

1. Executive Summary

1.1 INTRODUCTION

This Draft Environmental Impact Report (DEIR) addresses the environmental effects associated with the implementation of the proposed Sierra Madre General Plan Update (General Plan Update). The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public document designed to provide the public and local and state governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making. This document focuses on those impacts determined to be potentially significant as discussed in the Notice of Preparation for this project (see Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA (California Public Resources Code, Division 13, Section 21000, et seq.), the State CEQA Guidelines (Title 14 of the California Code of Regulations, Division 6, Chapter 3, Section 15000, et seq.), and the City of Sierra Madre's CEQA procedures. The City of Sierra Madre (City), as the lead agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment, including reliance on applicable City technical personnel from other departments and review of all technical subconsultant reports.

Data for this DEIR was obtained from onsite field observations; discussions with affected agencies; analysis of adopted plans and policies; review of available studies, reports, data and similar literature; and specialized environmental assessments (air quality, greenhouse gas emissions, noise, and transportation and traffic).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the General Plan Update, as well as anticipated future discretionary actions and approvals. The six main objectives of this document as established by CEQA are listed below:

- 1) To disclose to decision makers and the public the significant environmental effects of proposed activities.
- 2) To identify ways to avoid or reduce environmental damage.
- 3) To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- 4) To disclose to the public reasons for agency approval of projects with significant environmental effects.

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- 5) To foster interagency coordination in the review of projects.
- 6) To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines and provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts.

An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR; determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and must adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.3 EIR FORMAT

This DEIR has been formatted as described below.

- Chapter 1. Executive Summary:** Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.
- Chapter 2. Introduction:** Describes the purpose of this DEIR, background on the project, the Notice of Preparation, the use of incorporation by reference, and Final EIR certification.
- Chapter 3. Project Description:** A detailed description of the project, the objectives of the proposed project, the project area and location, approvals anticipated to be included as part of the project, the necessary environmental clearances for the project, and the intended uses of this EIR.
- Chapter 4. Environmental Setting:** A description of the physical environmental conditions in the vicinity of the project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective. The environmental setting provides baseline physical conditions from which the lead agency determines the significance of environmental impacts resulting from the proposed project.
- Chapter 5. Environmental Analysis:** Provides, for each environmental parameter analyzed, a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance

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of the adverse impacts of the project after mitigation is incorporated and the potential cumulative impacts associated with the proposed project and other existing, approved, and proposed development in the area.

- Chapter 6. Significant Unavoidable Adverse Impacts:** Describes the significant unavoidable adverse impacts of the proposed project.
- Chapter 7. Alternatives to the Proposed Project:** Describes the impacts of the alternatives to the proposed project, including the No Project/Current General Plan Alternative and a Reduced Development Alternative.
- Chapter 8. Impacts Found Not to Be Significant:** Briefly describes the potential impacts of the project that were determined not to be significant by the Notice of Preparation and were therefore not discussed in detail in this DEIR.
- Chapter 9. Significant Irreversible Changes Due to the Proposed Project:** Describes the significant irreversible environmental changes associated with the project.
- Chapter 10. Growth-Inducing Impacts of the Project:** Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.
- Chapter 11. Organizations and Persons Consulted:** Lists the people and organizations that were contacted during the preparation of this DEIR for the proposed project.
- Chapter 12. Qualifications of Persons Preparing EIR:** Lists the people who prepared this DEIR for the proposed project.
- Chapter 13. Bibliography:** A bibliography of the technical reports and other documentation used in the preparation of this DEIR for the proposed project.

Appendices. The appendices for this document contain the following supporting documents:

- Appendix A: Notice of Preparation
- Appendix B: Air Quality and GHG Modeling
- Appendix C: Noise Background and Technical Analysis
- Appendix D: Service Provider Questionnaire Responses
- Appendix E: Traffic Impact Study

1.3.1 Type and Purpose of This DEIR

This DEIR fulfills the requirements for a Program EIR. Although the legally required contents of a Program EIR are the same as those of a Project EIR, Program EIRs are typically more conceptual and may contain a more general discussion of impacts, alternatives, and mitigation measures than a Project EIR. As provided in Section 15168 of the State CEQA Guidelines, a Program EIR may be prepared on a series of actions that

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may be characterized as one large project. Use of a Program EIR provides the City of Sierra Madre (as lead agency) with the opportunity to consider broad policy alternatives and program-wide mitigation measures and provides the City with greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive basis.

Agencies generally prepare Program EIRs for programs or a series of related actions that are linked geographically, are logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program, or are individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document needs to be prepared. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities could be found to be within the Program EIR scope and additional environmental documents may not be required (Guidelines Section 15168[c]). When a Program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the Program EIR into the subsequent activities (Guidelines Section 15168[c][3]). If a subsequent activity would have effects not within the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. In this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis. The CEQA Guidelines (Section 15168[h]) encourage the use of Program EIRs, citing five advantages:

- Provide a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;
- Focus on cumulative impacts that might be slighted in a case-by-case analysis;
- Avoid continual reconsideration of recurring policy issues;
- Consider broad policy alternatives and programmatic mitigation measures at an early stage when the agency has greater flexibility to deal with them;
- Reduce paperwork by encouraging the reuse of data (through tiering).

1.4 PROJECT LOCATION

The City of Sierra Madre is in the foothills of the San Gabriel Valley below the southern edge of the Angeles National Forest, approximately 17 miles northeast of downtown Los Angeles at the base of the San Gabriel Mountains. Within the central region of Los Angeles County, Sierra Madre is bounded by the cities of Arcadia to the east and south and Pasadena to the west and the Angeles National Forest to the north. More specifically, the City is generally bounded by Orange Grove Avenue on the south, Michillinda Avenue on the west, Santa Anita Avenue on the east, and the San Gabriel Mountains to the North. The nearest major transportation corridor to the City is Interstate 210 (I-210), which runs in an east-west direction through the

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City of Arcadia approximately one-half mile south of the City limits and serves as the gateway connector to the regional freeway network. No interstate or state route crosses through the City's boundaries.

1.5 PROJECT SUMMARY

The proposed project is the update of the Sierra Madre General Plan. The General Plan Update is an opportunity to take a comprehensive look at the city as a system and in a regional context, to address contemporary conditions and laws, and to reflect the latest aspirations for the future of the community. As with the existing Sierra Madre General Plan, the General Plan Update will continue to serve as a long-range policy document that defines the framework by which the city's physical, natural, cultural, social and economic resources are to be managed over time. Consistent with the adopted Vision and Guiding Principles, the updated General Plan will focus on preserving and sustaining the City's distinctive character as a historic small-town; ensuring that adequate City services that match the needs of the community are provided; ensuring the city's natural resources (e.g., San Gabriel Mountain foothills, wildlife, forest, open space, watershed, etc.) are adequately protected; promoting and developing a strong, diversified local economy; and ensuring that new development is harmonious with existing neighborhoods, maintains the small-town character of the city, and does not unduly burden existing City services and infrastructure or impact the environment.

The General Plan Update will guide the growth and development (e.g., infill development, redevelopment, and revitalization/restoration) of the city 20 years or more into the future. The General Plan Update involves a revision to the current land use map and all elements except Housing. It will guide growth and development within the city by designating land uses in the proposed land use map and through implementation of the goals and policies of the General Plan Update. Assuming a theoretical buildout (post-2035 scenario) of the General Plan Update, the city is projected to accommodate approximately 5,244 residential dwelling units (5,123 existing plus 121 new) and 1,100,228 square feet of non-residential square footage (1,012,836 existing plus 87,392 new), which includes commercial, manufacturing and institutional land uses.

The General Plan Update consists of the following elements: Land Use, Resource Management, Hazard Prevention, and Community Services, which are included as individual chapters in the General Plan Update. The Land Use chapter covers topics such as distribution and intensity of land use development, urban form, historic preservation, and economic development. The Resource Management chapter covers topics such as hillside preservation, dark sky, co-existence with wildlife, trees preservation, water resources, waste management and recycling, and air quality. The Hazard Protection chapter addresses fire safety, flooding and landslides, seismic safety, and noise. Finally, the Community Services chapter covers topics such as law enforcement, recreation services, library services, community cultural and special events, transit, and public services.

1.6 SUMMARY OF PROJECT ALTERNATIVES

CEQA states that an EIR must address "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives"

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(14 California Code of Regulations 15126.6[a]). The alternatives were based, in part, on their potential ability to reduce or eliminate the following impacts determined to be significant and unavoidable for the General Plan Update:

Air Quality

- **Impact 5.2-2:** Construction activities associated with the proposed General Plan Update would generate short-term emissions in exceedance of SCAQMD'S threshold criteria and cumulatively contribute to the nonattainment designations of the SoCAB. Mitigation Measure 2-1 would reduce criteria air pollutants generated from project-related construction activities. Buildout under the General Plan Update would occur over a period of approximately 20 years or longer. Construction time frames and equipment for individual site-specific projects are not available and there is a potential for multiple developments to be constructed at any one time, resulting in significant construction-related emissions. Therefore, despite adherence to Mitigation Measures 2-1 in addition to the applicable policies and implementation measures of the General Plan Update and Implementation Program, respectively, Impact 5.2-2 would remain **significant and unavoidable**.
- **Impact 5.2-4:** Implementation of the General Plan Update could result in new sources of criteria air pollutant emissions and toxic air contaminants that could expose sensitive receptors to substantial pollutant concentrations. Mitigation Measure 2-1 would reduce the project's regional construction emissions and therefore also reduce the project's localized construction-related criteria air pollutant emissions to the extent feasible. However, because existing sensitive receptors may be close to project-related construction activities, construction emissions generated by individual development projects accommodated by the General Plan Update have the potential to exceed SCAQMD's LSTs. Therefore, Impact 5.2-4 with respect to construction-related LST impacts would remain **significant and unavoidable**.

Greenhouse Gas Emissions

- **Impact 5.6-2:** Growth of the City under the General Plan Update would not meet the greenhouse gas emissions (GHG) emissions reduction target of Executive Order S-03-05 without additional federal, state, and local GHG reduction measures and plans. Mitigation Measure 6-1 would ensure that the City continues to implement actions that reduce GHG emissions from buildout of the General Plan Update. However, additional federal and state measures would be necessary to reduce GHG emissions to meet the long-term GHG reduction goals under Executive Order S-03-05, which identified a goal to reduce GHG emissions to 80 percent of 1990 levels by 2050. At this time, there is no plan past 2020 that achieves the long-term GHG reduction goal established under S-03-05. As identified by the California Council on Science and Technology, the state cannot meet the 2050 goal without major advancements in technology (CCST 2012). Since no additional federal or state measures are currently available that would ensure that the City of Sierra Madre could achieve an interim post-2020 target, Impact 5.6-2 would remain **significant and unavoidable**.

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Noise

- **Impact 5.10-6:** Construction activities associated with buildout of the General Plan Update would substantially elevate noise levels in the vicinity of sensitive land uses. Mitigation Measure 10-1 would reduce noise impacts associated with construction activities to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, and despite the application of mitigation measures, Impact 5.10-6 would remain **significant and unavoidable**.
- **Impact 5.10-7:** Construction activities associated with buildout of the General Plan Update would expose sensitive uses to strong levels of groundborne vibration. Mitigation Measures 10-2 would reduce vibration impacts associated with construction activities to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, and despite the application of mitigation measures, Impact 5.10-7 would remain **significant and unavoidable**.

Utilities and Service Systems

- **Impact 5.13-3:** Implementation of Mitigation Measures USS-1 through USS-12 would help reduce impacts on water supply as a result of future development that would be accommodated by the General Plan Update. However, considering the City's current water supply constraints—including the present serious drought conditions and the City's inability to access its adjudicated ground water in the Eastern Unit of the Raymond Basin due to low groundwater levels—impacts on water supply due to future development that would be accommodated by the General Plan Update are considered **significant and unavoidable**.

As described in Chapter 7, *Alternatives*, two project alternatives were identified during the scoping process and analyzed for relative impacts to the General Plan Update:

- No Project/Existing General Plan Alternative
- Reduced Development Alternative

Please refer to Chapter 7 for a complete discussion of how the alternatives were selected and the relative impacts associated with each alternative. The following presents a summary of each of the alternatives analyzed in this DEIR.

1.6.1 No Project/Existing General Plan Alternative

Under the No Project/Current General Plan Alternative, the General Plan Update would not be implemented as proposed. The current (1996) Sierra Madre General Plan (1996 General Plan), including land use designations in the Land Use Map would remain in effect and would not undergo any updates. The 1996 General Plan addresses the same overall geographic boundaries and applies similar land use designations as the proposed General Plan Update.

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In general, nearly all buildout factors of the No Project/Current General Plan Alternative would be similar to the General Plan Update, with the exception of nonresidential building square footage and number of employees. The No Project/Current General Plan Alternative would allow for approximately 5.7 million square feet of nonresidential development, which is 4.6 million square feet more than what would occur under buildout of the General Plan Update. The large amount of nonresidential development under the 1996 General Plan would also equate to a larger employment number (2,017) than would occur under buildout of the General Plan Update.

Under the No Project/Current General Plan Alternative, the level of impact under several environmental categories would be greater as compared to the General Plan Update, including Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Land Use and Planning, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Impacts under Biological Resources, Greenhouse Gas Emissions, and Population and Housing would be similar. No significant and unavoidable impacts would be eliminated under this alternative.

The No Project/Current General Plan Alternative would achieve three of the General Plan Update objectives, including: ensuring Sierra Madre is a safe and vibrant place to live, work and visit with city services that meet the needs of the community; protecting its natural resources (i.e., foothills of the San Gabriel Mountains, wildlife, forest, open space, and watershed); and developing a strong local economy and thriving town center. However, the No Project/Current General Plan Alternative would not be as successful at achieving the other two objectives. Specifically, by allowing for an additional 4.6 million square feet of nonresidential development (i.e., commercial, light manufacturing, and institutional uses), this alternative would not be able to preserve Sierra Madre's character as a historic small town within a major metropolitan area, and it would allow for a significant amount of nonresidential development that may burden existing city services and infrastructure. Therefore, the No Project/Current General Plan Alternative would not be as effective in meeting the project objectives as would the General Plan Update.

1.6.2 Reduced Development Alternative

This alternative was evaluated for its potential to reduce impacts related to short-term, construction-related air quality and noise, as well as long term impacts to water supply, which would occur under the General Plan Update. The Reduced Development Alternative would be similar to the General Plan Update, wherein the proposed Land Use Map associated with the General Plan Update would be implemented under this alternative. Therefore, the location and distribution of land use designations shown in Figure 3-6 would remain the same under this alternative. The main difference would be a minor reduction in dwelling units by 24 (5,244 under the General Plan Update versus 5,220 under this alternative), which would decrease the buildout population by 55 residents. This alternative would also slightly reduce nonresidential development by 17,478 square feet (1,100,228 under the General Plan Update versus 1,082,750 under this alternative), which would lead to a reduction in jobs by 30. The reductions under this alternative equate to a 20 percent reduction over what the General Plan Update would accommodate.

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Under the Reduced Development Alternative, all environmental impacts would have similar or reduced impacts compared to the General Plan Update. However, no significant and unavoidable impacts would be eliminated under this alternative.

The Reduced Development Alternative would be able to achieve all the project objectives: preserving and sustaining Sierra Madre's distinctive character as a historic small town nestled in the foothills; ensuring Sierra Madre is a safe and vibrant place to live, work and visit with city services that meet the needs of the community; protecting its natural resources (i.e., foothills of the San Gabriel Mountains, wildlife, forest, open space, and watershed); developing a strong local economy and thriving town center; and ensuring development is done in harmony with its neighborhood, while maintaining the character of the town and without unduly burdening existing city services and infrastructure or impacting the environment. However, this alternative would not achieve the objective of developing a strong local economy to the same extent as the General Plan Update, at it would result in a reduction of nonresidential development by 17,478 square feet, thereby, leading to less growth in the local economy.

1.7 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the General Plan Update, the major issues to be resolved include decisions by the lead agency as to the following:

1. Whether this DEIR adequately describes the environmental impacts of the project.
2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the mitigation measures identified in the DEIR.
6. Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the proposed project and achieve most of the basic project objectives.

1.8 AREAS OF CONTROVERSY

In accordance with Section 15123(b)(2) of the CEQA Guidelines, the DEIR summary must identify areas of controversy known to the lead agency, including issues raised by agencies and the public. There are no specific areas of known controversy concerning the General Plan Update. The City of Sierra Madre has no knowledge of any expressed opposition to the General Plan Update.

Prior to the preparation of the DEIR, a Notice of Preparation (NOP) was released to the State Clearinghouse, responsible agencies, and interested parties to advise and solicit comments and suggestions

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regarding the scope and content of the EIR to be prepared, and to notice a public scoping meeting (see Appendix A). The public review of the NOP extended from September 23 to October 23, 2013. No comments were received during the NOP review period.

Additionally, prior to preparation of the DEIR and during the NOP public review period, a public scoping meeting was held on October 15, 2013, to determine the concerns of interested parties regarding the General Plan Update. The scoping meeting was held at the Sierra Madre Council Chambers and was attended by a few community members. A number of comments and concerns were raised at the scoping meeting, including noise, traffic, and buildout of the General Plan Update. These and other environmental issues are fully addressed in Chapter 5 of this DEIR.

1.9 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-1 summarizes the conclusions of the environmental analysis contained in this DEIR. Impacts are identified as significant or less than significant and for all significant impacts mitigation measures are identified. The level of significance after imposition of the mitigation measures is also presented.

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AESTHETICS			
Impact 5.1-1: Implementation of the General Plan Update would not substantially alter or damage scenic vistas or resources in the City or along a state scenic highway.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-2: Implementation of the General Plan Update would alter the visual appearance of some portions of the City, but would not substantially degrade the existing visual character or quality of the City and its surroundings.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.1-3: Implementation of the General Plan Update would not lead to the creation of a new source of substantial light or glare that would adversely affect day or nighttime views in the area.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.2 AIR QUALITY			
Impact 5.2-1: Implementation of the General Plan Update would be consistent with the SCAQMD Air Quality Management Plan, as buildout of the General Plan Update would not exceed the current overall SCAG service population estimates and would not cumulatively contribute to the nonattainment designations of the SoCAB.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.2-2: Construction activities associated with future development that would be accommodated under the General Plan Update would generate short-term emissions in exceedance of SCAQMD'S threshold criteria and cumulatively contribute to the nonattainment designations of the SoCAB.	Potentially Significant	2-1 If, during subsequent project-level environmental review conducted for individual development projects, construction-related criteria air pollutants are determined to have the potential to exceed the South Coast Air Quality Management District (SCAQMD) adopted thresholds of significance, the City of Sierra Madre Planning and Community Preservation Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during	Significant and Unavoidable

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:</p> <ul style="list-style-type: none"> • Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. • Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. • Limiting nonessential idling of construction equipment to no more than five consecutive minutes. • Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). • Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. • Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust. • Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material. • Hydroseed or apply non-toxic soil stabilizers to inactive construction areas. • Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). 	

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.2-3: Implementation of the General Plan Update would not result in operational-phase criteria air pollutant emissions that would exceed SCAQMD's regional significance thresholds.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.2-4: Implementation of the General Plan Update could result in new sources of criteria air pollutant emissions and toxic air contaminants that could expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant	<p>Mitigation Measure 2-1 would also be applicable in reducing construction-related LST impacts.</p> <p>2-2 Prior to future discretionary project approval, project applicants for new industrial or warehousing land uses that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, or nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall prepare and submit a health risk assessment (HRA) to the City of Sierra Madre Planning and Community Preservation Department. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the South Coast Air Quality Management District. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective thresholds, as established by the South Coast Air Quality Management District (SCAQMD) at the time a project is considered, the project applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs), including appropriate enforcement mechanisms, are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the project site development plan as a component of the project.</p>	Significant and Unavoidable

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.2-5: Buildout of the General Plan Update could site sensitive land uses in proximity to air pollution sources and expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant	<p>2-3 Project applicants for sensitive land uses within the following distances, as measured from the property line of the project site to the property line of the source/edge of the nearest travel lane from these facilities, shall prepare and submit a health risk assessment (HRA) to the City of Sierra Madre Planning and Community Preservation Department prior to future discretionary project approval:</p> <ul style="list-style-type: none"> • Industrial facilities within 1000 feet • Distribution centers (40 or more trucks per day) within 1,000 feet • High volume roadways (100,000 or more vehicles per day) within 1,000 feet • Dry cleaners using perchloroethylene within 500 feet • Gasoline dispensing facilities within 300 feet <p>The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable air quality management district. The latest OEHHA guidelines shall be used for the analysis. If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective thresholds, as established by the South Coast Air Quality Management District (SCAQMD) at the time a project is considered, the project applicant will be required to identify that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones, unless it can be demonstrated to the City of Sierra Madre that there are operational limitations. • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the project site development plan as a component of the project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to and verified by the City of Sierra Madre Planning and Community Preservation Department.</p>	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.2-6: Light-manufacturing land uses accommodated under the General Plan Update could create objectionable odors.	Potentially Significant	<p>2-4 Prior to future discretionary approval, if it is determined that a development project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared by the project applicant, subject to review and approval by the City of Sierra Madre Planning and Community Preservation Department. Facilities that have the potential to generate nuisance odors include but are not limited to:</p> <ul style="list-style-type: none"> • Wastewater treatment plants • Composting, green waste, or recycling facilities • Fiberglass manufacturing facilities • Painting/coating operations • Large-capacity coffee roasters • Food-processing facilities <p>The odor management plan shall show compliance with the South Coast Air Quality Management District's Rule 402 for nuisance odors. The Odor Management Plan shall identify the best available control technologies for toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to scrubbers (i.e., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the project site development plan as a component of the project.</p>	Less Than Significant
5.3 BIOLOGICAL RESOURCES			
Impact 5.3-1: Implementation of the General Plan Update would not impact sensitive species occurring in certain areas of the city.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-2: Implementation of the General Plan Update would not cause the loss of sensitive natural communities in certain areas of the city.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.3-3: Implementation of the General Plan Update would not have a substantial adverse effect on federally protected wetlands in certain areas of the city.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-4: Implementation of the General Plan Update would not have a significant impact on wildlife movement corridors.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-5: Implementation of the General Plan Update would not result in a conflict with Sierra Madre's tree preservation ordinance.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.3-6: Implementation of the General Plan Update would not conflict with an adopted conservation plan protecting biological resources.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.4 CULTURAL RESOURCES			
Impact 5.4-1: Implementation of the General Plan Update could result in an impact on the City's historic resources.	Potentially Significant	4 1 Prior to any construction activities of individual projects that may affect historic resources, a historic resources technical assessment/study shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history; the technical assessment/study shall be submitted to the City of Sierra Madre for review and approval. The technical assessment/study shall include a records search at the South Central Coastal Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources, or any other state or local historic resources registry/database. Following the records search, the qualified architectural historian or historian shall conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852),	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.</p> <p>4 2 To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Sierra Madre.</p> <p>4 3 If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.</p>	
Impact 5.4-2: Future development in accordance with the General Plan Update could result in an impact on previously undiscovered archaeological and/or paleontological resources within the City.	Potentially Significant	4-4 Prior to the issuance of any grading permit, applicant's for future development projects shall demonstrate to the City's Planning and Community Preservation Department that a Los Angeles County-certified archaeologist/paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological and paleontological resources as necessary. The archaeologist/paleontologist shall be present at the pre-grade conference, shall establish procedures for archaeological and paleontological	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts or fossils as appropriate.</p> <p>If subsurface cultural resources are inadvertently discovered during ground-disturbing activities (e.g., construction, devegetation, etc.), the construction contractor shall ensure that all work stops within 25 feet of the find until the qualified archaeologist/paleontologist can assess the significance of the find and, if necessary, shall develop appropriate treatment or disposition of the resources in consultation with the City of Sierra Madre and representatives of any affected Native American tribes. The archaeologist/paleontologist monitor, in coordination with the construction contractor, shall have the authority to halt any project-related activities that may be adversely impacting potentially significant cultural resources. Suspension of ground disturbances in the vicinity of the discoveries shall not be lifted until an archaeologist/paleontologist monitor has evaluated the discoveries to assess whether they are classified as significant cultural resources, pursuant to the California Environmental Quality Act.</p> <p>If the archaeological or paleontological resources are found to be significant, then the project applicant shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University, Fullerton; and provide a comprehensive final report to the City including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable). Any materials meeting significant criteria under CEQA should be donated to the County of Los Angeles or an accredited repository such as the Natural History Museum of Los Angeles County. Materials including isolates that do not meet those criteria may be offered to the Sierra Madre Historical Preservation Society or local school district for educational use.</p>	
Impact 5.4-3: Grading activities of future development that would be accommodated by the General Plan Update could potentially disturb human remains.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.5 GEOLOGY AND SOILS			
Impact 5.5-1: Implementation of the General Plan Update would not subject people or structures to substantial hazards from surface rupture of a known active fault or strong ground shaking.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.5-2: Implementation of the General Plan Update would not subject people or structures to substantial hazards from liquefaction.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.5-3: Implementation of the General Plan would not subject people or structures to substantial hazards from landslides.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.5-4: Implementation of the General Plan Update would not result in substantial erosion.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.5-5: Implementation of the General Plan Update would not expose people or structures to substantial hazards from collapsible soils, ground subsidence, or expansive soils.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.6 GREENHOUSE GAS EMISSIONS			
Impact 5.6-1: Implementation of the General Plan Update would result in a net decrease of GHG emissions compared to existing conditions and would not have a significant impact on the environment.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.6-2: Growth of the City under the General Plan Update would not meet the GHG emissions reduction targets of Executive Orders B-30-15 and Executive Order S-03-05 without additional federal, state, and local GHG reduction measures and plans.	Potentially Significant	<p>6-1 The City of Sierra Madre shall incorporate the Energy Action Plan (EAP) policies into the General Plan Update to ensure that the City continues on a trajectory that aligns with the mid-term and long-term state GHG reduction goals of Executive Orders B-30-15 and S-03-05, respectively. The policies to be incorporated into the General Plan Update include, but are not limited to:</p> <ul style="list-style-type: none"> • Promote household energy conservation by residents in existing structures through education and outreach. • Encourage residential upgrades to more energy-efficient, cost-saving appliances and equipment. • Protect and preserve the City's mature housing stock by encouraging voluntary residential retrofits. • Promote commercial energy conservation by business in existing structures through education and outreach. • Support the use of energy-efficient appliances and equipment in leased and owner-occupied business. • Preserve and enhance the downtown business core by facilitating retrofits and energy efficiency improvements within the nonresidential building stock. • Encourage energy efficiency benchmarking as a tool to help businesses assess and identify opportunities to improve business energy performance. • Maximize the energy efficiency of new buildings through a community-wide green building framework. • Encourage the use of smart-grid-integrated and energy star appliances in new development. • Encourage energy efficiency through development standards, permitting, and plan review processes. • Enhance the City's historic preservation process to facilitate energy efficiency in significant historic properties while maintaining building quality and the unique nature of historic districts. • Reduce residential electricity demands by promoting voluntary plantings of on- 	Significant and Unavoidable

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>site shade trees that shade air-conditioned structures.</p> <ul style="list-style-type: none"> • Reduce citywide electricity demands with nonresidential and municipal shade trees. • Reduce electricity demand by encouraging the installation of cool roofs on residential and nonresidential buildings. • Reduce per capita water demand by 30% by 2020 from 262 gallons per day to 183 gallons per day to conserve energy used to pump, treat, and convey water. • Model the benefits of cost-effective energy management practices. • Maximize the energy efficiency of existing building envelopes. • Identify long-term options to replace the City's heating, ventilation, and air conditioning (HVAC) equipment with models that yield lower operational costs. • Maximize the efficiency of equipment in City facilities to reduce maintenance and energy costs and support operational efficiencies. • Continue to monitor opportunities to reduce energy use for motors and pumps, including the water service facility. • Create a municipal financial system that supports energy efficiency. • Enhance outdoor lighting to maintain Sierra Madre's traditional village feel while reducing municipal maintenance and utility costs. • Work with the SGVCOG and regional partners for creation of a regional energy management position to track energy use at City facilities, identify opportunities for efficiencies and cost savings, and implement energy efficiency projects. 	
5.7 LAND USE AND PLANNING			
Impact 5.7-1: Implementation of the General Plan Update would not divide and established community.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.7-2: Implementation of the General Plan Update would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.7-3: Implementation of the General Plan Update would not conflict with an adopted conservation plan protecting biological resources.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.8 NOISE			
Impact 5.8-1: Buildout under the General Plan Update would result in an increase in traffic on local roadways in Sierra Madre in a manner that would not substantially increase the existing noise environment.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.8-2: Noise-sensitive land uses would not be exposed to substantial levels of rail or aircraft noise.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.8-3: Noise-sensitive uses could be exposed to elevated noise levels from transportation sources.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.8-4: Noise-sensitive uses could be exposed to elevated noise levels from stationary sources.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.8-5: Construction activities associated future development that would be accommodated by the General Plan would substantially elevate noise levels in the vicinity of noise-sensitive land uses.	Potentially Significant	8-1 Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: <ul style="list-style-type: none"> Require that construction vehicles and equipment (fixed or mobile) be equipped with properly operating and maintained mufflers. Restrict haul routes and construction-related traffic 	Significant and Unavoidable

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> Place stock piling and/or vehicle-staging areas as far as practical from residential uses. Replace audible backup warning devices with strobe lights or other warning devices during evening construction activity to the extent permitted by the California Division of Occupational Safety and Health. Reduce nonessential idling of construction equipment to no more than five minutes Consider the installation of temporary sound barriers for construction activities that are adjacent to occupied noise-sensitive structures, depending on length of construction, type of equipment used, and proximity to noise-sensitive uses. 	
Impact 5.8-6: Construction activities associated future development that would be accommodated by the General Plan would expose sensitive uses to strong levels of groundborne vibration.		8-2 Individual development projects that involve vibration-intensive construction activities—such as blasting, pile drivers, jack hammers, and vibratory rollers—within 200 feet of sensitive receptors shall be evaluated for potential vibration impacts. A construction-related vibration study shall be conducted for individual development projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).	Significant and Unavoidable
5.9 POPULATION AND HOUSING			
Impact 5.9-1: Implementation of the General Plan Update would directly result in population and employment growth in Sierra Madre.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.9-2: Implementation of the General Plan Update would not result in the displacement of people or housing.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.10 PUBLIC SERVICES			
Fire Protection and Emergency Services			
Impact 5.10-1: Future development in accordance with the General Plan Update would introduce new structures, residents, and workers into the Sierra Madre Fire Department service boundaries, thereby increasing the requirement for fire protection facilities and personnel.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Police Protection			
Impact 5.10-2: Future development in accordance with the General Plan Update would introduce new residents and workers into the Sierra Madre Police Department service boundaries, thereby increasing the requirement for police protection facilities and personnel.	Less Than Significant	No mitigation measures are required.	Less Than Significant
School Services			
Impact 5.10-3: Future development in accordance with the General Plan Update would generate approximately 80 additional students, which would potentially impact the school enrollment capacities of the Pasadena Unified School District and Arcadia Unified School District.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Library Services			
Impact 5.10-4: Future development in accordance with the General Plan Update would generate an additional 277 residents, potentially increasing the service needs for the Sierra Madre Public Library.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.11 RECREATION			
Impact 5.11-1: Future development in accordance to the General Plan Update would generate 277 additional residents, which would increase the use of existing park and recreation facilities.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.11-2: Implementation of the General Plan Update would not result in the construction or expansion of recreational facilities, which in turn could have an adverse physical effect on the environment.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.12 TRANSPORTATION AND TRAFFIC			
Impact 5.12-1: Buildout of the City of Sierra Madre under the General Plan Update would generate an increase in traffic volumes that would impact the levels of service at local area intersections and roadway segments.	Potentially Significant	12-1 To address the Baldwin Avenue/Orange Grove Avenue intersection level of service deficiency (level of service F) that would occur during the weekday AM and PM peak commute hours under the Year 2035 With Project traffic conditions, the City shall restripe the intersection of Orange Grove Avenue at Baldwin Avenue to add a right turn lane on the eastbound approach. Adding this new right turn lane would require no right-of-way since the eastbound approach could accommodate this lane through the restriping of the existing approach.	Less Than Significant
Impact 5.12-2: Buildout of the City of Sierra Madre under the General Plan Update would not conflict with the requirements of a congestions management plan.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.12-3: Circulation improvements associated with future development that would be accommodated under the General Plan Update would be designed to adequately address potentially hazardous conditions (sharp curves, etc.), potential conflicting uses, and emergency access.	Less Than Significant	No mitigation measures are required.	Less Than Significant

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Table 1-1 Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.12-4: Implementation of the General Plan Update would comply with adopted policies, plans, and programs for alternative transportation.	Less Than Significant	No mitigation measures are required.	Less Than Significant
5.13 UTILITIES AND SERVICE SYSTEMS			
Wastewater Treatment and Collection Systems			
Impact 5.13-1: Wastewater generated from future development that would be accommodated by the General Plan Update would not exceed wastewater treatment requirements of the Regional Water Quality Control Board.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Impact 5.13-2: Future development that would be accommodated by the General Plan Update would result in an increase in wastewater generation; however, additional generation would be adequately collected and treated, respectively, by the City of Sierra Madre and Sanitation Districts.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Water Supply and Distribution Systems			
Impact 5.13-3: Existing water delivery systems are adequate to meet the needs of future development that would be accommodated by the General Plan Update. However, although the 2010 Urban Water Management Plan indicates sufficient water supplies, the severity and uncertain duration of California's recent drought conditions makes water supply unreliable. Therefore, water supply impacts are considered potentially significant under buildout of the General Plan Update.	Potentially Significant	<p>13-1 The City of Sierra Madre shall apply the City's water conservation measures and policies (including those of the General Plan Update) to all development proposals (new development and redevelopment) and encourage water conservation in construction and landscape design.</p> <p>13-2 The City of Sierra Madre shall promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions.</p> <p>13-3 The City of Sierra Madre shall evaluate development proposals (new development and redevelopment) for consistency with the 2010 Green Building</p>	Significant and Unavoidable

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		Standards Code (adopted by reference in Chapter 15.30 [Green Building Standards Code] of the City's Municipal Code) and the City's.	
		13-4 The City of Sierra Madre shall evaluate development proposals (new development and redevelopment) for consistency with the City's Water Efficient Landscape Ordinance (Chapter 15.60 of the City's Municipal Code) and Low Impact Development Ordinance (integrated within Section 15.04.070 [Stormwater Retention] of the City's Municipal Code) to ensure that development proposals incorporate all necessary and feasible water conservation measures.	
		13-5 The City of Sierra Madre shall require that all development proposals (new development and redevelopment) demonstrate a sufficient and sustainable water supply (i.e., provision of a "will serve" letter from the City's Water Division) prior to approval of the development proposal, consistent with the requirements of the City's Water Division.	
		13-6 The City of Sierra Madre shall encourage project applicants/developers of development proposals (new development and redevelopment), where feasible, to retain stormwater for onsite use and thereby offset the use of other water sources.	
		13-7 The City of Sierra Madre shall monitor development growth, and coordinate with the City's Water Division to ensure that long-range needs for potable water will be met.	
		13-8 If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, the City of Sierra Madre shall take appropriate steps to limit, reduce, or otherwise modify growth permitted by the General Plan Update in consultation with the City's Water Division to ensure adequate long-term supply for existing businesses and residents.	
		13-9 The City of Sierra Madre shall conduct a periodic assessment of the City's water conservation measures and policies based on water supply changes, droughts, and environmental issues (e.g. contamination of potable water).	

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Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>13-10 The City of Sierra Madre shall promote programs for retrofitting plumbing, providing cost rebates, identifying leaks, changing landscaping, irrigating efficiently and other methods of reducing water consumption by existing users.</p> <p>13-11 The City of Sierra Madre shall assess the water use by City buildings and facilities (e.g., City Hall, parks) and reduce water consumption to the maximum extent practicable.</p> <p>13-12 The City of Sierra Madre shall develop an information sharing program in cooperation with the City's Water Division to make appropriate data available to the public pertaining to water supply and water use in Sierra Madre.</p>	
Storm Drainage Systems			
Impact 5.13-4: Existing storm drainage systems are adequate to serve the drainage requirements of future development that would be accommodated by the General Plan Update.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Solid Waste Services and Facilities			
Impact 5.13-5: Existing solid waste facilities would be able to accommodate project-generated solid waste and continue complying with related solid waste regulations.	Less Than Significant	No mitigation measures are required.	Less Than Significant
Other Utilities			
Impact 5.13-6: Existing facilities and supplies would be able to accommodate electricity and natural gas demands from future development that would be accommodated by the General Plan Update.	Less Than Significant	No mitigation measures are required.	Less Than Significant