



City of Sierra Madre **AGENDA REPORT**

*William Pevsner, Chair
Thomas Denison, Vice-Chair
Peggy Dallas, Commissioner
John Hutt, Commissioner
Bob Spears, Commissioner*

*Vincent Gonzalez, Director
Planning & Community Preservation*

TO: Planning Commission

FROM: Vincent Gonzalez, Director of Planning and Community Preservation

DATE: September 2, 2021

SUBJECT: THE MEADOWS AT BAILEY CANYON – KEY ISSUES

STAFF RECOMMENDATION

Staff recommends that the Planning Commission receive a presentation and discuss key issues studied in the Draft Environmental Impact Report (DEIR) regarding the proposed project – The Meadows at Bailey Canyon.

SUMMARY

On August 19, 2021, the Planning Commission requested that staff provide a high level discussion regarding key issues surrounding The Meadows at Bailey Canyon proposed project. The key issues include the following topics:

1. Water Supply
2. Wild Fire
3. Traffic and Circulation

DISCUSSION

Key Project Proposals – Water Supply

- Offset indoor and outdoor water demands by expanding the City's local water supply
- Fund the purchase of additional supplemental water in an amount equal to the total demand for each new home over a 50-year period

- High efficiency fixtures and plumbing will minimize water loss and promote sustainability
- Drought tolerant and native landscaping proposed throughout the new community

WATER SUPPLY STUDY

The EIR will evaluate whether expanding the City's water supply will fully offset demand associated with the project and provides additional water to serve the public

Key Project Proposals – Wildfire

- Prepare a Fire Protection Plan (“FFP”) to be included in the DEIR & FEIR
- Compliance with current fire codes including use of ignition resistant building materials, sprinklers in all new homes, ongoing brush management, fuel modification, and use of native fire-resistant landscaping

WILDFIRE ANALYSIS

The EIR will evaluate whether the City standards for emergency access and fire safe construction are met or exceeded

Key Project Proposals – Traffic and Circulation

- Complete two traffic studies analyzing vehicle miles traveled (“VMT”) and impacts on congestion (“Level of Service” or “LOS”) to be included in the DEIR & FEIR
- The LOS study includes measuring existing traffic, proposed additional trips, and the impact of the additional cars on all area intersections
- The LOS study evaluates existing traffic measured at two different points in time to gather the best possible information
- Generate 31 additional trips in the morning commute and 42 additional trips in the evening commute

TRAFFIC STUDY ANALYSIS

The EIR will evaluate whether project results in any measurable difference in the performance of local roads

Study Session Timeline

- Water Supply – September 2, 2021

- Wild Fire – September 2, 2021
- Traffic and Circulation – T.B.D.

CEQA / ENVIRONMENTAL

A Draft Environmental Impact Report has been prepared for the proposed project—The Meadows at Baily Canyon, in compliance with the California Environmental Quality Act (CEQA).

PUBLIC NOTICE

This item has been noticed through the regular agenda notification process. Copies of this report are available at City Hall, at the Sierra Madre Public Library, and can be accessed on the City’s website at www.cityofsierramadre.com.