966) (tentative map) to implement the residential development described in the Meadows at Bailey Canyon Specific Plan. The proposed project would subdivide an approximately 17.26-acre parcel adjacent to the existing Mater Dolorosa Retreat Center in Sierra Madre. The proposed subdivision would include: forty-two (42) lots for single family home development (Lots 1-42), six (6) open space lots (Lots A-F), and one (1) open space park area (Lot 43).

Sunnyside Avenue, Carter Avenue, "A" Street, "B" Street, and "C" Street would be publicly dedicated streets. Lot A would include ingress access easements for the existing Retreat Center.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is surrounded by Bailey Canyon and Bailey Canyon Wilderness Park to the east, and existing single-family residential development to the south and west, and the Mater Dolorosa Retreat Center, which is primarily used to host religious and silent retreats and other activities, to the north.

10. Project Approvals:

The proposed project would require the following discretionary permits and approvals from the City. As such, these permits are subject to CEQA review.

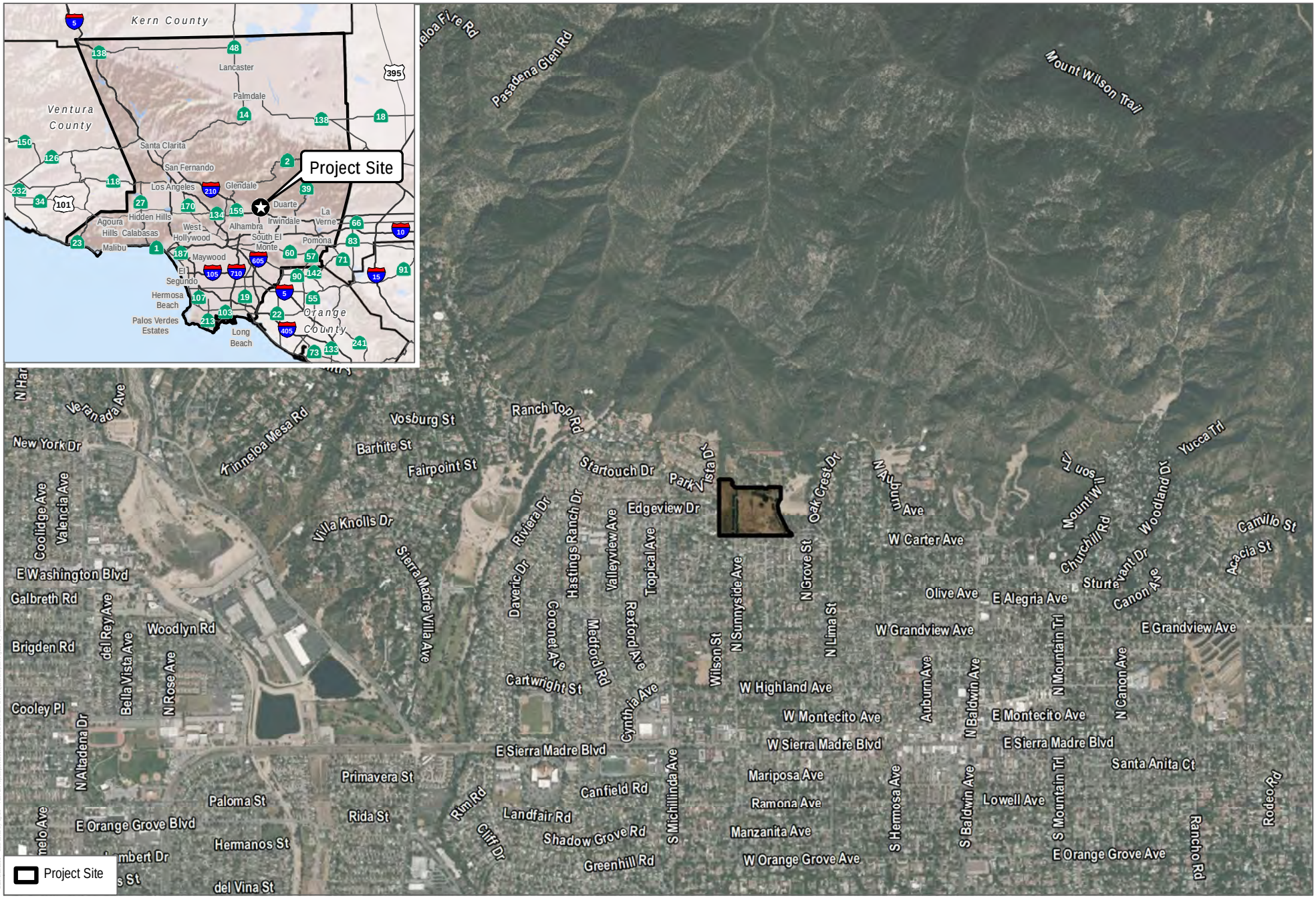
- Vesting Tentative Map

11. Prior Environmental Document(s) Analyzing the CEQA Guidelines Section 15182 Exemption:

The Meadows at Bailey Canyon Final Environmental Impact Report, September 2022.

State Clearinghouse Number 2020060534.

The FEIR may be viewed on the City of Sierra Madre website at the link below: https://www.cityofsierramadre.com/cms/One.aspx?portalId=212393&pageId=16548213 and the Notice of Exemption for this project can be accessed at https://www.cityofsierramadre.com/



SOURCE: County of Los Angeles 2020; Bing Maps

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0 1,000 2,000 Feet

FIGURE 1

Project Location

The Meadows at Bailey Canyon Specific Plan Vesting Tentative Map

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LEGEND

PROJECT BOUNDARY (17.30 AC)

LOW DENSITY RESIDENTIAL (9.19 AC)

OPEN SPACE (0.35 AC) - NOTE: LANDSCAPE AT LOT A TO BE MAINTAINED BY MDRC

PARK SPACE (3.04 AC)

GRADING AND LANDSCAPE BUFFER (1.04 AC)

SOURCE: Fuscoe, 2021

FIGURE 2

Specific Plan FEIR Conceptual Site Plan

The Meadows at Bailey Canyon Specific Plan Vesting Tentative Map

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CEQA Guidelines Section 15182 Exemption Checklist

This CEQA Guidelines Section 15182 Exemption Checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact as a result of any of the factors set forth in CEQA Guidelines Section 15162 triggering additional review under CEQA.

A project does not qualify for a CEQA Guidelines Section 15182 exemption if the project is determined to result in one or more of the following: (1) substantial changes proposed which result in new or worse effects; (2) changes in the circumstances surrounding the project which create new or worse effects; (3) new information results in significant effect not discussed in Specific Plan FEIR; (4) new information results in new or worse effects than discussed in the Specific Plan FEIR; (5) new information results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, that would now be feasible; or (6) new information results in mitigation measures that are considerably different than in the Specific Plan FEIR.

A summary of each potential environmental effect of the project is provided below in the exemption checklist for each subject area.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is: (1) substantial changes proposed which result in new or worse effects; (2) changes in the circumstances surrounding the project which create new or worse effects; (3) new information results in significant effect not discussed in Specific Plan FEIR; (4) new information results in new or worse effects than discussed in the Specific Plan FEIR; (5) new information results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, that would now be feasible; or (6) new information results in mitigation measures that are considerably different than in the Specific Plan FEIR, as indicated below and described in the checklist on the following pages.

□ Aesthetics	□ Agriculture and Forest Resources	□ Air Quality
□ Biological Resources	□ Cultural Resources	□ Energy
□ Geology and Soils	□ Greenhouse Gas Emissions	□ Hazards and Hazardous Materials
□ Hydrology/Water Quality	□ Land Use/Planning	□ Mineral Resources
□ Noise	□ Population/Housing	□ Public Services
□ Recreation	□ Transportation/Traffic	□ Tribal Cultural Resources
□ Utilities/Service Systems	□ Wildfire	□ Mandatory Findings of Significance

Determination

Based on this initial evaluation:

I find that the proposed project WOULD NOT result in: (1) substantial changes proposed which result in new or worse effects; (2) changes in the circumstances surrounding the project which create new or worse effects; (3) new information results in significant effect not discussed in Specific Plan FEIR; (4) new information results in new or worse effects than discussed in the Specific Plan FEIR; (5) new information results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, that would now be feasible; or (6) new information results in mitigation measures that are considerably different than in the Specific Plan FEIR. NO FURTHER ACTION is required and a Notice of Exemption, pursuant to CEQA Guidelines Section 15062, will be filed indicating that the project IS ELIGIBLE for an EXEMPTION under CEQA Guidelines Section 15182 and Government Code Section 65457.

Signature	Date
Printed Name	Senior Planner Title

3.1 Aesthetics

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses aesthetic impacts in Section 4.1. The analysis reviews the potential for development accommodated by the Specific Plan to result in adverse effects on scenic vistas and resources, light or glare that could adversely affect day or nighttime views, degradation of the visual character of the City or specific neighborhoods, and damage to scenic resources.

As stated in the Specific Plan FEIR, the project site consists of largely undeveloped land with existing roads and infrastructure associated with the Mater Dolorosa Retreat Center. The aesthetic character of the project site is currently defined by the gently sloping and undeveloped landscape rising from the southern boundary of the project site toward the landscaped and built portion of the Mater Dolorosa Retreat Center.

The General Plan identifies the San Gabriel Mountains as contributing to the overall aesthetic quality of the City. In addition, the Bailey Canyon Wilderness Park is also located directly east of the project site which would provide views of the San Gabriel Mountains to the north. The project would not obstruct views of the San Gabriel Mountains from the Bailey Canyon Wilderness Park as the project site is located west of the wilderness park and the San Gabriel Mountains are located to the north. The project's uses are congruent with the surrounding land uses, which are largely composed of residential developments similar to the proposed project. Therefore, impacts to scenic vistas, including views of and from the San Gabriel Mountains, were found to be less than significant.

The Specific Plan FEIR states that there are no officially designated or eligible scenic highways that are within the vicinity of project site and there are no locally designated scenic roadways in the City. No impacts were found to occur.

The Specific Plan would amend the City's zoning code and City's General Plan to change the project site zoning to Specific Plan and the General Plan land use designation to Specific Plan to allow for the development of the residential development and neighborhood park. Because the amendments to the General Plan and zoning code would be approved concurrently with the project, the project would not conflict with the applicable zoning and land use designation.

Additionally, the Specific Plan FEIR includes the following General Plan policy related to aesthetics.

Policy L6.2: Ensure that any new or expanded structures in residential neighborhoods do not unreasonably obstruct significant mountain or basin views.

The Specific Plan FEIR found that implementation of the project would not result in substantial adverse effect on a scenic vista, including views of and from the San Gabriel Mountains, In compliance with General Plan Policy L6.2.

The Specific Plan contains design guidelines for implementation of the proposed project, which includes rules for lighting on the project site. The Specific Plan includes the following project design features (PDFs) would be implemented into the design of the project and would ensure potential impacts associated with glare would not occur. The Specific Plan FEIR determined that no mitigation measures specific to aesthetic impacts were required or identified.

Project design features:

PDF-AES-1 Lighting at the project site shall comply with Section 3.8.6(A.xii) of the Specific Plan, which includes the following development standards:

- All lighting of the building, landscaping, parking area, or similar facilities shall be in compliance with the City's Dark Sky Program.
- Lighting shall be hooded and directed downward to reflect away from adjoining properties.
- Lighting shall be confined to the lot boundaries and not be oriented towards neighboring properties to protect privacy.
- Pedestrian-scaled street lighting shall be provided within the proposed park areas pedestrian routes of travel to enable visibility and safety.

In addition, skylights proposed at the project site shall comply with Section 5.5.6 of the Specific Plan, which includes the following architectural design requirements:

- Skylight materials and elements should be consistent with the selected architectural style and be fully integrated into the roof design.
- Skylights shall employ the following strategies:
  - Glazing should be clear, flat, or non-reflective.
  - Tubular, domed, or "bubble" skylights shall not be used.
  - Skylights should be mounted on the same plan and angle as the roof.
- To eliminate skyward glare, interior lights should not be oriented upward through skylights.

PDF-AES-2 Solar panels shall comply with requirements outlined in Section 5.5.6 of the Specific Plan which includes the following, to reduce potential for glare:

- Solar panels shall include materials and elements that are consistent with the selected architectural style and shall be fully integrated into the roof design.
- Solar panels shall be oriented to the south to maximize efficiency and establish visual consistency across buildings.
- Flashing, sheet metal, and framing should be colored to match the roof material.

Project-Specific Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

The proposed vesting tentative map for the Meadows at Bailey Canyon Specific Plan would implement the development standards and uses as described in the Specific Plan FEIR and is within the same boundaries as described in the Specific Plan FEIR. Therefore, the project would be consistent with the surrounding visual environment. Therefore, the project would not impact public views

of these distance scenic resources. The project's impact would be less than significant impact on the visibility of scenic vistas consistent with the findings of the Specific Plan FEIR.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

As described in the Specific Plan FEIR, there are no officially designated or eligible state scenic highways within the vicinity of the project site. The closest designated scenic highway is California SR-2, located approximately 6.75 miles to the north of the project site. The closest eligible scenic highways are I-210, located approximately 5.5 miles west of the project site, and California SR-39, located approximately 8.75 miles east of the project site (Caltrans 2023). Therefore, implementation of the proposed project would not substantially damage scenic resources within a state scenic highway and no impact would occur.

c) In non-urbanized areas, would the project 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

As a result of the City's adoption of the Meadows at Bailey Canyon Specific Plan, the project site has been designated as Residential Low Density in the General Plan. The project site is currently zoned R-1 Single Family Residential with a Specific Plan Overlay. The vesting tentative map will implement the Single Family Residential land use and zoning by proposing the subdivision of the project site into 42 residential lots for single family home development.

As concluded in the Specific Plan FEIR, with compliance to General Plan Policy L6.2, the project would not result in a substantial adverse effect on a scenic vista, including views of and from the San Gabriel Mountains, as the San Gabriel Mountains are located approximately 460 feet to the north of the project site. The inclusion of open space would preserve undeveloped views of the hillside from the City. Therefore, the project would not conflict with General Plan objectives and policies governing scenic quality and impacts would be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The City of Sierra Madre is urbanized, and according to the Specific Plan FEIR, the project site is currently largely undeveloped, and the only sources of existing on-site lighting include light posts in the southern portion of the site. Other sources of light surrounding the project site include lighting typical of an urban setting from the adjacent residential uses.

The vesting tentative map would introduce approximately 9.16 acres of single-family residential uses, which was previously analyzed in the Specific Plan FEIR. With implementation of the PDFs included in the Specific Plan FEIR, development of the project would comply with the applicable General Plan objectives and policies. Therefore, impacts regarding light and glare would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to aesthetics found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to aesthetics.

3.2 Agriculture and Forestry Resources

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses impacts to agricultural resources in Section 4.2. As discussed in the Specific Plan FEIR, there are no important farmlands on the project site or within the City. The City is primarily built up and highly urbanized. The City does not have any lands designated or zoned as agriculture, forest land, timber land, or timber production.

The project site is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance by the State's Farmland and Mapping Program; the project site is also not subject to an existing Williamson Act contract. The Specific Plan FEIR concluded that no impacts related to conversion of farmland would occur; it also determined that no mitigation measures specific to agricultural impacts were required or identified.

Project-Specific Impact Analysis

a) 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?

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) 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))?

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

And

e) 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?

According to the Department of Conservation's California Important Farmland Finder, the project site and surrounding areas are classified as Urban and Build Up Land (DOC 2018). Additionally, the City does not contain any lands designated or zoned as agriculture, forest land, timber land, or timber production (City of Sierra Madre 2015a). Therefore, the project would not convert agricultural land to non-agricultural uses or result in the loss of forest land or conversion of forest land to non-forest use and no impact would occur.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to agriculture and forestry resources found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to agriculture and forestry resources.

3.3 Air Quality

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses air quality impacts in Section 4.3 and analyzed a range of potential impacts related to local and regional air quality. It determined that implementation of the Specific Plan would be consistent with the General Plan and growth projections of the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS). The project is accounted for in the California State Implementation Plan (SIP) and Regional Air Quality Strategy (RAQS), and therefore would be consistent with the most recently adopted 2016 South Coast Air Quality Management Plan (AQMP).

The air quality discussion herein is based on a project-specific Air Quality and Greenhouse Gas Emissions Analysis Technical Report that was prepared by Dudek (Appendix B). The technical report provides background information on criteria air pollutants, non-criteria air pollutants and odorous compounds. The Specific Plan FEIR found that the project's maximum daily construction emissions would not exceed the SCAQMD significance thresholds for VOC, Nox, CO, Sox, PM10, or PM2.5. In addition, the combined daily area, energy, and mobile source emissions from project operation would not exceed the SCAQMD operational thresholds for Nox, VOC, CO, Sox, PM10, and PM2.5. Cumulative air quality impacts from PM10 and PM2.5 would be reduced due to the requirement that all projects comply to SCAQMN Rule 403 (Fugitive Dust). Therefore, impacts regarding nonattainment pollutants were found to be less than significant.

Construction activities would generate emissions in excess of site-specific localized significance thresholds (LSTs) for PM10 and PM2.5; therefore, localized construction impacts during construction of the project would be potentially significant. Additionally, a construction Health Risk Assessment (HRA) was performed for the project and concluded that project construction activities would result in a residential maximum individual cancer risk greater than the significance threshold. However, implementation of **MM-AQ-1** would reduce construction emissions of PM10 and PM2.5 below the LTS and impacts from toxic air pollutants to less than significant. The Specific Plan FEIR also found that project odor impacts would be less than significant.

The Specific FEIR concluded that air quality impacts would be less than significant with implementation of MM-AQ-1.

Mitigation measures:

MM-AQ-1 Prior to the City's issuance of the demolition and grading permits for the Project, the Applicant shall demonstrate to the satisfaction of the Planning Division that its construction contractor will use a construction fleet wherein all 50-horsepower or greater diesel-powered equipment is powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines or equipment outfitted with CARB verified diesel particulate filters.

An exemption from this requirement may be granted if: (1) the Applicant documents equipment with Tier 4 Interim engines are not reasonably available, and (2) functionally equivalent diesel PM emission totals can be achieved for the project from other combinations of construction equipment (Tier 3 with level 3 diesel particulate filter, electric, compressed natural gas, hydrogen, etc.). For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used

instead (e.g., Tier 3), another piece of equipment could be upgraded to a Tier 4 Final or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards. Before an exemption may be granted, the Applicant's construction contractor shall: (1) demonstrate that at least two construction fleet owners/operators in Los Angeles County were contacted and that those owners/operators confirmed Tier 4 Interim equipment could not be located within Los Angeles County during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model (CalEEMod) or other industry standard emission estimation method, and documentation provided to the Planning Division confirms that necessary project-generated functional equivalencies in the diesel PM emissions level are achieved.

Project-Specific Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

b) 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?

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

And

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

As described in the Specific Plan FEIR, the project's potentially significant air quality impacts are reduced to less than significant with implementation of MM-AQ-1. The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and is within the same boundaries as described in the Specific Plan FEIR. Therefore, the vesting tentative map would not result in air quality impacts beyond what was identified in the Specific Plan FEIR and impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.

4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to air quality found all impacts to be less than significant with MMs incorporated. The Specific Plan FEIR included one MM to address impacts to air quality Implementation of MM-AQ-1 would ensure potential project impacts to air quality would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to air quality.

3.4 Biological Resources

The Meadows at Bailey Canyon Specific Plan FEIR Summary

As described in the Specific Plan FEIR, the project site is located to the south of the Mater Dolorosa Retreat Center and is bound by single-family residential areas to the west and south, a large retention basin and Bailey Canyon Wilderness Park to the east, and the foothills of the San Gabriel Mountains to the north. The project site is vacant and composed of almost entirely nonnative grasslands and herbaceous annuals.

A Sensitive Resources Analysis was prepared for the project (Appendix C1) which found that special-status plant and wildlife species are not expected to occur or have a low potential to occur at the project site. The project site has vegetation that could provide nesting habitat for protected birds. Potentially significant impacts to nesting birds would be reduced to less than significant with incorporation of mitigation measure **MM-BIO-1**, included below.

The project site does not support any native vegetation communities and the area appears to be regularly maintained No sensitive communities or riparian habitat occur on the project site, however riparian habitat was identified to the north and east of the project site. Potential impacts to nearby riparian habitat would be reduced to less than significant with incorporation of **MM-BIO-2,** included below**.**

No wetlands or other jurisdictional waters are observed on the project site, however, the project site is adjacent to wetlands and riparian features across the roadways which separate the project site from Bailey Canyon Wilderness Park. Potentially significant impacts to riparian habitats would be reduced to less than significant with incorporation of **MM-BIO-3**, included below.

The Specific Plan FEIR determined that the project would be consistent with the City's Community Forest Management Plan and with the General Plan Goals and Policies protecting biological resources. A Protected Tree Report was prepared for the project (Appendix C2) and identified 117 trees within the project site. The project would remove 14 protected trees onsite and would have direct impacts to 10 additional trees. Implementation of **MM-BIO-3** would require the project to replace existing protected trees on-site on a 1:1 ratio and would reduce impacts to less than significant. The project site is not located within any habitat conservation plan, natural community conservation plan, or other conservation plans. The Specific Plan FEIR concluded that impacts associated with biological resources would be less than significant following implementation of **MM-BIO-1** through **MM-BIO-3**, listed below.

Mitigation measures:

MM-BIO-1 **Nesting Bird Avoidance**. Initiation of construction activities (i.e., initial vegetation clearing) should avoid the migratory bird nesting season (January 1 through September 15), to reduce any potential significant impact to birds that may be nesting on the project site. If construction activities must be initiated during the migratory bird-nesting season, an avian nesting survey of the project site and contiguous habitat within 500 feet of all impact areas must be conducted for protected migratory birds and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act and California Fish and Game Code.

If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate no disturbance buffer, which shall be determined by the biologist based on the species' sensitivity to disturbance (typically 50 feet for common, urban-adapted species, 300 feet for other passerine species, and 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. A qualified biologist (with the ability to stop work) shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests occur.

MM-BIO-2 **Invasive Species.** The use of invasive plant species listed in the California Invasive Plant Council's Inventory as having a rating of Limited, Moderate, or High shall not be allowed for landscaping purposes.

MM-BIO-3 **Protected Tree Replacement**. The City's Tree Preservation and Protection Ordinance (Chapter 12.20) identifies tree replacement requirements for tree removal associated with a development project. In total, ten protected trees may be removed. As such, they shall be replaced at a minimum with a 24-inch box tree, on a 1:1 basis with a like species. The specific location of individual mitigation tree plantings on site would be addressed in the mitigation planting plan or landscape design plan prepared for the site.

In addition, all mitigation tree plantings shall be subject to a 5-year monitoring effort by an independent third-party certified arborist. The monitoring effort shall consider growth, health, and condition of the subject trees to evaluate success. The monitoring effort may result in a recommendation of remedial actions, such as replacing trees that are not thriving, should any of the tree plantings exhibit poor or declining health. In addition, because the project will have direct impacts to trees, an arborist would be required to be present on-site during the proposed widening of Carter Avenue, per the City's Tree Preservation and Protection Ordinance.

Project-Specific Impact Analysis

a) 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 Game or U.S. Fish and Wildlife Service?

As discussed in the Specific Plan FEIR, impacts to any species identified as a candidate, sensitive, or special status species would be less than significant with implementation of MM-BIO-1. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan. The vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not substantially impact any species identified as a candidate, sensitive, or special status species beyond what was identified in the Specific Plan FEIR. Therefore, with implementation of MM-BIO-1, impacts to special-status plants and wildlife would be less than significant.

b) 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?

and

c) 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?

As detailed in the Specific Plan FEIR, the project site does not contain riparian habitat, sensitive natural communities, or wetlands. However, impacts to riparian habitat and jurisdictional waters to the north of the project site would be mitigated to less than significant through implementation of MM-BIO-1. The proposed vesting tentative map is in the same location as the project described in the Specific Plan FEIR and therefore, impacts to special-status vegetation communities and jurisdictional waters would be less than significant.

d) 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?

As described in the Specific Plan FEIR, the project site contains potential nesting bird habitat (i.e., ornamental shrubs and trees). Nesting birds are protected under the Migratory Bird Treaty Act and the California Fish and Game Code (Section 3516). The project would maintain required compliance with the Migratory Bird Treaty Act and Fish and Game Code through the implementation of MM BIO-1; this would result in avoidance of indirect impacts to nesting birds, as monitoring and avoidance measures, if applicable, would be implemented should a nest be present, such that construction activities would not result in take. Implementation of this MM would reduce potential impacts on nesting birds to less than significant, as concluded in the Specific Plan FEIR.

The project site does not function as a wildlife corridor and provides no pass-through movement opportunities for wildlife. Additionally, the proposed project site does not contain habitat suitable for supporting nursery sites. As a result, implementation of the proposed project would not result in impacts to wildlife movement or nursery sites.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The vesting tentative map states that the project would remove 14 protected trees and would have impacts to 10 protected trees. As described in the Specific Plan FEIR, implementation of **MM-BIO-3** would reduce impacts to less than significant. The proposed vesting tentative map would not conflict with any local policies or ordinances protecting biological resources beyond what was identified in the Specific Plan FEIR. Therefore, with implementation of MM-BIO-3, impacts to local policies or ordinances protecting biological resources would be less than significant.

f) 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?

As described in the Specific Plan FEIR, the project site is not located within any habitat conservation plan, natural community conservation plan, or other conservation plans. No impact would occur.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to biological resources found all impacts to be less than significant with mitigation measures incorporated. The Specific Plan FEIR included four mitigation measures to address impacts to biological resources. Implementation of MM-BIO-1 through MM-BIO-3 would ensure potential project impacts to biological resources would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to biological resources.

3.5 Cultural Resources

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses cultural resources impacts in Section 4.5. Because of the project's proximity to the Mater Dolorosa Retreat Center and its association with the adjacent institutional use, a historical evaluation of the Mater Dolorosa Retreat Center was provided. A Historical Resources Technical Report (Appendix D1) and an Archaeological Resources Assessment (Appendix D2) were prepared for the project by Dudek in November 2020. According to the Specific Plan FEIR, no historical resources were identified within the project site as a result of the CHRIS records search, extensive archival research, field survey, or property significance evaluation. In addition, no archaeological resources were identified within the project site; however, ground disturbing activities associated with construction of the proposed project could result in the unanticipated discovery of previously uncovered archaeological resources. The Specific Plan FEIR found that implementation of **MM-CUL-1**, **MM-CUL-2**, and **MM-CUL-3** would reduce potential impacts to archeological resources to less than significant. No evidence of human remains, including those interred outside of formal cemeteries, was discovered during the records search, background research, or field survey; however, any disturbance of human remains that may occur during project construction would be potentially significant and would be mitigated to less than significant through implementation of **MM-CUL-4**. The Specific Plan FEIR concluded that impacts associated with cultural resources would be less than significant following implementation of **MM-CUL-1** through **MM-CUL-4**, listed below.

Mitigation measures:

MM-CUL-1 **Workers Environmental Awareness Program.** All construction personnel and monitors who are not trained archaeologists shall be briefed regarding unanticipated discoveries prior to the start of ground disturbing activities. A basic presentation shall be prepared and presented by a qualified archaeologist, in coordination with the Gabrieleño Band of Mission Indians-Kizh Nation, to inform all personnel working on the project about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also be instructed on the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the on-call archaeologist and if appropriate, Tribal representative. Necessity of training attendance should be stated on all project site plans intended for use by those conducting the ground disturbing activities.

MM-CUL-2 **On-Call Archaeological Construction Monitoring.** A qualified archaeologist shall be retained and on-call to respond and address any inadvertent discoveries identified during ground disturbing activities. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, shall oversee and adjust all monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material as well as determine, for purposes of Native American monitoring, when initial ground

disturbing activities are complete. The archaeological monitor shall be responsible for maintaining daily monitoring logs for those days monitoring is required. If monitoring is ultimately required, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance. This report shall document compliance with approved mitigation and all monitoring efforts as well as include an appendix with copies of all daily monitoring logs. The final report shall be submitted to the South Central Coastal Information Center (SCCIC).

MM-CUL-3 **Unanticipated Discovery of Archaeological Resources.** In the event that potential archaeological resources (sites, features, or artifacts) are exposed during construction activities involving ground disturbance for the proposed project, all construction work occurring within ~~100~~50 feet of the find shall immediately stop until a qualified archaeologist can evaluate the significance of the find and determine whether additional study is warranted. This avoidance buffer may be adjusted following inspection of this area by the qualified archaeologist. Depending upon the significance of the find under CEQA (14 CCR 15064.5[f]; PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.

MM-CUL-4 **Unanticipated Discovery of Human Remains.** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains, and no less than 100 feet from are of discovery, shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete his/her 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.

Project-Specific Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

As discussed in the Specific Plan FEIR, no historical resources were identified within the project site as a result of the CHRIS records search, extensive archival research, field survey, or property significance evaluation. Therefore, the project would not result in a substantial adverse change in the significance of a historical resource pursuant to §15064.5. The vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not contain historical resources beyond what was addressed in the Specific Plan FEIR. Therefore, impacts to historical resources would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

As discussed in the Specific Plan FEIR, no previously recorded archaeological resources were identified on the project site. However, ground disturbing activities associated with construction of the proposed project could result in the unanticipated discovery of previously uncovered archaeological resources. Implementation of MM-CUL-1 through MM-CUL-3 would reduce potential impacts to less than significant. The proposed vesting tentative map would not impact potential archeological resources beyond what was addressed in the Specific Plan FEIR. Therefore, impacts to would be less than significant.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

As discussed in the Specific Plan FEIR, there is no evidence of human remains at the project site. However, ground disturbing activities associated with construction of the proposed project could result in the unanticipated discovery of human remains. Implementation of MM-CUL-4 would reduce potential impacts to less than significant. The proposed vesting tentative map would not impact potential human remains beyond what was addressed in the Specific Plan FEIR. Therefore, impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to cultural resources found all impacts to be less than significant with MMs incorporated. The Specific Plan FEIR included four MMs to address impacts to cultural resources Implementation of MM-CUL-1 through MM-CUL-4 would ensure potential project impacts to cultural resources would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to cultural resources.

3.6 Energy

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses energy impacts in Section 4.6. As discussed in the Specific Plan FEIR, the electricity and natural gas used for construction of the project would be temporary and would be substantially less than that required for project operation and would have a negligible contribution to the project's overall energy consumption. The project would be built in accordance with applicable green building standards (Title 24, CalGREEN) and make use of a clean construction fleet. New facilities associated with the project would be subject to the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations. The efficiency standards apply to new construction of nonresidential buildings and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting.

In accordance with Title 24 Part 6, the proposed project would have: (a) sensor-based lighting controls—for fixtures located near windows, the lighting would be adjusted by taking advantage of available natural light; and, (b) efficient process equipment—improved technology offers significant savings through more efficient processing equipment. In accordance with Title 24, Part 11, mandatory compliance, the applicant would have: (a) 50% of its construction and demolition waste diverted from landfills; (b) mandatory inspections of energy systems to ensure optimal working efficiency; (c) low pollutant-emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring, and particle boards; and, (d) a 20% reduction in indoor water use. The Specific Plan FEIR found that the project would result in less than significant impacts regarding energy. No energy-related mitigation measures were required or identified.

Project-Specific Impact Analysis

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

As described in the Specific Plan FEIR, the project would have less than significant impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR, and therefore would not change the energy consumption from what was identified in the Specific Plan FEIR. The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project and impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project would be subject to and would comply with, at a minimum, the California Building Energy Efficiency Standards (24 CCR Part 6). Part 6 of Title 24 establishes energy efficiency standards for non-residential buildings constructed in California in order to reduce energy demand and consumption. As such, the project would comply with the California code requirements for energy efficiency. Part 11 of Title 24 sets forth voluntary and mandatory energy measures that are applicable to the project under CALGreen. The proposed vesting tentative map would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency; therefore, this impact would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to energy found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to energy.

3.7 Geology and Soils

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses impacts related to geology and soils in Section 4.7. The basic geologic setting of the project area has not changed since certification of the Specific Plan FEIR. the project site is not located on any known active, potentially active, or inactive fault traces or within a State of California Earthquake Special Study Zone or Alquist-Priolo Zone. The project would comply with **PDF-GEO-1** through **PDF-GEO-15**, below, which includes project recommendations from the Geotechnical Report (Appendix E). The geotechnical investigation indicates that the project site contains artificial fill and would require implementation of **MM-GEO-1**, below. The project site is underlain by soil with low expansion potential. Additionally, the project would not include septic tanks or other alternative wastewater treatment methods.

According to the geotechnical investigation, Pleistocene age deposits are mapped on portions of the project site, however, implementation of **MM-GEO-2** would reduce potential impacts to less than significant.

The Specific Plan FEIR found that all impacts, related to geology and soils would be less than significant with required implementation of the following PDFs and mitigation measures.

Project design features and mitigation measures:

PDF-GEO-1 **Ground Shaking and Seismic Design Criteria.** During the design phase of the proposed development on site, the project shall comply with the Earthquake Design Regulations of Chapter 16, Section 1613 of the California Building Code (CBC) 2019. Based on the mapped values, the coefficients and factors apply to the lateral-force design for the

proposed structures at the site are outlined in Appendix E, Geotechnical Investigation. Terrace deposits are at grade and Class D is recommended.

PDF-GEO-2 **Grading.** Grading of the site will consist of cut and fill operations to create building pads and associated streets. Grading shall involve the removal and recompaction or artificial fill and loose terrace deposits (see **MM-GEO-1**) in addition of mass-excavation of the project site. The following shall be incorporated during grading activities:

Monitoring: All earthwork, including clearing, site preparation, and fill replacement, shall be conducted with engineering control, under observation and testing by the geotechnical engineer and in accordance with the requirements of a site-specific geologic and geotechnical engineering report.

PDF-GEO-3 **Site Preparation.** The following shall be incorporated during site preparation activities:

- Existing Structure Location: The general contractor shall locate all surface and subsurface structure on the site or on the approved grading plan prior to preparing the ground.
- Existing Structural Removal: Any underground structures, including septic tanks, wells, pipelines, foundations, utilities, that have not been located prior to grading shall be removed or treated in a manner recommended by the Geotechnical Engineer.
- Clearing and Stripping: The construction areas shall be cleared and stripped of all vegetation, trees, bushes, sod, topsoil, artificial fill, debris, asphalt, concrete and other deleterious material prior to fill placement.
- Removals: Removals of suitable soil shall be performed on the site in accordance with the soils report.
- Subgrade Preparation: Subgrade for foundations, pavement areas, overexcavations, and for those areas receiving any additional fill be prepared by scarifying the upper 12 inches and moisture conditioning, as required to obtain at least optimum moisture, but not greater than 120 percent of optimum. The scarified areas shall be compacted to at least 90 percent of the maximum laboratory density, as determined by ASTM D-1557-12 compaction method. All areas to receive fill should be observed by the Geotechnical Engineer prior to fill placement.
- Subgrade Inspection: Prior to placing fill, the ground surface to receive fill should be observed, tested, and approved by the Geotechnical Engineer.

PDF-GEO-4 **Fill Placement.**

- Laboratory Testing: Representative samples of materials to be utilized as compacted fill shall be analyzed in a laboratory to determine their physical properties. If any material other than that previously tested is encountered during grading, the appropriate analysis of this material should be conducted.
- On-Site Fill Material: The on-site soils are adequate for re-use in controlled fills provided the soils do not contain any organic matter, debris, or any individual particles greater than 12 inches in diameter.

- Rock Fragments: Rock fragments less than 12 inches in diameter may be utilized in the fill, provided they are not placed in concentrated pockets, surrounded with fine grained material, and the distribution of the rocks is supervised by the Geotechnical Engineer. Any rock fragments over 6 inches should be kept below a depth of 5 feet. Rocks greater than 12 inches in diameter should be taken off-site, placed in fill areas designated as suitable for rock disposal, or placed in accordance with the recommendations of the Geotechnical Engineer.
- Subgrade Verification and Compaction Testing: Regardless of material or location, all fill material should be placed over properly compacted subgrades in accordance with the Site Preparation section of Appendix E, Geotechnical Investigation, of this EIR. The condition of all subgrades shall be verified by the Geotechnical Engineer before fill placement or earthwork grading begins. Earthwork monitoring and field density testing shall be performed during grading to provide a basis for opinions concerning the degree of soil compaction attained.
- Fill Placement: Approved on-site material shall be evenly placed, watered, processed, and compacted in controlled horizontal layers not exceeding eight inches in loose thickness, and each layer should be thoroughly compacted with approved equipment. All fill material should be moisture conditioned, as required to obtain at least optimum moisture, but not greater than 120 percent of optimum moisture content. The fill shall be placed and compacted in horizontal layers, unless otherwise recommended by the geotechnical engineer.
- Compaction Criteria - Shallow Fills: For fills less than 40 feet in vertical thickness, each layer shall be compacted to at least 90 percent of the maximum laboratory density for material used as determined by ASTM D-1557-12. The field density shall be determined by the ASTM D-1556-07 method or equivalent. Where moisture content of the fill or density testing yields compaction results less than 90 percent, additional compaction effort and/or moisture conditioning, as necessary, shall be performed, until the fill material is in accordance with the requirements of the Geotechnical Engineer.
- Fill Material - Moisture Content: All fill material placed shall be moisture conditioned, as required to obtain at least optimum moisture, but not greater than 120 percent. If excessive moisture in the fill results in failing results or an unacceptable pumping condition, then the fill shall be allowed to dry until the moisture content is within the necessary range to meet the required compaction requirements or reworked until acceptable conditions are obtained.
- Keying and Benching: All fills should be keyed and benched through all topsoil, slopewash, alluvium or colluvium or creep material, into sound terrace deposits or firm material where the slope receiving fill is steeper than 5:1 (Horizontal: Vertical) or as determined by geotechnical engineer. The standard acceptable bench height is four feet into suitable material. The key for side hill fills shall be a minimum of 15 feet within firm materials, with a minimum toe embankment of 2 feet into firm material, unless otherwise specified by the geotechnical engineer.
- Drainage Devices: Drainage terraces and subdrainage devices shall be constructed in compliance with the ordinances of the controlling governmental agency, or with the recommendations of the Geotechnical Engineer and Engineering Geologist.
- Cut-Fill Transition: Where a cut-fill transition is present beneath planned structures, the cut area shall be overexcavated three feet below the bottom of proposed footings and the

excavated material shall be replaced as compacted fill to reduce the transition condition. These guidelines shall also be followed in areas where lots are underlain by soils or rock with differential expansion potential and also for lots located above descending buttress and stabilization fills.

PDF-GEO-5 **Grading Control.** Grading control activities shall comply with the following:

- Grading Inspection: Earthwork monitoring and field density testing shall be performed by the Geotechnical Engineer during grading to provide a basis for opinions concerning the degree of soil compaction attained. The Contractor shall receive a copy of the geotechnical engineer's Daily Field Engineering Report, which shall indicate the results of field density tests for that day. Where failing tests occur or other field problems arise, the contractor shall be notified of such conditions by written communication from the geotechnical engineer in the form of a conference memorandum, to avoid any misunderstanding arising from oral communication.
- Subgrade Inspection: All processed ground to receive fill and overexcavations should be inspected and approved by the Geotechnical Engineer prior to placing any fill. The contractor should be responsible for notifying the geotechnical engineer when such areas are ready for inspection. Inspection of the subgrade may also be required by the controlling governmental agency within the respective jurisdictions.
- Subgrade Testing: Density tests shall also be made on the prepared subgrade to receive fill, as required by the Geotechnical Engineer.
- Density Testing Intervals: In general, density tests shall be conducted at minimum intervals of 2 feet of fill height or every 500 cubic yards. Due to the variability that can occur in fill placement and different fill material characteristics, a higher number of density tests may be warranted to verify that the required compaction is being achieved

PDF-GEO-6 **Cut Slopes.** Cut slope activities shall comply with the following:

- Gradient: All cut slopes shall be designed at a gradient of 2:1 or less.
- Observation: The Engineering Geologist shall observe all cut slopes excavated in rock, lithified or formation material at vertical intervals not exceeding ten feet.
- Change of Conditions: If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints or faults planes, or areas of unstable material are encountered during grading, these conditions shall be analyzed by the engineering geologist and geotechnical engineer, and recommendations shall be made to treat these problems.
- Protection: Cut slopes that face in the same direction as the prevailing drainage shall be protected from slopewash by a non-erosive interceptor swale placed at the top of the slope.
- Criteria: Unless otherwise specified in the geotechnical and geological report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of controlling governmental agencies.

- Drainage Devices: Drainage terraces shall be constructed in compliance with the ordinances of controlling governmental agencies, or with the recommendations of the geotechnical engineer or engineering geologist.

PDF-GEO-7 **Fill Slopes.** Fill slopes activities shall comply with the following:

- Gradient: All fill slopes shall be designed at a gradient of 2:1 or less.
- Slope Face - Compaction Criteria: The contractor shall be required to obtain a minimum relative compaction of 90 percent out to the finish slope face of fill slopes, buttresses and stabilization fills. This may be achieved by overbuilding the slope a minimum of five feet, and cutting back to the compacted core, or by direct compaction of the slope face with suitable equipment, or by any other procedure which produces the required compaction. If the method of achieving the required slope compaction selected by the contractor fails to produce the necessary results, the contractor should rework or rebuild such slopes until the required degree of compaction is obtained. Slope testing shall include testing the outer six inches to three feet of the slope face during and after placement of the fill. In addition, during grading, density tests will be taken periodically on the flat surface of the fill three to five feet horizontally from the face of the slope.
- Slope Face - Vegetation: All fill slopes shall be planted or protected from erosion by methods specified in the geotechnical report, or required by the controlling governmental agency.

PDF-GEO-8 **Utility Trenching and Backfill.** Utility trenching and backfill activities shall comply with the following:

- Utility Trenching: Open excavations and excavations that are shored shall conform to all applicable Federal, State and local regulations.
- Backfill Placement: Approved on-site or imported fill material shall be evenly placed, watered, processed, and compacted in controlled horizontal layers not exceeding eight inches in loose thickness, and each layer should be thoroughly compacted with approved equipment. All fill material shall be moisture conditioned, as required to obtain at least optimum moisture, but not greater than 120 percent of optimum moisture content. The fill shall be placed and compacted on a horizontal plane, unless otherwise recommended by the geotechnical engineer.
- Backfill Compaction Criteria: Each layer of utility trench backfill shall be compacted to at least 90 percent of the maximum laboratory density determined by ASTM D- 1557-12. The field density shall be determined by the ASTM D-1556-07 method or equivalent. Where moisture content of the fill or density testing yields compaction results less than 90 percent, additional compaction effort and/or moisture conditioning, as necessary, shall be performed, until the compaction criteria is reached.
- Exterior Trenches Adjacent to Footings: Exterior trenches, paralleling a footing and extending below a 1H:1V plane projected from the outside bottom edge of the footing, shall be compacted to 90 percent of the laboratory standard. Sand backfill, unless it is similar to the in-place fill, shall not be allowed in these trench backfill areas. Density testing, along with probing, should be accomplished to verify the desired results.

- Pipe Bedding: We recommend that a minimum of 6 inches of bedding material shall be placed in the bottom of the utility trench. All bedding materials shall extend at least 4 inches above the top of utilities which require protection during subsequent trench backfilling. All trenches shall be wide enough to allow for compaction around the haunches of the pipe.
- Groundwater Migration: Backfilled utility trenches may act as French drains to some extent, and considerable groundwater flow along utility bedding and backfill shall be expected. Wherever buried utilities, or structures which they may intersect, could be adversely affected by such drainage, provisions shall be made to collect groundwater migrating along the trench lines. These situations include where buried utilities enter buildings, particularly where they enter below grade mechanical rooms, and where buried utilities enter junction boxes or switching stations that are intended to remain dry. Measures that remedy this include, but are not limited to, placement of perforated drain pipes below and continuous with bedding materials, and placement of seepage barriers such as lean mix concrete or controlled density fill (CDF).

PDF-GEO-9 **Construction Considerations.** Construction activities shall comply with the following:

- Erosion Control: Erosion control measures, when necessary, shall be provided by the contractor during grading and prior to the completion and construction of permanent drainage controls.
- Compaction Equipment: It is also the contractor's responsibility to have suitable and sufficient compaction equipment on the project site to handle the amount of fill being placed and the type of fill material to be compacted. If necessary, excavation equipment shall be shut down to permit completion of compaction in accordance with the recommendations contained herein. Sufficient watering devices/equipment shall also be provided by the contractor to achieve optimum moisture content in the fill material.
- Final Grading Considerations: 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.

PDF-GEO-10 **Temporary Excavations.** Where the necessary space is available, temporary unsurcharged embankments may be slope back without shoring. The slope should not be cut steeper than 5 feet and below at near vertical temporary gradient, and above 5 feet at a 1:1 temporary gradient. In areas where soils with little or no binder are encountered, shoring or flatter excavation slopes shall be made. The recommended temporary excavation slopes do not preclude local ravelling or sloughing. Where sloped embankments are used, the top of the slope should be barricaded to prevent equipment and heavy storage loads within five feet of the top of the slope. If the temporary construction embankments are to be maintained for long periods, berms should be constructed along the top of the slope to prevent runoff water from eroding the slope faces. The soils exposed in the temporary backcut slopes during excavation shall be observed by qualified personnel so that modifications of the slopes can be made if variations in the soil conditions occur. On-site grading should not undermine support of existing offsite improvements.

PDF-GEO-11 **Drainage/Landscape Maintenance.** The southern area of the site, where the proposed park would be located, may be used for stormwater infiltration. The site is underlain by mostly sandy soil, which have acceptable infiltration rates. However, additional subsurface

exploration and infiltration testing shall be required in this area to determine the actual soil infiltration rates for design purposes of the system used. Any infiltration systems shall be setback a sufficient distance from proposed structures and adjacent properties to avoid adverse impacts. These distances shall be determined with future studies.

In areas of residential development, water shall not be allowed to pond or seep into the ground, or flow over slopes in a concentrated manner. Roof gutters and yard drains shall be provided. Pad drainage shall be directed toward the street or any approved watercourse area swale via non-erosive channel, pipe and/or dispersion devices.
In addition to control of landscape watering, pad drainage shall slope away from structures.

PDF-GEO-12 **Conventional Foundation Recommendations.** Appendix E includes recommendations for foundation design, including bearing subgrades, subgrade verification, footing depth and width, and bearing pressures, provided for preliminary design purposes and the final expansion index shall be determined following grading. Conventional or post-tensioned foundations shall be used to support the proposed structures. All footings should meet current slope setback requirements. Foundations shall be designed for low expansive soil conditions. The proposed project shall comply with conventional foundation design, as outlined in the final design of the project.

PDF-GEO-13 **General Recommendations.** The project shall comply with the following general recommendations:

1. Drainage and Site Maintenance: All slab foundation areas shall be moisture conditioned to at least optimum moisture, but no more than 5 percent above optimum moisture for a depth of at least 12 inches below subgrade for low expansion index soil. The post-tensioned slab designer shall determine if the moisture penetration is sufficient for this design. The subgrade soil moisture shall be observed by a soil engineer or his/her representative prior to pouring concrete. It is suggested the above stated moisture be obtained and maintained at least a suggested 2 days prior to pouring concrete.
2. A 10-mil Visqueen vapor barrier shall be placed underneath habitable area slabs and/or slabs with floor coverings. This barrier can be placed directly on the subgrade soils, but should be overlain by a two-inch layer of imported sand. This vapor barrier shall be lapped and sealed (especially around the utility perforations) adequately to provide a continuous waterproof barrier under the entire slab.
3. Surface water shall be kept from infiltrating into the subgrade adjacent to the house foundation system. This may include, but not be limited to rain water, roof water, landscape water and/or leaky plumbing. The lots are to be fine graded at the completion of construction to include positive drainage away from the structure and roof water will be collected via gutters, downspouts, and transported to the street in buried drain pipes. Homebuyers should be cautioned against constructing open draining planters adjacent to the houses, or obstructing the yard drainage in any way.
4. Utility trenches beneath the slabs shall be backfilled with compacted native soil materials, free of rocks.
5. Subgrade soil beneath footings and slabs should be premoistened prior to placement of concrete.

6. Standard County of Los Angeles structural setback guidelines are applicable, except where superseded by specific recommendations by the project geologist and geotechnical engineer.
7. Building or structure footings shall be set back a horizontal distance, consistent with the requirements of Appendix E.
8. Prior to placing concrete in the footing excavations, an inspection shall be made by our representative to ensure that the footings are free of loose and disturbed soils and are embedded in the recommended material.

PDF-GEO-14 **Retaining Walls.** Retaining wall footings should be founded into compacted fill or dense terrace deposits. The near surface on site soils have a low expansion index and should be confirmed prior to foundation construction. The equivalent fluid pressures recommended are based on the assumption of a uniform backfill and no build-up of hydrostatic pressure behind the wall. To prevent the build-up of lateral soil pressures in excess of the recommended design pressures, over compaction of the fill behind the wall should be avoided. This can be accomplished by placement of the backfill above a 45-degree plane projected upward from the base of the wall, in lifts not exceeding eight inches in loose depth, and compacting with a hand-operated or small, self- propelled vibrating plates.

8. **Conventional (Yielding) Retaining Walls.** All recommendations for active lateral earth pressures contained herein assume that the anticipated retaining structures are in tight contact with the fill soil (or dense alluvium) that they are supposed to support. The earth support system must be sufficiently stiff to hold horizontal movements in the soil to less than one percent of the height of the vertical face, but should be free-standing to the point that they yield at the top at least 0.1 percent of the height of the wall.
9. **Earth Pressures on Conventional (Yielding) Retaining Walls.** The earth pressures on walls retaining permeable material, compacted fill, or natural soil shall be assumed equal to that exerted by an equivalent fluid with densities consistent with those listed in Appendix E.
10. **Restrained (Non-Yielding) Walls.** Restrained (Non-Yielding) Walls shall be constructed consistent with ASTM D-1557-12, and the requirements of Appendix E.
11. **Seismic Pressures for Retaining Walls.** Seismic Pressures for Retaining Walls shall be constructed consistent with the requirements of Appendix E.

PDF-GEO-15 **General Recommendations for Retaining Walls.** The following general recommendations shall be implemented for construction of retaining walls:

- Any anticipated superimposed loading, such as upper retaining walls, other structures, within a 45-degree projection upward from the wall bottom, except retained earth, shall be considered as surcharge and provided in the design.
- A vertical component equal to one-third of the horizontal force so obtained may be assumed at the application of force.
- The depth of the retained earth shall be the vertical distance below the ground surface, measured at the wall face for stem design or measured at the heel of the footing for overturning and sliding.

- The walls shall be constructed with weep holes near the bottom, on five-foot centers or with perforated drainpipe in a gravel envelope at the bottom and behind the wall. A one-foot thick zone of clean granular, free-draining material should be placed behind the wall to within three feet of the surface. On-site soil may be used for the remainder of the backfill and should be compacted to 90 percent relative compaction as determined by ASTM Test Designation D-1557-12.
- A concrete-lined swale is recommended behind retaining walls that can intercept surface runoff from upslope areas. The surface runoff shall be transferred to an approved drainage channel via non-erosive drainage devices.

MM-GEO-1 **Removal and Recompaction of Artificial Soil**. Prior to the commencement of any construction activity on site, the project contractor shall remove and recompact all artificial soil present within the limits of proposed grading, as deep as 18 feet bgs.

MM-GEO-2 **Paleontological Monitoring and Resource Treatment**. Prior to the commencement of any grading activity on site, the project applicant shall retain a Qualified Paleontologist meeting the Society of Vertebrate Paleontology (SVP) standards and guidelines, subject to the review and approval of the City of Sierra Madre's Planning Department. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall be consistent with the guidelines of the SVP. The Qualified Paleontologist shall attend the pre-construction meeting and their representative, the Qualified Monitor, shall be on site during all rough grading and other significant ground-disturbing activities at depths greater than 5 feet below the ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the Qualified Monitor shall temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery shall be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed, the Qualified Monitor shall remove the rope and allow grading to recommence in the area of the find.

Project-Specific Impact Analysis

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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?

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

The project site is not located on any known active, potentially active, or inactive fault traces or within a State of California Earthquake Special Study Zone or Alquist-Priolo Zone. The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. The PDFs included in the Specific Plan FEIR would reduce potential impacts to less than significant. As such, impacts associated with the development of the proposed project would be consistent with the analysis in the Specific Plan FEIR and the proposed vesting tentative map would not result in any significant impacts.

b) Would the project result in substantial soil erosion or the loss of topsoil?

As described in the Specific Plan FEIR, the project would be required to comply with existing regulations and implement PDF-GEO-1 through PDF-GEO-15, which would reduce potential impacts regarding soil erosion or the loss of topsoil to less than significant. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and is within the same boundaries as described in the Specific Plan FEIR. The vesting tentative map would not have impacts to soil erosion or the loss of topsoil beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

c) 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 off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. Implementation of MM-BIO-1, as well as PDF-GEO-1 through PDF-GEO-15 would reduce project impacts associated with a geologic unit that or soil that is unstable, or that would become unstable to less than significant. The proposed vesting tentative map would not have impacts to unstable geologic units or soil beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

d) 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?

As noted in the Specific Plan FEIR, the project site is underlain by soils with low expansion potential. Compliance with **PDF-GEO-12** would further reduce impacts associated with expansive soils. The proposed vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not be located on expansive soil beyond what was addressed in the Specific Plan FEIR. As such, impacts associated with the project would be consistent with the analysis in the Specific Plan FEIR and the proposed vesting tentative map would not result in any significant impacts related to expansive soil.

e) 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?

As discussed in the Specific Plan FEIR, the project would not include septic tanks or other alternative wastewater treatment methods. Therefore, the project would have no impact.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

As noted in the Specific Plan FEIR, implementation of **MM-GEO-2** would reduce potential impacts to paleontological resources to less than significant. The proposed vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would have impacts to paleontological resources beyond what was addressed in the Specific Plan FEIR. As such, impacts associated with the project would be consistent with the analysis in the Specific Plan FEIR and the proposed vesting tentative map would not result in any significant impacts related to paleontological resources.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.

6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to geology and soils found all impacts to be less than significant with PDFs and MMs incorporated. The Specific Plan FEIR included 12 PDFs and two MMs to address impacts to geology and soils. Implementation of PDF-GEO-1 though PDF-GEO-12, MM-GEO-1, and MM-GEO-2 would ensure potential project impacts to geology and soils would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to geology and soils.

3.8 Greenhouse Gas Emissions

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses GHG emissions in Section 4.8. An Air Quality and Greenhouse Gas Emissions Analysis Technical Report was prepared for the project by Dudek in November 2020 (Appendix B). The Specific Plan FEIR states that implementation of the Specific Plan would generate new greenhouse gas emissions, indirectly and directly. According to the report, estimated project-generated GHG emissions would be less than the SCAQMD significance threshold. In addition, the project would be consistent with the statewide GHG-reducing strategies of the state, the General Plan Policies regarding GHG emissions, CARB's 2008 and 2017 Scoping Plan, and SCAG's Connect SoCal RTP/SCS. Therefore, the Specific Plan FEIR concluded that there would be no Specific Plan-related impacts to GHG emissions, and no mitigation measures were required or identified.

Project-Specific Impact Analysis

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

As described in the Specific Plan FEIR, the project would have less than significant impacts regarding GHG emission. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR, and therefore would not generate more GHG emissions compared to what was identified in the Specific Plan FEIR. The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project and impacts would be less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As described in the Specific Plan FEIR, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and no mitigation is required. The proposed vesting tentative map includes the same development and uses as described in the Specific Plan FEIR and would not impact an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to GHG emissions found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to GHG emissions.

3.9 Hazards and Hazardous Materials

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FFEIR assesses hazards and hazardous materials impacts in Section 4.9. The Specific Plan FEIR states that all hazardous materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. A Phase I Environmental Site Assessment (ESA) and a Phase II ESA were prepared for the proposed project in July 2020 by Stantec Consulting Services Inc. (Stantec) (Appendix F1). The Phase I and Phase II ESAs found that no evidence of recognized environmental conditions (RECs) in connection to the project site were revealed. Additionally, the project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Specific Plan FEIR found that no schools are located within 0.25 miles of the project site and that the project site is not located within two miles of any airport. No impacts regarding emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school; or regarding a safety hazard or excessive noise for people residing or working in the project area would occur.

At the time of the Specific Plan FEIR, the City was in the process of preparing a Local Hazard Mitigation Plan (LHMP); a draft was released for public review in February 2020. The project's evacuation approach was found to be consistent with the City's and County's evacuation approach. All construction activities including would occur in accordance with City requirements to ensure that adequate emergency access to the project

site. In addition, driveways and roadways providing access to the project site would comply with the City's roadway standards and the 2019 CFC Section 503.

A Fire Protection Plan (FPP) has been prepared for the project to address potential wildfire hazards (Appendix F2). The project site is located within a wildland–urban interface location that is statutorily designated as a Local Responsibility Area VHFHSZ. The Specific Plan FEIR therefore concluded that impacts associated with hazards and hazardous materials would be less than significant through compliance with existing regulations and **PDF-WF-1**, described in Section 3.20, which requires compliance with the FPP.

Project-Specific Impact Analysis

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

As noted in the Specific Plan FEIR, all hazardous materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR. As such, the project would be required to comply with all federal, state, and local laws regulating the management, use, storage, and transportation of hazardous materials.

For these reasons, the project would have a less than significant impact related to the routine transport, use, disposal, or release of hazardous materials.

b) 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?

As described in the Specific Plan FEIR, the Specific Plan would result in less than significant impacts associated with the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The proposed vesting tentative map would not result in hazardous materials beyond what was previously analyzed in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

c) 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 the Don Benito Fundamental School, located approximately 0.33 miles west of the project site, and the Alverno Heights Academy, located 0.3 miles south of the project site. Therefore, the project would not emit hazardous emissions or handle hazardous materials within one-quarter mile of an existing or proposed school; no impact would occur.

d) Would the project be located on a site that 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?

Review of Cortese List sites indicate that the project site is not listed as a hazardous waste site according to the EnviroStor and GeoTracker databases. The project site is not located on a site identified on the Department of Toxic Substances Control (DTSC) EnviroStor listing (DTSC 2023). The closest site on the DTSC list is located approximately 0.55 miles east of the site, identified as an inactive military evaluation clean-up site (80000468). The project site is also not located on a site identified by the California State Water Resources Control Board (SWRCB) GeoTracker undergoing or requiring remediation (clean-up) (SCWRCB 2023). There are no open cases listed on the EnviroStor or GeoTracker databases within 1.25 miles of the project site. Therefore, the project is not located a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and the impact would be less than significant.

e) 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?

As noted in the Specific Plan FEIR, the closest airport to the project site is the San Gabriel Valley Airport, located approximately 6 miles south of the project site. An airport land use compatibility plan (ALUCP) has not been developed for the San Gabriel Valley Airport and the project is not within two miles of a pubic airport; therefore, the project would have no impact.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The City has not adopted an emergency response plan or emergency evacuation plan. However, the City adopted a LHMP in December 2020. The proposed vesting tentative map would result in the same access and uses as analyzed in the Specific Plan FEIR. As described in the Specific Plan FEIR, the project's evacuation approach would be consistent with the City's and County's evacuation approach. The proposed vesting tentative map would be consistent with the Specific Plan's FPP and provide adequate emergency access throughout the project site. The project would comply with existing regulations and PDF-WF-1, outlined in the Specific Plan FEIR. In addition, the vesting tentative map proposed easements for fire lane purposes. For these reasons, the project would have a less than significant impact.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The vesting tentative map states that the project is located in a very high wildfire hazard area. Additionally, according to the City of Sierra Madre General Plan, the project site is located in a Very High Fire Hazard Zone (City of Sierra Madre 2015b). As stated in the Specific Plan FEIR, the project would comply with the existing regulations and implement project design features identified in the FPP. The vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not expose people or structures, either directly or indirectly, to a significant risk of

loss, injury or death involving wildland fires beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to hazards and hazardous materials found all impacts to be less than significant with PDFs incorporated. The Specific Plan FEIR included one PDF to address impacts to hazards and hazardous materials. Implementation of PDF-WF-1 would ensure potential project impacts to hazards and hazardous materials would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to hazards and hazardous materials.

3.10 Hydrology and Water Quality

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses hydrology and water quality impacts in Section 4.10. It addresses the following potential impacts, as summarized below: water quality standards; groundwater; alteration of existing drainage patterns resulting in erosion or flooding; urban runoff in relation to storm drainage system capacity and increased pollutants; flood hazards; inundation by seiche, tsunami, or mudflow; and conflicts with implementation of a water quality control plan or sustainable groundwater management plan.

Water Quality Standards

Development under the Specific Plan would result in construction activity that could generate pollutants that might adversely affect urban runoff. Construction of the project would result in more than 1 acre of land disturbance; therefore, the project would be required to prepare and implement a SWPPP, in accordance with the Statewide Construction General Permit. This requires implementation of water quality BMPs to ensure that water quality standards are met and that stormwater runoff from the construction work areas

does not cause degradation of water quality in receiving water bodies. as part of project site improvements, the project would include development of two storm drain networks, in order to properly convey flows from the western and eastern portions of the site. The increase in impervious area would result in reduced percolation and groundwater recharge as well as more surface runoff. The structural BMPs implemented for the project include the 63,500-cubic-foot retention storage gallery, which would consist of approximately 2,400 linear feet of 60-inch diameter perforated pipe surrounded by gravel bed and would be consistent with the Cities Low-Impact Development (LID) Plan requirements found within Section 15.58.080, LID plan requirement, of the Sierra Madre Municipal Code. The retention storage gallery would be approximately 24 inches below ground and would promote water quality treatment through infiltration. With implementation of these project site improvements as well as compliance with all existing water quality regulations, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. For these reasons the Specific Plan FEIR determined that these measures would reduce potential adverse impacts to water quality to a level of less than significant.

Groundwater

The Raymond Groundwater Basin underlies the entire project site and water resources is managed by the Raymond Basin Judgment (RBJ). The total projected water supplies available to Sierra Madre Water Department (SMWD) during normal, single-dry, and multiple-dry years would be sufficient to meet the projected water demands for the proposed project. With implementation **PDF-UTL-1**, described in Section 3.19, impacts associated with groundwater supplies and recharge would be **less** than significant.

Alteration of Existing Drainage Patterns Resulting in Erosion or Flooding

As described in the Specific Plan FEIR, development under the Specific Plan would result in alterations to drainage, such as changes in ground surface permeability via paving, and changes in topography via grading and excavation. As described in Section 3.7, PDFs, such as **PDF-GEO-7**, which requires that fill slopes are planted to avoid erosion, and **PDF-GEO-9**, which requires erosion measures during grading and prior to the completion and construction of permanent drainage controls, would be incorporated into the design of the project. In addition, to ensure LID compliance, the project would include a new on-site storm drainage system to capture offsite flows before entering the project site and an underground storage gallery retention system to collect low flow project runoff from the storm drain system. As such, the Specific Plan FEIR determined that with implementation of these PDFs and compliance with the City's LID requirements, impacts to erosion and flooding would be less than significant.

Urban Runoff in Relation to Storm Drainage System Capacity and Increased Pollutants

The project contains an existing storm drain and catch basins and involves development of two storm drain networks and an underground storage gallery retention system. With implementation of project's stormwater improvements, there would be sufficient drainage capacity to accommodate drainage from the proposed project and the project would not create or contribute substantial runoff water. Therefore, the impact was determined to be less than significant.

Flood Hazards

The Specific Plan FEIR states that the project site is located in Zone X, an area of minimal flood hazard per the FEMA FIRM panel 06037C1400F effective September 26, 2008 (FEMA 2020). In addition, the project's stormwater improvements would further minimize risks associated with storm flooding. Flood hazard impacts were determined to be less than significant.

Inundation by Seiche, Tsunami, or Mudflow

The closest body of water to the project site is the Pacific Ocean, located approximately 26 miles west of the project site. Thus, the probability of inundation by seiche or tsunamis is considered negligible. In addition, the project site is located in an area of minimal flood. Therefore, the Specific Plan FEIR concluded that impacts would be less than significant.

Conflicts with a Water Quality Control Plan or Sustainable Groundwater Management Plan

The Specific Plan FEIR states that no sustainable management plan has been prepared or is required for the Raymond Groundwater Basin. The RWQCB's Basin Plan is a water quality control planning document that designates beneficial uses and water quality objectives for waters including surface waters and groundwater (RWQCB 2014). The project's storm drainage improvements would reduce project impacts associated with water quality and soil erosion and would allow for the project to be consistent with objectives and policies identified in the Basin Plan. Therefore, the Specific Plan FEIR determined that the project would not obstruct implementation of a water quality plan or sustainable groundwater management plan and impacts would be less than significant.

Project-Specific Impact Analysis

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

As discussed in the Specific Plan FEIR, onsite drainage improvement as well as compliance with all existing water quality regulations and implementation of SWPPP requirements would ensure impacts to water quality standards or waste discharge requirements would be less than significant. The vesting tentative map includes the same drainage improvements as described in the Specific Plan FEIR and would not result in impacts to water quality standards or waste discharge requirements beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

b) 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?

The Specific Plan FEIR concluded that the SMWD has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The vesting tentative map would include the same development and uses as described in the

Specific Plan FEIR and would not impact groundwater beyond what was identified in the Specific Plan FEIR. Therefore, impacts would be less than significant.

c) 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:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

iii) 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?

iv) Impede or redirect flood flows?

The Specific Plan FEIR concluded that impacts regarding altering the existing drainage pattern of the site would be less than significant. With the inclusion of PDF-GEO-7 and PDF-GEO-9, impacts to erosion would be less than significant. The vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and is in the same location as described in the Specific Plan FEIR. The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. The vesting tentative map would not substantially alter the existing drainage pattern of the site beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

As stated in the Specific Plan FEIR, impacts associated with flood hazard, tsunami, or seiche zones, and risk release of pollutants due to project inundation would be less than significant. The vesting tentative map states that the site is in a minimal flood hazard area. In addition, the vesting tentative map includes locations of the on-site drainage system including catch basins and an underground storage gallery retention system. The drainage system would convey flows and would assist in reducing runoff velocities that would potentially cause inundation to the project site. As such, impacts would be less than significant.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Specific Plan FEIR states that the project would be consistent with objectives and policies identified in the Basin Plan and therefore would not obstruct implementation of a water quality plan or sustainable groundwater management plan. The vesting tentative map includes features consistent with the Specific Plan FEIR, therefore, the analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. Therefore, the project would not obstruct implementation of a water quality plan or sustainable groundwater management plan; thus, impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to hydrology and water quality found all impacts to be less than significant with PDFs incorporated. The Specific Plan FEIR included three PDF to address impacts to hydrology and water quality. Implementation of PDF-WF-1, PDF-GEO-7, and PDF-GEO-9 would ensure potential project impacts to hydrology and water quality would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to hydrology and water quality.

3.11 Land Use and Planning

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses land use and planning-related impacts in Section 4.11. The Specific Plan FEIR discussions of land use and planning-related impact areas are summarized below.

Physical Division of an Established Community. Development under the Specific Plan would not include components that would physically divide the existing community. The project site is surrounded by Bailey Canyon and Bailey Canyon Wilderness Park to the east, existing single-family residential development to the south and west, and the Mater Dolorosa Retreat Center to the north. The street modifications and additions under the Specific Plan would improve circulation on the project site and would enhance connectivity to the Bailey Canyon Wilderness Park.

Conflict with Existing Land Use Plans, Policies, or Regulations. The Specific Plan FEIR states that the project would require amendments to the General Plan, Zoning Code, Zoning and Land Use maps, and approval of the Specific Plan. The City's approval of the Specific Plan resulted in the changing the site's land use designation from Institutional to Residential Low Density. The proposed request to approve a vesting tentative map for subdividing the 17.26-acre project site would implement the Specific Plan and would not

fundamentally conflict with any of Sierra Madre's land use plans, policies or regulations adopted for the purpose of avoiding or mitigating effects that could result in adverse physical changes in the environment.

The Parks and Facilities Master Plan serves as a guide for future recreational facility and park improvements and acquisition. The Parks and Facilities Master Plan states that the goal for Bailey Canyon Wilderness Park is to maintain the area as a wilderness park with minimal improvements. The Specific Plan FEIR determined that the project would be consistent with the Park and Facilities Master Plan goal by providing improved access to Bailey Canyon Wilderness Park.

The Community Forest Management Plan contains goals to ensure the continuation and enhancement of Sierra Madre's tree canopy. Although various tress would be removed under the project, the project would introduce new trees throughout the site. MM-BIO-3 would be implemented and would require the project to adhere to the City's Tree Preservation and Protection Ordinance. Therefore, the project would be consistent with the goals outlined in the Community Forest Management Plan.

Project-Specific Impact Analysis

a) Would the project physically divide an established community?

Consistent with the discussion in the Specific Plan FEIR, the vesting tentative map would be in the same location as discussed in the FEIR and would not physically divide an established community. The analysis under the Specific Plan FEIR remains accurate with respect to the proposed project and impacts would be less than significant.

b) 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?

Since adoption of the Specific Plan FEIR, the project site has been designated as Residential Low Density. The project site is zoned R-1 Residential Low Density with a Specific Plan Overlay. The vesting tentative map implements the development and land uses as described in the Specific Plan FEIR; therefore, the analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. As described in the Specific Plan FEIR, with adherence to MM-BIO-3, the proposed project would not result in 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. Impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.

3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to land use and planning found all impacts to be less than significant with MMs incorporated. The Specific Plan FEIR included one MM to address impacts to land use and planning. Implementation of MM-BIO-3 would ensure potential project impacts to land use and planning would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to land use and planning.

3.12 Mineral Resources

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses mineral resources impacts in Section 4.12 and identified no known mineral resources within the City or on the project site. The developed nature of the site's surroundings would preclude any potential mineral resource extraction operation from being feasible on the project site even if mineral resources were identified. Therefore, the Specific Plan FEIR identified less than significant impacts on mineral resources under implementation of the Specific Plan.

Project-Specific Impact Analysis

a) 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?

and

b) 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?

The project site is located within an area mapped as MRZ-3 which indicates areas of undetermined mineral resource significance (DOC 1994). Because the project site does not contain known mineral resources of value, impacts would remain as identified in the Specific Plan FEIR. The project would have no impact on mineral resources.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to mineral resources found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to mineral resources.

3.13 Noise

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses noise impacts in Section 4.13. The Specific Plan FEIR examined a range of potential impacts related to noise and vibration, including construction noise, off-site project-attributed transportation noise, on-site project-attributed stationary noise, and construction vibration.

The Specific Plan FEIR concluded that the project could result in excessive noise levels during construction; however, through implementation of **MM-NOI-1** would ensure compliance with appliable noise limits and impacts from construction noise levels would be less than significant. Operation of HVAC systems could have the potential to exceed the City's noise thresholds; however, with implementation of **MM-NOI-2**, operational noise from the project would be mitigated to less than significant.

Mitigation measures:

MM-NOI-1 The City of Sierra Madre (City) and/or its Construction Contractor shall implement the following noise reduction measures during all construction activities:

- A temporary noise barrier shall be constructed along the project site's southern, and western boundaries. The construction noise barrier shall be a minimum of 8 feet in height. The barrier may be constructed of 3/4-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility having a surface weight of 2 pounds per square foot or greater. Alternatively, prefabricated acoustic barriers are available from various vendors. When barrier units are joined together, the mating surfaces of the barrier sides should be flush or overlap with one another. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, should be closed with material that will completely fill the gaps, and be dense enough to attenuate noise.
- Construction noise reduction methods such as shutting off idling equipment; installing temporary acoustic barriers around stationary construction noise sources; and, where

feasible, use of electric air compressors and similar power tools, rather than diesel equipment, shall be employed.

- Equip all construction equipment (fixed or mobile) with properly operating and maintained mufflers, consistent with or exceeding manufacturers' standards.
- Ensure that construction equipment engine enclosures and covers as provided by manufacturers shall be in place during operation.
- Place all stationary construction equipment so that the equipment is as far as feasible from noise-sensitive receptors and so that the emitted noise is directed away from the noise-sensitive receptors.
- Locate equipment and materials staging in areas that will create the greatest distance between staging area noise sources and noise-sensitive receptors during project construction.
- Ensure that construction equipment is shut down when not in use.
- Limit haul truck deliveries to the same hours specified for the operation of construction equipment.

- MM-NOI-2 To ensure that the project's HVAC systems do not result in an exceedance of applicable noise standards (i.e., an increase of more than 6 dBA in the City of Sierra Madre, the HVAC system for each residence shall have a maximum noise level specification not to exceed 72 dBA sound power level (equivalent to a sound pressure level of 47 dBA at a measured distance of 25 feet [7.6 meters]) over a reflecting plane.

Project-Specific Impact Analysis

a) 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?

and

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

As described in the Specific Plan FEIR, the project's construction and operation noise impacts would e reduced to less than significant through implementation of MM-NOI-1 and MM-NOI-2. The proposed vesting tentative map would consist of the same uses as described in the Specific Plan FEIR and would not introduce additional noise levels beyond what was addressed in the Specific Plan FEIR. Therefore, impacts would be less than significant.

c) 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?

As described in the Specific Plan FEIR and in Section 3.9(e), project is not located within the vicinity of a private airstrip nor is the project located within an airport land use plan. Therefore, no impact would occur.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to noise and vibration found all impacts to be less than significant with a mitigation measure incorporated. The Specific Plan FEIR included two mitigation measures to address impacts to noise and vibration. Implementation of MM-NOI-1 and MM-NOI-2 would ensure potential project impacts to noise and vibration would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to noise and vibration.

3.14 Population and Housing

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses population and housing impacts in Section 4.14. SCAG predicts City's population will increase by 200 households and 300 new residents by 2045. Development of the Specific Plan would result in approximately 42 dwelling units and approximately 134 residents. Therefore, the project is projected to be within the anticipated housing growth and population growth for the City between 2016 and 2045. The Specific Plan FEIR concluded that population growth would not exceed anticipated forecasts, substantial growth would not occur, and Specific Plan-related impacts, including growth inducement, to population and housing would be less than significant. No mitigation measures were required or identified.

Project-Specific Impact Analysis

a) 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)?

and

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed vesting tentative map contains the same number of dwelling units as described in the Specific Plan FEIR. Therefore, the analysis under the Specific Plan FEIR remains accurate with respect to the proposed project and impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to population and housing found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plam FEIR that apply to impacts to population and housing.

3.15 Public Services

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses impacts to public services in Section 4.15. Each of the following public services is discussed separately in the Public Services chapter of the Specific Plan FEIR:

Fire Protection

The Sierra Madre Fire Department (SMFD) serves the City of Sierra Madre. The project site is currently served by one existing fire station, which is approximately 0.7 miles southeast of the project site. The SMFD station maintains a response time of 5.5 minutes. The Specific Plan FEIR states that in a in a request for information, the SMFD indicated that existing facilities are sufficient to accommodate the project. In addition, through payment of appropriate development fees by the project applicant, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities.

Police Protection

The Sierra Madre Police Department (SMPD) provides local police services for Sierra Madre. The Specific Plan FEIR states that the City does not utilize an officer-to-resident population ratio to measure adequacy of service. Payment of development fees by the project applicant, as required by Chapter 15.52 of the SMMC, would be used to offset the costs of increased personnel or equipment that could be required in order to maintain acceptable service ratios, response times, and other performance objectives. The Specific Plan FEIR concludes that the project could contribute to existing demands for police protection services, however it would not require new or physically altered police protection facilities.

Schools

The project site is served by the Pasadena Unified School District (PUSD). The Specific Plan FEIR estimates the project would result in an increase of 10 students in school enrollment as a result of the project. The Specific Plan FEIR states that the schools serving the project site are projected to have a surplus capacity of approximately 1,199 seats in the future; therefore, the project's increase in enrollment is expected to be well accommodated through the schools' anticipated availability in capacity. Additionally, per California Government Code Section 65995, developer fees paid to PUSD would address any effects to schools and impacts would be less than significant.

Parks

The Specific Plan FEIR states that the City has a standard of three acres of parkland per 1,000 residents, however based on the City's population of 11,030, the park to population ratio is 2.09 acres of parkland per 1,000 residents. The project would be subject to the State's Quimby Act and the SMMC. Based on SMMC Section 16.44.040 (Formula for Dedication of Land), the project would be required to provide 0.5 acres of parkland on-site. The project would include 3.04 acres for a neighborhood public park. Therefore, the project applicant would provide substantially more than the required amount of parkland in compliance with the SMMC and impacts associated with park facilities would be less than significant.

Other Public Facilities

Other public facilities and services provided within the City include library services. The project would result in a nominal increase in population and the increase in residents would not substantially impact library facilities. payment of development fees by the project applicant would be used to offset the costs of increased personnel or equipment that could be required in order to maintain such services. Impacts to other public facilities would be less than significant.

Project-Specific Impact Analysis

a) Would the project 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:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

As described in the Specific Plan FEIR, the project would not result in 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. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and therefore would not impact public facilities beyond what was identified in the Specific Plan FEIR. The vesting tentative map includes 3.01 acres for a neighborhood public park, whereas the Specific Plan FEIR states that there would be 3.04 acres for a neighborhood public park. However, this change is minimal and would result in impacts to parks. Therefore, the analysis under the Specific Plan FEIR remains accurate with respect to the proposed project and impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.

6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to public services found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to public services.

3.16 Recreation

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses impacts on recreation in Section 4.16. The Sierra Madre Municipal Code identifies a standard of 3 acres of park and recreation facilities per 1,000 residents (City of Sierra Madre 2020). Based on SMMC Section 16.44.040 (Formula for Dedication of Land), the project would be required to provide 0.5 acres of parkland on-site. The project would include 3.04 acres for a neighborhood public park. The Specific Plan FEIR concluded that, due to the inclusion of a dedicated neighborhood public park on-site, the population growth that would occur as a result of the project is not anticipated to result in the overuse of existing park and recreation facilities such that the need for new or physically altered park and recreation facilities would be necessary and impacts would be less than significant.

Project-Specific Impact Analysis

a) 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?

and

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

According to the Sierra Madre General Plan, the City contains 25 acres of parkland (City of Sierra Madre 2015b). According to the Sierra Madre Municipal Code, the City has a standard of 3 acres of park and recreation facilities per 1,000 residents (City of Sierra Madre 2020). Based on the City's population of 11,268 (U.S. Census Bureau 2020), the park/recreation to population ratio is 2.22 acres of parkland per 1,000 residents. Therefore, the City currently has a parkland deficiency. The vesting tentative map includes 3.01 acres for a neighborhood public park, which would provide more than the required amount of parkland for the estimated 134 residents from the project. Therefore, impacts associated with park and recreation facilities would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to recreation found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to recreation.

3.17 Transportation

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses impacts on transportation/traffic in Section 4.17. The FEIR evaluates the potential for implementation of the proposed Specific Plan to result in impacts to traffic, circulation, parking, access, and other transportation modes. The analysis is based on the Vehicle Miles Travelled (VMT) Assessment for the Proposed Sierra Madre Residential Project (VMT Assessment), prepared by Fehr and Peers in October 2020 (Appendix H).

The project includes an internal circulation system, pedestrian paths, a landscaped parkway and sidewalk, street improvements consistent with General Plan objectives and policies addressing the circulation system.

The Specific Plan FEIR determined that no VMT assessment was required because the project met the criteria for the Low VMT Area Screening pursuant to CEQA guidance provided by the Office of Planning and Research (OPR). The City defines a low VMT-zone as having a VMT per service population of 15% or more below the Northwest Regional Baseline VMT. The Specific Plan FEIR concludes that the project would have a VMT per service population below the 2012 baseline Northwest Region VMT Service Population for the 2012 Base Year from the SCAG model. Therefore, the proposed project would satisfy the screening criteria based upon the Origin/Destination method for calculating VMT. As such, the project would be screened out using the Low VMT Area Screening criteria and can be presumed to have a less than significant VMT impact.

The project includes reconfiguration of North Sunnyside Avenue, on- and off-site improvements of Carter Avenue, and the three additional streets within the project site. The Specific Plan FEIR concluded that the project would not result in a hazardous roadway design or unsafe roadway configuration; place incompatible uses on existing roadways; or create or place curves, slopes, or walls that impede adequate sight distance on a roadway.

As discussed in section 4.9 of the Specific Plan, the City has not adopted an emergency response plan or emergency evacuation plan. However, at the time of the Specific Plan FEIR, City was in the process of

preparing a LHMP. The project would not exacerbate the potential for natural hazards or interfere with emergency services, would be adequately served by emergency response services, and would provide emergency access throughout the project site. The project would be required to comply with the recommendations of the FPP and would not result in inadequate emergency access.

The Specific Plan FEIR found that the project would result in less than significant impacts regarding transportation and no mitigation measures were required or identified.

Project-Specific Impact Analysis

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The vesting tentative map's roadways are consistent with the analysis and proposed roadways included in the Specific Plan FEIR. Therefore, the analysis under the Specific Plan FEIR remains accurate with respect to the proposed project. The proposed vesting tentative map includes streets A, B, and C that would create an efficient and safe transportation system through the project site consistent with the City's General Plan goals and policies addressing the circulation system. Therefore, impacts would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

As discussed in the Specific Plan FEIR, the project would be screened out using the Low VMT Area Screening criteria and can be presumed to have a less than significant VMT impact. The vesting tentative map would include the same development and uses as described in the Specific Plan FEIR. Inclusion of the proposed vesting tentative map would not result in increased VMT, therefore, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and impacts would be less than significant.

c) 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 vesting tentative map includes three onsite streets: Streets A, B, and C. Streets A, B, and C would be public streets with one vehicular lane in each direction providing internal circulation for the residential land uses. Street A would have a maximum 38.5-foot right-of-way. Streets B and C would have a maximum 42.5-foot right-of-way. The vesting tentative map is consistent with the roadway analysis included in the Specific Plan FEIR. The vesting tentative map does not include any project elements that could potentially create a traffic hazard for motor vehicles, bicycles, or pedestrians due to a proposed, non-standard design feature. Therefore, impacts would be less than significant.

d) Would the project result in inadequate emergency access?

As discussed in the Specific Plan FEIR and in Section 3.9, the City has not adopted an emergency response plan or emergency evacuation plan. However, the City adopted a LHMP in December 2020. The proposed vesting tentative map would result in the same access and uses as analyzed in the Specific Plan FEIR. As described in the Specific Plan FEIR, the project's evacuation approach would be consistent with the City's and County's evacuation approach. The proposed vesting

tentative map would be consistent with the Specific Plan's FPP and provide adequate emergency access throughout the project site. The vesting tentative map is consistent with the roadway analysis included in the Specific Plan FEIR and would provide adequate emergency access to the project site. The project site access, including road widths and connectivity, would be consistent with the City's roadway standards and the 2019 California Fire Code (CFC) Section 503. Therefore, impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to transportation found all impacts to be less than significant. There are no mitigation measures contained in the Specific Plan FEIR that apply to impacts to transportation.

3.18 Tribal Cultural Resources

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses tribal cultural resource (TCR) impacts in Section 4.18. The Specific Plan FEIR states that no cultural resources were identified within the project site through the CHRIS records search, archival review, or NAHC SLF search or as a result of tribal consultation. However, project ground-disturbing activities could result in the unanticipated discovery of previously uncovered TCRs. **MM-TCR-1**, below, would reduce potential impacts to less than significant. Therefore, the Specific Plan FEIR determined that implementation of **MM-TCR-1** would ensure impacts to tribal cultural resources would be less than significant.

Mitigation measures:

MM-TCR-1 **Native American Monitoring.** Prior to the commencement of any ground disturbing activity at the Project site, with a minimum of 30 days advance written notice, the project applicant

shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation (Consulting Tribe on this project pursuant to Assembly Bill A52). A copy of the executed contract shall be submitted to the City of Sierra Madre Planning and Building Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The applicant will inform the Gabrieleño Band of Mission Indians-Kizh Nation of the day, time, and location of the Workers Environmental Awareness Program (WEAP) preconstruction meeting, with a minimum of 5 days advance written notice, as well as make provisions for participation in the training. The Tribal monitor will only be present on-site during the construction phases that involve initial ground-disturbing activities. Initial ground-disturbing activities is defined as initial mass grading and associated movement of sediments from their place of last deposition prior to commencement of the Project. ~~(~~Initial ground disturbing activities includes but is not necessarily limited to, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. As it pertains to Native American monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction.

The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the qualified archaeologist has determined, and in good faith consultation with the Gabrieleño Band of Mission Indians-Kizh Nation, that all initial ground-disturbing activities on the Project Site (as defined above) are completed, or when the qualified archaeologist and Tribal Representatives/Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting tribal cultural resources (whichever defined threshold is met first). Upon discovery of any tribal cultural resources, construction activities shall cease in the immediate vicinity of the find and a buffer of ~~100~~50 feet will be established where no ground disturbing work will be allowed to occur until the find can be assessed and if required, treated according to CEQA requirements. All tribal cultural resources unearthed by project activities shall be evaluated by the qualified archaeologist retained on-call and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the Project Site, all ground disturbance shall immediately cease within 100 feet of the find and suspected extent of human remains as determined by the qualified archaeologist retained on-call and Tribal monitor approved by the Consulting Tribe. The county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Work may continue on other parts of the Project Site (outside the 100-foot buffer) while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]).

Project-Specific Impact Analysis

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) 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

b) 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.

As discussed in the Specific Plan FEIR, the potential for TCRs at the project site is considered relatively low; however, ground disturbing activities could result in the unanticipated discovery of TCRs. Implementation of MM-TCR-1 would reduce potential impacts to less than significant. The vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not contain TCRs beyond what was addressed in the Specific Plan FEIR. Therefore, impacts to TCRs would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to tribal cultural resources found all impacts to be less than significant with a mitigation measure incorporated. The Specific Plan FEIR included one mitigation measure to address impacts to tribal cultural resources. Implementation of MM-TCR-1

would ensure potential project impacts to tribal cultural resources would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to tribal cultural resources.

3.19 Utilities and Service Systems

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses impacts on utilities and service systems in Section 4.19. This discussion addresses the following issues: water; wastewater; stormwater; electric power, natural gas, and telecommunications facilities; and solid waste.

Water

The City is the licensee and operator of its own water distribution system under the SMWD. The Specific Plan FEIR states that the City's 2021 (Urban Water Management Plan) UWMP accounted for the projects projected residential development because it was accounted for in the growth anticipated in the 2020 RTC/SCS. Therefore, SMWD would have sufficient available supply to meet the water demand associated with the project. The project would consist of a network of water mainlines that would connect to existing mainlines and would not substantially increase demand of the City's water supply. In addition, **PDF-UTIL-1** would ensure that the amount of supplemental water purchased from the SGVMWD would be equal to all anticipated indoor and outdoor water demands for the proposed residential units over a 50-year period.

Wastewater

Wastewater service in Sierra Madre is provided by the City's Public Works Department. The project would include sewer mainlines collect the sewage from laterals located on individual lots. Wastewater produced by project development would be treated at San Jose Creek Water Reclamation Plant (SJCWRP). The Specific Plan FEIR concluded that the existing sewer collection system and wastewater system would be able to adequately support the project.

Stormwater

As discussed in the Specific Plan FEIR, development under the Specific Plan would alter existing stormwater drainage patterns, however, the project would include the development of two storm drain networks convey flows from the western and eastern portions of the site. The Specific Plan FEIR concluded that impacts to stormwater drainage facilities would be less than significant.

Electric Power, Natural Gas, and Telecommunications Facilities

Dry utilities, such as electric, natural gas, and telecommunication facilities would be required to be installed to serve the project. The proposed project would be served by Southern California Edison for electricity, Southern California Gas Company for natural gas, and Charter and Frontier for telecommunication services. The Specific Plan FEIR concluded that consultation with all appropriate utilities to determine the extent of the dry utilities needed to serve the project will be required prior to and during the final infrastructure/improvement plan stages.

Solid Waste

Solid waste management services are provided for the City by Athens Services. Refuse produced by the City is taken to Scholl Canyon Landfill. The Specific Plan FEIR concluded that the landfill has capacity to accommodate development under the Specific Plan and impacts would be less than significant. In addition, the project would comply with the California Integrated Waste Management Act (AB 939 and AB 341). The project would comply with all federal, state, and local management and reduction statutes and regulations related to solid wastes.

Project design features:

PDF-UTL-1 Prior to issuance of a building unit, the project applicant will provide funds to the City to achieve one of the following:

1. Purchase supplemental water from the San Gabriel Valley Municipal Water District (SGVMWD) in an amount equal to the anticipated total indoor and outdoor water demand of each residential unit over a 50-year period. This purchase would be in addition to the City's existing agreement with SGVMWD providing for the purchase of supplemental imported water.
2. Creation of a lawn retrofit program, which would provide homeowners with a grant provided to replace their lawn with turf;
3. Improvements to existing water infrastructure, such as pipe leakage fixes.

Project-Specific Impact Analysis

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

As described in the Specific Plan FEIR, the project would require the installation of wet and dry utility facilities. The vesting tentative map shows the locations of the existing water lines, existing storm drain lines, and existing sewer lines, in addition to the locations of the proposed water lines, proposed storm drain lines, and proposed sewer lines for the project site. These locations are consistent with the Specific Plan FEIR analysis. As described in the Specific Plan FEIR, the water mainlines would join with the existing water mainlines and would serve the proposed project only. The existing water and sewer systems would be able to adequately support the project as the analysis under the Specific Plan FEIR remains accurate with respect to the proposed project.

Consistent with the Specific Plan FEIR, the vesting tentative map contains two storm drain networks including onsite catch basins. Therefore, the improvements of stormwater drainage facilities would be consistent with the Specific Plan analysis. Electric power, natural gas and telecommunication facility plans would be determined prior to and during the final infrastructure/improvement plan stage and are not included in the vesting tentative map.

As such, impacts associated with the proposed project would be consistent with the analysis in the Specific Plan FEIR and the proposed vesting tentative map would not result in any significant impacts.

b) 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 Specific Plan FEIR demonstrates that anticipated water demand in the Specific Plan area has been accounted for in the City's 2021 UWMP and that development occurring under the would not require any changes in existing water supplies. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and would not impact water supplies beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

c) 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 Specific Plan FEIR concluded that the existing sewer collection system and wastewater system would be able to adequately support the project. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and would not impact wastewater demand beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact.

d) 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?

and

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

According to the Specific Plan FEIR, the Scholl Canyon Landfill has the capacity to to accommodate development under the Specific Plan. The proposed vesting tentative map would include the same development and uses as described in the Specific Plan FEIR and would not result in solid waste beyond what was identified in the Specific Plan FEIR. The project would comply with all federal, state, and local management and reduction statutes and regulations related to solid wastes. Therefore, impacts would be less than significant.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.

4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.
5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to utilities and service systems found all impacts to be less than significant with PDFs incorporated. The Specific Plan FEIR included one PDF to address impacts to utilities and service systems. Implementation of PDF-UTIL-1 would ensure potential project impacts to utilities and service systems would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to utilities and service systems.

3.20 Wildfire

The Meadows at Bailey Canyon Specific Plan FEIR Summary

The Specific Plan FEIR assesses wildfire impacts in Section 4.20 and states that the project site is located in a WUI area and an area statutorily designated a local responsibility area (LRA) very high fire hazard severity zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE) and the Sierra Madre Fire Department (SMFD). A FPP was prepared for the project by Dudek in November 2020, which evaluated potential fire risks associated with the project (Appendix F2). The FPP would ensure that residents of the proposed project and nearby land uses would be able to properly evacuate in the event of wildfire. Implementation of **PDF-WF-1**, which requires compliance with the FPP, would ensure impacts to emergency response would be less than significant.

As previously described, an emergency response plan or emergency evacuation plan has not been adopted for the City. However, at the time of the Specific Plan FEIR, the City was in the process of preparing a Local Hazard Mitigation Plan (LHMP). All construction activities including staging would occur in accordance with City requirements, which would ensure that adequate emergency access to the project site. The proposed roadways would meet SMMC standards and the 2019 California Fire Code (CFC) Section 503.

The Specific Plan FEIR concluded that installation and maintenance of project roads, service utilities, a fuel modification area (FMA), drainage and water quality improvements, and other associated infrastructure would not exacerbate wildfire risks provided that the appropriate fire prevention and vegetation management activities are implemented as required by the FPP and SMMC.

The Specific Plan FEIR concluded that impacts associated with wildfires would be less than significant following implementation of CBC standards, CFC standards, and implementation of **PDF-WF-1**.

Project design features:

PDF-WF-1 The proposed project shall comply with the requirements outlined in the Fire Protection Plan (FPP) (Appendix F2) during construction and operations.

Project-Specific Impact Analysis

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

As described in the Specific Plan FEIR and in Section 3.9(f), the proposed vesting tentative map would be consistent with the Specific Plan's FPP and provide adequate emergency access throughout the project site. The vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, the project would have a less than significant impact.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) 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?

and

d) 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 stated in the Specific Plan FEIR, the project site is located in a WUI area and an area statutorily designated a LRA VHFHSZ, however, compliance with FPP and the standards in both the CBC and CFC would reduce any potential wildfire impacts to less than significant. The vesting tentative map is in the same location as the project described in the Specific Plan FEIR and would not have wildfire impacts beyond what was identified in the Specific Plan FEIR. Therefore, the project would have a less than significant impact related to wildfire.

Conclusion

The proposed project is consistent with the development evaluated in the Specific Plan FEIR and would not result in any new impacts or increase the severity of any previously identified impacts as compared to what was already identified and disclosed, either individually or cumulatively. Further environmental analysis is not required because:

1. No substantial changes are proposed which result in new or worse effects.
2. There are no changes in circumstances surrounding the project that create new or worse effects.
3. There is no new information that results in significant effects that are not discussed in the Specific Plan FEIR.
4. There is no new information that results in new or worse effects than discussed in the Specific Plan FEIR.

5. There is no new information that results in mitigation measures that were previously found not to be feasible in the Specific Plan FEIR, to now be feasible.
6. There is no new information that results in mitigation measures that are considerably different than in the Specific Plan FEIR.
7. The conclusion of the Specific Plan FEIR relating to wildfire found all impacts to be less than significant with PDFs incorporated. The Specific Plan FEIR included one PDF to address impacts to wildfire. Implementation of PDF-WF-1 would ensure potential project impacts to wildfire would be less than significant. No additional mitigation measures contained in the Specific Plan FEIR apply to impacts to wildfire.

3.21 Mandatory Findings of Significance

a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

As discussed in the biological resources and cultural resources sections, above, the project would not result in new or substantially greater impacts than what was analyzed in the Specific Plan FEIR.

b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)***

The Specific Plan FEIR did not identify any significant cumulative impacts. As demonstrated above, the proposed project is consistent with the development assumptions in the Specific Plan FEIR and therefore would not result in a new or more severe adverse impact that was not previously identified in the Specific Plan FEIR. As such, the vesting tentative map, as discussed above, would not result in new or substantially greater cumulative impacts than what was analyzed in the prior EIR.

c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

The project would not result in new or substantially greater adverse effects on human beings, either directly or indirectly.

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