CITY COUNCIL
MEETING AGENDA PACKET

Tuesday, January 27, 2026
4:00pm Closed Session
5:30 pm

Sierra Madre City Council Chambers
232 W. Sierra Madre Boulevard
Sierra Madre, California 91024

Mayor Kristine Lowe, Mayor Pro Tempore Gene Goss
Council Members: Edward Garcia, Kelly Kriebs, and Robert Parkhurst

CITY OF
SIERRA MADRE

CITY COUNCIL
SPECIAL MEETING AGENDA
CLOSED SESSION

Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, January 27, 4:00 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadreca.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda can be found on the City's website at sierramadreca.gov.

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

2. ROLL CALL OF CITY COUNCIL MEMBERS

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem
Edward Garcia, Council Member
Kelly Kriebs, Council Member
Robert Parkhurst, Council Member

3. PUBLIC COMMENT FOR ITEMS ON THE AGENDA

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Only public comment made from the podium will be recognized by the City Council and entered into public record.

4. CLOSED SESSION

a. Conference with Legal Counsel; Existing Litigation (Gov. Code § 54956.9(d)(1)).6)
The City Council finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the local agency in the litigation.
Name of Case: *Gursey v. Southern California Edison Company et al*
Name of Parties: Southern California Edison Company
Case No: 25STCV00731

b. Public Employee Performance Evaluation (Gov. Code § 54957)
Title: City Attorney

c. Public Employee Performance Evaluation (Gov. Code § 54957)
Title: City Manager

5. ADJOURNMENT

No other business than the above will be considered at this meeting.

CITY OF
SIERRA MADRE

CITY COUNCIL
REGULAR MEETING AGENDA

Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, January 27, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadreca.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at sierramadreca.gov , on Foothills Media website at foothillsmedia.org/sierramadre, and broadcast on Government Access Channel 3 (Spectrum).

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND INSPIRATION
Mayor Pro Tem Gene Goss

3. ROLL CALL OF CITY COUNCIL MEMBERS

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem
Edward Garcia, Council Member
Kelly Kriebs, Council Member
Robert Parkhurst, Council Member

4. REPORT FROM CITY ATTORNEY REGARDING CLOSED SESSION

a. Conference with Legal Counsel; Existing Litigation (Gov. Code § 54956.9(d)(1)).6)
The City Council finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the local agency in the litigation.
Name of Case: *Gursey v. Southern California Edison Company et al*
Name of Parties: Southern California Edison Company
Case No: 25STCV00731

b. Public Employee Performance Evaluation (Gov. Code § 54957)
Title: City Attorney

c. Public Employee Performance Evaluation (Gov. Code § 54957)
Title: City Manager

5. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

6. REPORTS FROM MAYOR AND CITY COUNCIL (including reports from City Council related to meetings attended at City expense per AB 1234)

7. REPORTS FROM CITY STAFF

8. PRESENTATIONS

a. Presentation by The Vertex Companies on the Library Improvement Project

b. Presentation by Southern California Association of Governments on Programs and Services

9. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Only public comment made from the podium will be recognized by the City Council and entered into public record.

10. PUBLIC HEARING

Any person wishing to speak before the City Council on a public hearing item is asked to complete a Speaker Card noting the agenda item number and provide it to the City Clerk prior to the start of the public hearing. Separate and apart from the applicant (who may speak longer in the discretion of the City Council) speakers are generally limited to three (3) minutes per person; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or acting on any item not listed on the posted agenda. The applicant may additionally submit rebuttal comments, at the discretion of the City Council.

a. Public Hearing to Adopt Resolution No. 26-09 certifying an Environmental Impact Report, Approving Tentative Tract Map No. 65348, and approving a Mitigation Monitoring and Reporting Program for the Ginkgo Stonehouse Residential Project located at 935 and 965 East Grand View Avenue

   CEQA: Pursuant to California Public Resources Code Section 21100, state law requires the preparation of an EIR for proposed projects that may have a significant effect on the environment. The EIR is an informational document intended for use by the City of Sierra Madre as the lead agency, other public agencies, and members of the public. 14 CCR Section 15090 requires a lead agency to certify the final EIR prior to approving a proposed project.
   Recommended Action: Adopt

11. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one vote. There will be no separate discussion of these items unless a member of the City Council requests that a specific item be removed from the Consent Calendar for separate discussion and action.

a. Regular Meeting Minutes of January 13, 2026
CEQA: Not a Project
Recommended Action: Approve

b. Resolution No. 26-08 Approving Certain Demands for Payment
CEQA: Not a Project
Recommended Action: Adopt

c. San Gabriel Valley Municipal Water District Grant and Implementation of an Acoustic Leak Detection Program
CEQA: Not a Project
Recommended Action: Approve

d. Professional Services Agreement with Willdan, Civiltec Engineering, Transtech Engineers, and IMEG for On-Call Engineering Services for the remainder of Fiscal Year 2026/2026 and for Fiscal Year 2026/2027 through Fiscal year 2028/2029
CEQA: Not a Project
Recommended Action: Approve

e. Amendment No. 2 to the Professional Services Agreement for Consultant Services with GeoCon West, Inc. in the amount of $49,000 for a total not-to-exceed contract amount of $101,600
CEQA: Not a Project
Recommended Action: Approve

f. Revised Amendment No. 1 to the Professional Services Agreement with Vertex Companies, LLC for construction management and oversight services for the Library Remodel and Construction Expansion Project
CEQA: Exempt
Recommended Action: Approve

g. Resolution No. 26-10 Adopting the 2025 City of Sierra Madre Local Hazard Mitigation Plan
CEQA: Not a Project
Recommended Action: Adopt

12. DISCUSSION ITEMS

a. First Reading of Ordinance No. 1489 Amending Chapter 10.52 (Parking Prohibitions on Yellow and Red Flag Alert Days) of Title 10 (Vehicles and Traffic) of the Sierra Madre Municipal Code
CEQA: Not a Project
Recommended Action: Approve

b. Report, Discussion, and Direction on a proposed GANN Appropriations Limit Increase Ballot Measure at the June 2, 2026 Statewide Primary Election
CEQA: Not a Project
Recommended Action: Provide Direction

13. ITEMS FOR FUTURE AGENDAS

14. ADJOURNMENT

The City Council will adjourn to its next regular meeting on Tuesday, February 10, 2026.

CITY OF
SIERRA MADRE

STAFF REPORT

PLANNING & COMMUNITY PRESERVATION

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Clare Lin, Planning & Community Preservation Director
By: Joshua Wolf, Senior Planner

SUBJECT: **Public Hearing to Adopt Resolution No. 26-09 Approving Tentative Tract Map 65348, Certification of an Environmental Impact Report, and Approval of a Mitigation Monitoring and Reporting Program for a Proposed Nine-Lot Residential Subdivision Located at 935 and 965 East Grand View Avenue**

RECOMMENDATION

It is recommended that the City Council conduct a Public Hearing to certify an Environmental Impact Report, adopt a Mitigation Monitoring and Reporting Program, and approve Tentative Tract Map 65348 for the Ginkgo Stonehouse Residential Project.

SUMMARY

The City of Sierra Madre and the CS One Carter and CS Stonehouse entered into a Settlement Agreement on March 23, 2010, which outlined a proposed nine-lot subdivision ("Project") for Parcel 3 and 4, as shown in the Settlement Agreement with CS One Carter and CS Stonehouse. The applicant, Ginkgo Stonehouse, LLC ("Applicant"), successor of CS Stonehouse, entered into a Tolling Agreement to extend the Settlement Agreement.

The Project proposes the subdivision and development of nine (9) single-family residential lots on approximately 9.06 acres of land located at 935 and 965 East Grand View Avenue. The Project requires City Council action to conduct a Public Hearing to approve Tentative Tract Map 65348 and certify the Final Environmental Impact Report ("EIR") with a Mitigation Monitoring and Reporting Program ("MMRP") pursuant to the California Environmental Quality Act ("CEQA").

BACKGROUND

In March 2010, CS Stonehouse LLC and the City entered into the "Settlement Agreement" with respect to the property located at 935 & 965 East Grand View Avenue, Sierra Madre, California 91024-0000("Stonehouse Property"). Following the Settlement Agreement, CS Stonehouse, LLC

wanted to sell its interest in the Stonehouse Property to Ginkgo Stonehouse, LLC ("Ginkgo 1"). In order to facilitate the transfer and avoid relitigating the case, the City and CS Stonehouse, LLC entered into a Tolling Agreement in October 2011 — thereby preserving the option for CS Stonehouse, LLC (and their successors in interest) to refile their lawsuits at some future date.

In September 2012, CS Stonehouse LLC transferred its interest in the Stonehouse Property to Ginkgo 1. In December 2012, Ginkgo 1 sold a portion of its interest in the Stonehouse Property to Ginkgo Stonehouse II, LLC ("Gingko 2"), thereby leaving AIN Nos. 5764-001-017 and 5764-001-018 with Ginkgo 1 and transferring AIN Nos. 5764-001-019 and 5764-005-012 to Ginkgo 2.

On January 18, 2023, Ginkgo Stonehouse II, LLC recorded a Grant Deed with the Los Angeles County Recorder transferring its interest in the Stonehouse Property to CYTS USA, LLC. Therefore, Ginkgo 1 and CYTS USA, LLC are the current owners of their respective portions of the Stonehouse Property, but Gingko 1 is contractually authorized to bind both parties pursuant to a separate agreement between them.

On March 11, 2025, the City Council adopted the Fourteenth Tolling Agreement, extending the term of the rolling agreements through June 30, 2027, and thereby providing two additional years for the developers to obtain the entitlements to develop their property consistent with the settlement agreement between the Ginkgo 1 and CYTS USA, LLC and the City.

On December 18, 2025, the Planning Commission adopted Resolution 25-14 recommending the City Council certify an Environmental Impact Report prepared, adopt a Mitigation Monitoring and Reporting Program, and approve Tentative Tract Map 65348 for the Ginkgo Stonehouse Residential Project.

APPLICANT

Ginkgo 1, a California limited liability company, is the owner of the property (APN 5764-001-017 and 5764-001-018) located at 935 and 965 E. Grand View Avenue, Sierra Madre, CA 91024 (Property). The project site contains one approximately 1,700-square-foot single-family residential building and one 600-square-foot shed. The property located at 965 E. Grand View Avenue contains three single-family residential buildings; residences measure approximately 1,800 square feet, 1,400 square feet, and 1,500 square feet. There are also two gazebos (approximately 250 square feet) and two sheds (approximately 500–1,000 square feet) at 965 E. Grand View Avenue. The areas surrounding the Project site consist of single-family residences and vacant areas with varying levels of disturbance.

PROPOSED PROJECT

The Project proposes the subdivision of approximately nine acres of land to create nine single-family residential lots. Approximately four of the nine acres within the "Project boundary" or

"Project site" are proposed as a non-buildable area that would prohibit development and limit activities within. The non-buildable area within the lots of individual homeowners would be deed restricted to prohibit any use or development other than for passive open space and maintenance purposes.

Four (4) existing residential structures and accessory gazebos and sheds would be demolished; the Project site would be graded to establish the residential building pads; and associated infrastructure would be constructed including a new private Street 'A' with cul-de-sac, driveway/fire access road, retaining walls, swales, and utility connections to East Grand View Avenue.

Project Alternative 2: Reduce Lot Size Design Alternative

Alternative 2 proposes the construction of nine (9) units, the same number of units as the proposed Project, with reduced lot size for Lots 1, 2, 3, and 4, and condensed toward the south end of the project site and situated closer to East Grand View Avenue.

This design would allow for less encroachment into the non-buildable area due to the lack of the additional driveway/fire access road, smaller grading footprint, and potential to reduce any fuel modification/brush management requirements within the non-buildable area that may be later conditioned on the Lot 4 residential structure. Lots 5, 6, 7, 8, and 9 would be in the same area and configuration as the proposed Project. Both the proposed Project and Alternative 2 would construct nine (9) single-family residential detached lots. However, under Alternative 2, Lot 4 is condensed, leaving a larger open space area available on the Project site.

PROCEDURE

Sierra Madre Municipal Code ("SMMC") Chapter 16.12 provides filing and review procedures for tentative maps. A pre-application review with the Planning Commission was conducted in May of 2014, at which time the applicant proposed a thirteen (13)- lot subdivision within the current Project boundary. Applicant has amended their application for the Vesting Tentative Tract Map to establish the current Project boundary and reduce the number of residential lots within the proposed subdivision from thirteen (13) to nine (9). In 2023, the City commenced the environmental review as lead agency in accordance with the 2010 Settlement Agreement with Ginkgo 1. Preparation and procedure of the EIR is explained in greater detail in the Discussion & Analysis section of this Staff Report.

In accordance with SMMC Section 16.12.060, this Staff Report, Applicant's proposed Tentative Tract Map, the Revised Draft EIR, and the Final EIR with a Mitigation Monitoring and Reporting Program have been duly forwarded with recommendation to the City Council. Under SMMC Section 16.12.080, the City Council shall approve, conditionally approve, or disapprove the

tentative map and any action taken shall be supported by the required findings set forth in Section 16.12.070.

Following an approval of Tentative Tract Map 65348 and certification of the Environmental Impact Report with the Mitigation Monitoring and Reporting Program, Applicant is given 24 months to complete the Final Tract Map. This includes the completion of rough grading, installation of utilities, and construction of private roads. Permits for this work are granted following review of associated demolition, grading, and construction plans for full compliance with all applicable laws. Because the Ginkgo Stonehouse land area remains within the Residential Hillside Zone, development of each lot may be subject to a Hillside Development Permit granted by the Planning Commission.

DISCUSSION & ANALYSIS

CEQA Compliance

Pursuant to California Public Resources Code Section 21100, state law requires the preparation of an EIR for proposed projects that may have a significant effect on the environment . The EIR is an informational document intended for use by the City of Sierra Madre as the lead agency, other public agencies, and members of the public. An EIR must identify the significant effects of a proposed project on the environment and the feasible alternatives or mitigation measures to avoid or substantially lessen such significant effects.

The Final EIR evaluates the environmental effects associated with development of the Project and discusses the manner in which the Project's significant effects can be reduced or avoided through the implementation of mitigation measures or feasible alternatives to the Project.

14 CCR Section 15090 requires a lead agency to certify the final EIR prior to approving a proposed project. Certification includes that the final EIR: has been completed in compliance with CEQA, was presented to the decision-making body of the leady agency who reviewed and considered the information in the final EIR prior to approving the project, and that the final EIR reflects the lead agency's independent judgment and analysis. Certification of an EIR is not the procedural equivalent of a project approval, but a necessary step in the CEQA process to adopt a final EIR before a project may be approved and a notice of determination is filed with the county clerk.

The Planning Commission is recommending that the City Council certify the Final EIR as the decision-making body of the City, prior to project approval and the filing of a notice of determination.

14 CCR Section 15091 requires that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the

project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.

The Planning Commission is recommending that, under 15091(a)(1) and in accordance with 15091(d), the City Council find that the project is altered to avoid or substantially lessen the significant environmental effect by the mitigation measures incorporated within the MMRP as identified by the Final EIR.

Tribal Assembly Bill 52, Public Resources Code section 21080.3.1

On October 19, 2023, the City issued the formal Notice of Preparation notification letter contacting all groups provided by the California Native American Heritage Commission (NAHC) and all groups that have previously requested formal notification of projects for which Notice of Preparation, Notice of Mitigated Negative Declaration or Notice of Negative Declaration is filed on or after July 1, 2015. (Stats. 2114, ch. 532, § 11 (c)). This correspondence is intended as formal notification of the proposed Project pursuant to AB 52 and Public Resources Code section 21080.3.1.The City received requests from Gabrieleño Band of Mission Indians—Kizh Nation and Gabrielino Tongva Indians of California—for consultation. Consultations correspondences are included within the Draft EIR (see: Attachment C of Appendix D1).

EIR Scoping Meetings

In compliance with State law, the City held an in-person scoping session at the Sierra Madre Hart Park House on October 25, 2023. Applicant's consultants, EIR consultants, City staff, and residents participated in the City's scoping meeting. The EIR process was discussed in detail and participants provided written public comments and suggestions regarding the scope and content of the Draft EIR that was being prepared for the Project.

Draft EIR Public Comment Period

The Draft EIR was released on July 15, 2025, for a 45-day public comment period in compliance with CEQA Guidelines, ending on August 29, 2025. This period allowed residents, responsible and trustee agencies, interested groups, and organizations to thoroughly review the environmental document and technical studies and to submit written comments to staff.

EIR scoping meetings, Notice of Availability, and public hearing notices were sent to all residential addresses within the one thousand foot radius from the subject site.

Comments and Responses

The City received 5 written comments and posted to the City Manager's transparency portal on November 13, 2025. The responses to comments received on the Draft EIR for the Project (State Clearinghouse Number SCH No. 2023100084) during the public review period are included in the

Final EIR document, which has been prepared in accordance with CEQA Guidelines and represents the independent judgment of the City. This document and the circulated Draft EIR comprise the Final EIR, in accordance with CEQA Guidelines (Cal. Code Regs., tit. 14, § § 15007, subd. (c), 15132). These documents are posted to the City Manager's webpage at the following link.

sierramadreca.gov/ginkgo

Environmental Analysis

The following sections analyze the potential environmental impacts that may occur as a result of implementation of the Project. Each issue's analysis section includes a description of existing conditions, the criteria for the determination of impact significance; evaluation of potential project impacts, including mitigation measures (if applicable); identification of project design features that are components of the project that help avoid or reduce potential impacts; and a conclusion of significance after mitigation for impacts identified as requiring mitigation (if applicable). The environmental analyses of each topic are addressed in Section 5.0 of the EIR. Separately considered, but part of the required environmental analysis, are the cumulative impacts of the Project together with other past, present, and reasonably foreseeable future related projects. Cumulative impacts are addressed in Section 4.0 and individual environmental topics are addressed in section of 5.0 of the EIR.

The environmental analysis topics addressed in the EIR are as follows:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Conclusions of the EIR

The Environmental Issues/Mitigation Summary table of the Section 1.5 of the Revised Draft EIR is included herein as Attachment 3. This table summarizes the proposed project's environmental impacts under CEQA, the mitigation measures to reduce potentially significant impacts to less than significant, and a determination regarding the level of significance of each potential impact after mitigation.

The analysis determined that there is no potential impact, or that any impact would be less than significant to the environment, and therefore no mitigation is required for the following topics.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

The remaining environmental analyses have a less than significant impact after mitigation. Refer to Attachment 3, for a full description of each mitigation measure.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Project Alternatives Consideration

The proposed Project would result in no impacts, less than significant impacts, and less than significant impacts with mitigation incorporated across all 20 environmental issue areas. No significant unavoidable adverse impact would occur. The proposed Project would meet three (3) Project Objectives and mostly meet three (3) Project Objectives.

Alternative 1 – No Project, Current General Plan and Zoning

Alternative 1 would not construct the proposed development lots. Compared to the proposed Project, Alternative 1 would result in reduced impacts for 14 issue areas (air quality, biological resources, cultural resources, energy, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, noise, population/housing, public services, recreation, transportation, tribal cultural resources, and utilities/service systems) and similar impacts for 6 issue areas (aesthetics, agriculture/forestry resources, geology/soils, land use/planning, mineral resources, and wildfire). No issue areas are anticipated to experience an increase in impacts compared to the proposed Project. As indicated above, Alternative 1 would meet four (4) Project Objectives and would not meet two (2) Project Objectives.

Alternative 2 – Reduced Lot Size Design Alternative

The applicant provided Alternative 2, which proposed the construction of nine units, the same number of units of the proposed project with a reduced lot size and condensed development toward the south end of the project site. Compared to the proposed Project, Alternative 2 would have a substantially similar impact on aesthetics, agriculture/forestry resources, cultural

resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire. Alternative 2 would have a marginally lesser impact on air quality, biological resources, energy, greenhouse gas emissions, and noise resulting from the condensed lot configuration and slightly reduced grading footprint. Proposed Project mitigation would be the same for Alternative 2. Potential impacts would also be less than significant with mitigation incorporated. Alternative 2 would meet three (3) out of six (6) Project Objectives and mostly meet the remaining three (3) Project Objectives. Alternative 2 is the Environmentally Superior Alternative that is also not the No Project Alternative.

CITY COUNCIL ACTION

Sierra Madre Municipal Code Section 16.12.070 requires that the Planning Commission provide its recommendation to City Council with findings required in Sections 66427.1, 66473.5, 66474, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code. These findings include that the City Council has been presented with the Final EIR, which it has reviewed and considered, and that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines, and that the EIR reflects the independent judgment and analysis of the City.

The City Council must also find that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures and Reporting Program.

PUBLIC NOTICE PROCESS

This item has been noticed through the regular agenda notification process. Pursuant to Government Code Sections 65090, 65091, and 65094, notice was also published through the City's website at sierramadreca.gov including publication in the Mountain Views News on December 6, 2025, posting at City Hall and City of Sierra Madre Library, and mailings to the residential address within one thousand foot radius map on December 3, 2025.

STRATEGIC PLAN RELATIONSHIP

Not applicable.

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommended action.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. City Council Resolution 26-09
2. Planning Commission Resolution 25-14
3. Final EIR, Response to Comments, Errata, and Mitigation Monitoring and Reporting Program*
4. Revised Draft EIR and Technical Appendices*
5. Tentative Tract Map No. 65348, Project as Proposed
6. Tentative Tract Map No. 65348, Project Alternative 2

*Attachments are only available online at sierramadreca.gov/ginkgo

RESOLUTION NO. 26-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, APPROVING TENTATIVE TRACT MAP NO. 65348, AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GINKGO STONEHOUSE RESIDENTIAL PROJECT LOCATED AT 935 AND 965 EAST GRAND VIEW AVENUE IN THE CITY OF SIERRA MADRE

RECITALS

WHEREAS, The Ginkgo Stonehouse, LLC ("Applicant") owns the property located at 935 and 965 East Grand View Avenue, Sierra Madre, California 91024, Assessor's Identification No. 5764-001-017 and 5764-001-018, consisting of approximately 9.06 acres ("Property");

WHEREAS, the Applicant has submitted a vesting tentative tract map application to develop the Property with nine single-family detached residential lots and a cul-de-sac driveway as fire access road connecting to East Grand View Avenue ("Project");

WHEREAS, the Project is commonly referred to as "The Ginkgo Stonehouse Residential Project";

WHEREAS, as lead agency, the City is required to certify an environmental impact report ("EIR") and approve a mitigation monitoring and reporting program ("Mitigation Monitoring and Reporting Program");

WHEREAS, pursuant to 14 CCR § 15202, the Planning Commission held a properly noticed public hearing on December 18, 2025, to consider the Project, the EIR, and related Project entitlements;

WHEREAS, pursuant to 14 CCR § 15090, the final EIR must be certified before the Project is approved;

WHEREAS, the Planning Commission has provided a recommendation that the City Council conditionally approve the Project; and

WHEREAS, the City provided notice of the public hearings listed above pursuant to Government Code Sections 65090, 65091, and 65094, including publication in the Mountain Views News on January 17, 2026, posting at City of Sierra Madre City Hall and public Library, and mailings to the Applicant, affected local agencies, and every residence within the 1,000 feet of the Project's boundaries on January 15, 2026; and

WHEREAS, pursuant to Government Code Sections 65355, 65854, and 65867, and SMMC Section 17.64.040, the City Council held a properly noticed public hearing on January 27, 2026, to consider the Project, the EIR, and related Project entitlements.

THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. EIR. Pursuant to 14 CCR 15090, the City Council certifies the EIR for the Ginkgo Stonehouse Residential Project located at 935 and 965 East Grand View Avenue, Sierra Madre, because:

a. The Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines promulgated thereunder in effect on November 20, 2025, the date the Amended Final EIR was made available for public review (Cal. Code Regs., tit. 14, § 15007, subd. (c).);
b. The Final EIR was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project;
c. The Final EIR reflects the City's independent judgment and analysis.

Pursuant to Public Resources Code Section 21002 and CEQA Guidelines (14 CCR §§ 15000 et seq.) requiring that an EIR identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid these effects, the City Council further finds that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures. The mitigation measures incorporated into the project via the Mitigation Monitoring and Reporting Program (MMRP) will reduce any potentially significant environmental impacts to these other resource areas to levels that are less-than-significant. The applicant is required to complete and implement these mitigation measures via the MMRP as a condition of approval of this project.

The City Council further finds that no evidence of a new significant impact, or any new information of "substantial importance" as defined by State CEQA Guidelines, section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation of the EIR.

SECTION 3.1. Findings for approval of a tentative tract map. Pursuant to Government Code Section 66474 and Sierra Madre Municipal Code Section 16.12.080, any action taken by the City Council shall be supported by the findings required in

Sections 66473.5, 66474, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code.

SECTION 3.2. Government Code Section 66473.5 requires a proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan. The proposed map is consistent with the City's General Plan as described further in Section 3.4.

SECTION 3.3. Pursuant to California Government Code Section 66474.6, the proposed subdivision causes no violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code, thus disapproval of the proposal may not be found on this basis.

SECTION 3.4. Pursuant to Sierra Madre Municipal Code and California Government Code Section 66474, the tentative tract map or parcel map shall be denied if any of the following findings are made by the Planning Commission:

A. That the proposed map is not consistent with applicable general and specific plans;

This finding cannot be made because the proposed map is consistent with the City's General Plan as found through a surviving Settlement Agreement between the City and CS Stonehouse, LLC wherein the applicant retains vested rights to develop the subject property with standards consistent with the R-1 One-family Residential Zone in which the subject property was located at the time the applicant's vesting tentative map application was deemed complete. Furthermore, an environmental impact report has been prepared consistent with CEQA Guidelines and the following General Plan Goals, Objectives and Policies:

Goal 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.
The Project would develop nine single-family lots, consistent with the design and scale of the surrounding development.

Goal 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers.
Stormwater would be treated to support recharge of local groundwater. The Project would connect to the existing water main under East Grand View Avenue, which currently supplies the four existing homes on the Project site.

Goal 5: Institute conservation measures so that the demand for water matches the City's local supply.
The new residential buildings would be constructed with water saving measures as stipulated in the building code.

Goal 8: Preserve existing and provide additional constructed and natural open space.
The Project would construct new residential buildings in the same general area as existing residential buildings. The northern portion of the Project site would be restricted from development.

Goal 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.
The tentative tract map does not show significant grading in the northern hillside portion of the Project site, which would be restricted from development.

Objective L1: Continuing the existing patterns of residential housing development.
The proposed Project replaces four single-family residential buildings, two sheds, and two gazebos with nine single-family residential lots. The Project would be consistent with the existing residential patterns of the area.

Policy L1.1: Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards.
The Project offers lots of varying sizes for single-family residences.

Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers.
The Project would conform to all adopted water conservation measures to reduce and minimize the impact on the City's water supply.

Objective L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.
The Project's residents would use City infrastructure in a similar demand to current single-family residential homes in the area.

Policy L4.1: Ensure that the expansion of existing uses is reflective of and complements the overall pattern of development, without changing the character of existing development.
The Project has been designed to concentrate development of the proposed nine homes generally in the same location as the existing homes. Lot sizes and single-family uses would be consistent with the character of existing development.

Policy L4.2: Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project.
The Project would construct single-family residences that would not otherwise require a conditional use permit.

Policy L4.3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers.
The Project would construct new residential units incorporating water conservation measures as required by current building codes to minimize impacts on the City's water supply.

Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.
The Project would construct new homes away from the hillside to preserve the image and identity of the City as a village of the foothills.

Policy L17.1: Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.
The Project would use material and colors as approved by the City during design review to blend in with natural landscape and natural chaparral vegetative growth.

Policy L17.2: Require that all development be designed to reflect the contours of the existing landform using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.
The Project makes use of the existing landform to create construction pads which minimize grading and construction of retaining walls. Proposed development is concentrated in the flatter portions of the Project site.

Policy L17.3: Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.
The Project maintains the significant natural topography by reducing hillside and grading impacts.

Policy L17.4: Require that fencing be designed of fire-retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.
Fencing would adhere to City building codes, avoiding flammable materials and slopes more than 25 percent.

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

The Project would not install outdoor lighting without proper shielding to eliminate light pollution.

Objective L18: Incorporating measures to promote sustainability in Hillside neighborhoods
The Project would construct nine homes with measures to reflect the latest energy efficient building codes. The steeper northern portion of the Project site would be designated as non-buildable, thus promoting sustainability.

Policy L18.1: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review.
Each residential lot would have a retention area, and the street would have a bio-filtration system. This would reduce runoff and recharge ground water. The City planning division would review the tract map, landscape plans, and floorplans to ensure the incorporation of relevant conservation measures.

Policy L18.2: Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures.
The Project/Developer would pay applicable water impact fees as required by the City.

Policy L18.3: Conduct a historic resources survey to encourage retention of existing older homes.
A historic resources survey was completed and indicated no significant historical value to the existing homes that are planned for demolition; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

Objective L46: Identifying and encouraging the preservation of significant historic resources.
A historic resource survey was completed and indicated no significant historic resources are on the Project site; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
This finding cannot be made because the improvement of the proposed subdivision is consistent with the following Goals, Objectives, and Policies of the City's General Plan:

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

The Project would minimize grading on the hillside to retain the existing slope and vegetation in the northern portions of the Project site.

Objective L5: Preserving the existing grid street pattern which promotes community life.
The Project would construct proposed Street 'A' in a north/south direction with connection to East Grand View Avenue. No modifications to the existing grid are proposed.

Policy L5.1: Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.
The hillside in the northern portion of the Project site and adjacent private property makes the cul-de-sac layout the only feasible option.

Objective L15: Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.
The Project proposes to preserve the hillside with minimal grading by concentrating housing closer to East Grand View Avenue. This would preserve slopes, land forms, vegetation, wildlife habitat and scenic quality.

Policy L15.1: In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size.
Although the Project site's density is governed by the Settlement Agreement and MOU, as described above, the two existing parcels would be subdivided into nine parcels. The steeper sloped portions of the Project site would form the largest lots.

Policy L15.2: Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact.
The Project would construct the new residential pads closer to East Grand View Avenue and away from the non-buildable hillside.

Policy L15.3: Require that all access into hillside areas be designed for minimum disturbance to the natural features.
The Project would not increase hillside access significantly beyond current residential land uses at the Project site. The steeper northern portion of the Project site would be non-buildable.

Policy L15.4: Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control.
Landscaping would comply with water conservation measures as required by current building regulations. Natural habitat would be maintained in the non-buildable portion

of the Project site and all lots would be required to implement site-specific drainage and erosion control design.

Policy L15.5: Consider the impact of development on wildlife.
The Project has been designed to dedicate the northern portion of the Project site as non-buildable. Additional measures would be required to protect wildlife as described in Section 5.4, Biological Resources, of the Revised Draft EIR.

Objective L16: Minimizing hazards in the hillside.
The Project minimizes hazards in the hillside by avoiding the construction of new homes on the steeper portions of the Project site.

Policy L16.1: Minimize the amount of grading and removal of natural vegetation.
The planned grading minimizes the removal of natural vegetation and limits grading by concentrating the proposed development to within the flatter and more disturbed portions of the Project site.

Policy L16.2: Require that home sites be planned, developed and designed to:
a. Eliminate fire hazards.
b. Prevent land instability.
c. Prevent exposure to geological and geotechnical hazards.
d. Provide adequate drainage controls to prevent flooding and landslides.
e. Prevent any other hazard or threat to the public health, safety, and welfare.
f. Use the minimum amount of water possible for landscaping and interior uses.
Homes would be constructed to incorporate the most current fire and building codes. This would reduce fire hazards; prevent landslides and erosion; reduce threats to the public; and use the minimum amount of water for landscaping.

Policy L16.3: Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.
The Project would adhere to the City of Sierra Madre's conditions of approval during the construction process.

Housing Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.
The proposed nine detached homes would be consistent with the character of the residential area surrounding the Project site.

Housing Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.
The proposed Project would install stormwater infrastructure and retain an existing hillside to foster a sustainable character promoting good health of the residents.

Housing Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.
The detached single-family homes would offer new housing opportunities within the City and help the City obtain Regional Housing Needs Allocation goals.

Housing Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.
The proposed Project would construct nine homes where only four homes previously existed. This increase in desirable detached single-family homes maintains quality-of-life goals.

Housing Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.
The Project builds low density housing in a Residential-Hillside area, consistent with the City's General Plan and Regional Housing Needs Allocation goals.

Housing Goal 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.
Construction of the nine proposed homes would incorporate sustainable features in accordance with the building code, which would minimize reliance on natural resources.

Housing Policy 5.1: Implement the City's Green Building Program to implement practices focused on reducing Sierra Madre's greenhouse gas emissions and consumption of natural resources, including water resources.
The Project would align with the City's Green Building Program, as implemented by the grading and building permit process, in the areas of greenhouse gas emission, natural resource consumption and water use.

Housing Policy 5.2: Promote the use of sustainable construction techniques and environmentally sensitive design for housing.
The Project's construction techniques and design for housing would adhere to current building codes as required by the City.

Housing Policy 5.3: Promote the use of alternative energy sources such as solar energy, cogeneration, and nonfossil fuels.
The Project would follow the City building code with respect to solar energy, cogeneration, and non-fossil fuels.

Housing Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.
The Project would maintain the existing transit and transportation alternative options available in the neighborhood. Sidewalks would be constructed along proposed Street 'A'.

C. That the site is not physically suitable for the type of development;
This finding cannot be made because the site is physically suitable for residential development (Subdivision Map Act §§ 66474(c) and 66474(d)).

The Project's development is on an approximately 9-acre site that is currently identified in the Sierra Madre General Plan as a site within the Residential Low Density – Hillside land use designation, zoned for Hillside Residential use, and is currently improved with residential uses. The Project site is surrounded by residential uses to the north, east, and west and is situated within existing utility infrastructure. Access to the site is readily available from East Grand View Avenue and will be improved with a cul-de-sac providing access to each residential lot created by the Project.

D. That the site is not physically suitable for the proposed density of development;
This finding cannot be made because the project site is physically suitable for the proposed density of subdivision development.

Each residential lot in the Project is proposed with a maximum 6,500 square feet of building area resulting in a maximum potential floor-area-ratio not exceeding 0.15. The area of development in the project occurs primarily within developed or highly disturbed and relatively low-sloped areas and preserves the northern hillside area of the project site, approximately 4 acres in land area.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;
The design of the subdivision does not cause substantial environmental damage or substantially and unavoidably injure to fish or wildlife or their habitat. All potential significant impacts arising from the development of the Project, including those related to biological resources, historical resources, noise, transportation, utilities, and tribal cultural resources will be mitigated below a level of significance, as stated in the Final EIR. No significant and unavoidable impacts will occur as a result of the proposed Project. Implementation of the Mitigation Monitoring and Reporting Program will ensure that any potential environmental impacts will be reduced to the maximum extent feasible.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;
This finding cannot be made because the design of the subdivision or type of improvements will not be detrimental to public health, safety, and welfare.

There are no segments of the Sierra Madre Fault that directly cross underneath the Project site and the potential for ground rupture impact is low. Each residential lot in the Project's development will include biofiltration systems to capture stormwater offset by development, including the offset resulting from the cul-de-sac. Grading

and other construction permits are required the implementation of a Stormwater Pollution Prevention Plan (SWPPP) detailing Best Management Practices (BMPs) to avoid erosion and sediment transfer impacts. All vertical construction developed in the Project will be required to comply with modern and current California Fire Codes including special standards required for construction within a Wildland Urban Interface or High Fire Hazard Severity Zone.

Compliance with these regulations during and after project construction will be enforced through building inspections by the City's building inspectors. Compliance with the standards and regulations included in these conditions will ensure the project does not result in adverse impacts on the health, safety, and general welfare of the community.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.
This finding cannot be made because the subdivision does not conflict with the easement for access through or use of property within the proposed subdivision.

There are no existing or proposed public access easements within the project site nor in conflict with the development of any improvements in the development of the subdivision.

SECTION 4. Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code Section 21002, the City Council approves a Mitigation Monitoring and Reporting Program, included within the Final Environmental Impact Report for the Ginkgo Stonehouse Residential Project.

SECTION 5. Housing Accountability Act. Pursuant to California Government Code Section 65589.5, subdivision (j), and whereas findings for approval of a Tentative Tract Map is consistent with this section of the California Government Code, the City Council finds that the proposed subdivision project will not have a significant, quantifiable, direct, and unavoidable impact upon the public health or safety. Thusly, grounds for disapproval of the Project may not be made upon this basis nor shall the Project be conditioned to require development at a lower density.

SECTION 6. Records of Proceeding. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(e), the City Clerk will serve as the custodian of record. The documents and materials that constitute the record of proceedings on which

this Resolution has been based are located at 232 W. Sierra Madre Boulevard, Sierra Madre, California.

SECTION 7. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon adoption.

SECTION 9. Certification. The Sierra Madre City Clerk shall attest to the passage and adoption of this Resolution by the City Council and shall cause the same to be listed in the records of the City.

PURSUANT TO THE ABOVE, IT IS RESOLVED that the City Council hereby certifies the Final EIR, conditionally approve Tentative Tract Map 65348, subject to the attached conditions as provided in Exhibit A herein, and adopt the Mitigation Monitoring and Reporting Program as provided in the Final Environmental Impact Report prepared for the Project.

PASSED, APPROVED AND ADOPTED on this 27th day of January 2026.

Kristine Lowe, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the City Council of the City of Sierra Madre, California, at a regular meeting held on this 27th day of January 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Laura Aguilar, City Clerk

EXHIBIT A

TENTATIVE TRACT MAP 65348

Tentative Tract Map 65348 is approved subject to the following conditions:

GENERAL CONDITIONS OF APPROVAL:

1. The applicant shall comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

2. The applicant shall comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

3. Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department; this approval shall not be effective for any purpose until the Applicant complies with this condition.

4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

5. This tentative tract map shall expire twenty-four months following approval or conditional approval, unless an extension for a period or periods, not to exceed a total of twenty-four months is granted by the city council. Applicant may request an extension by written application to the Director of Planning and Community Preservation. Such application shall be filed at least thirty days before the tentative tract map is due to expire. Requests for all extensions shall be accompanied by a processing fee as

prescribed by resolution of the city council and set forth in the fee schedule effective for the fiscal year the application for request is filed.

SPECIFIC CONDITIONS OF APPROVAL:

6. This project shall expire 24 months following approval, as provided by Sierra Madre Municipal Code Section §16.12.100.

7. The applicant may file for an extension of time, not to exceed 24 months, at least 30 days prior to expiration, in accordance with SMMC §16.12.100(B).

8. Construction a single-family dwelling on each lot created by Tentative Tract Map 65348 shall be subject to the approval of a Hillside Development Permit granted by the Planning Commission.

9. Prior to issuance of any permit to construct a building for the project, one or more geotechnical investigations shall be provided that cover each proposed structure.

10. The applicant, at the time of issuance of construction permits, agrees to develop the property in accordance with the adopted California Administrative Code, Title 24, in force at the time of permit application, including the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, and California Green Building Standards Code.

11. The applicant shall comply with all inspection requirements as deemed necessary by the building official of the City of Sierra Madre.

12. The applicant shall comply with the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Final Environmental Impact Report (FEIR).

13. All construction related activities associated with the project shall comply with the requirements of SMMC §9.32.040(C), related to construction noise.

14. Construction shall be limited to the hours set forth in SMMC §9.32.040(C):
    - Monday through Saturday: 7:00 a.m. to 7:00 p.m.
    - Sundays or Holidays, as defined: 10:00 a.m. to 6:00 p.m.

15. Prior to the issuance of any permit to construct a building for the project, the applicant shall submit final landscape, lighting, and irrigation plans in conformance with the Water Efficient Landscape Ordinance.

16. The applicant may elect to form a homeowner's association ("HOA"). In the event the applicant elects to form an HOA, the applicant shall obtain approval from the Planning Commission upon the recommendation of the City Attorney for Covenants, Conditions, and Restrictions ("CC&R's") which will govern the newly formed HOA. Approved CC&R's shall be recorded with the Los Angeles County Recorder's office.

17. Prior to issuance of any permits to construct a building, the applicant shall construct all grading and drainage facilities within the project site, obtain rough grade pad certifications, and a compaction report approved by the Director of Public Works.

18. Construction drawings shall be prepared and submitted to the City for plan review and building permit issuance. Submitted plans shall show all architectural, accessibility, structural, mechanical, plumbing, and electrical work that will be a part of the project.

19. All construction drawings shall be prepared by qualified and licensed design professionals (California licensed architects and engineers).

20. Specific drainage requirements for the site will be established upon the submittal of any permit application to construct a building. Prior to the issuance of such a permit, the applicant shall submit a precise grading plan.

21. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Applicant shall provide a hydrology study to determine the increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The increased stormwater runoff to retain on-site shall be determined by comparing the existing "predeveloped" condition and proposed "developed" condition, using the 50-year frequency storm.

22. The applicant shall submit a final map, prepared by a California registered Land Surveyor or qualified Civil Engineer, to the Public Works Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted to the Public Works Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of any permit to construct a building.

23. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

24. The applicant shall submit street light improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

25. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

26. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.

27. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project.

28. The on-site sewer and water systems shall be privately maintained. Water and sewer area studies shall be reviewed and approved by the City of Sierra Madre prior to the issuance of any permit to construct a building.

29. The applicant shall submit sewer and water improvement plans by a registered California Civil Engineer to the Public Works division for review. The plans shall be approved prior to the recordation of the Final Map.

30. Prior to, or concurrent with, the recordation of a final map for the project, the applicant shall dedicate all necessary sewer and water easements to the City of Sierra Madre.

31. All proposed public streets and sidewalks shall be constructed to the satisfaction of the Director of Public Works.

32. Fire apparatus access roads must be installed and maintained in accordance with applicable requirements of the California Fire Code.

33. All required public fire hydrants shall be installed, tested, and accepted prior to substantial delivery of combustible materials.

34. Prior to the issuance of any permit to construct a building, the applicant shall submit a fuel modification plan to the City of Sierra Madre for review and approval. The scope of the fuel modification plan shall be the entire project site.

RESOLUTION NO. 25-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CONDITIONALLY APPROVE TENTATIVE TRACT MAP 65348, CERTIFY AN ENVIRONMENTAL IMPACT REPORT WITH A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GINKGO STONEHOUSE RESIDENTIAL PROJECT LOCATED AT 935 AND 965 EAST GRAND VIEW AVENUE IN THE CITY OF SIERRA MADRE

RECITALS

WHEREAS, The Ginkgo Stonehouse, LLC ("Applicant") owns the property located at 935 and 965 East Grand View Avenue, Sierra Madre, California 91024, Assessor's Identification No. 5764-001-017 and 5764-001-018, consisting of approximately 9.06 acres ("Property");

WHEREAS, the Applicant has submitted a vesting tentative tract map application to develop the Property with nine single-family detached residential lots and a cul-de-sac driveway as fire access road connecting to East Grand View Avenue ("Project");

WHEREAS, the Project is commonly referred to as "The Ginkgo Stonehouse Residential Project";

WHEREAS, as lead agency, the City is required to certify an environmental impact report ("EIR") and approve a mitigation monitoring and reporting program ("Mitigation Monitoring and Reporting Program");

WHEREAS, pursuant to 14 CCR § 15202, the Planning Commission held a properly noticed public hearing on December 18, 2025, to consider the Project, the EIR, and related Project entitlements; and

WHEREAS, pursuant to 14 CCR § 15090, the final EIR must be certified before the Project is approved; and

WHEREAS, the Planning Commission must provide a recommendation that the City Council approve, conditionally approve, or disapprove the Project; and

WHEREAS, the City provided notice of the public hearings listed above pursuant to Government Code Sections 65090, 65091, and 65094, including publication in the Mountain Views News on December 6, 2025, posting at City of Sierra Madre City Hall and public Library, and mailings to the Applicant, affected local agencies, and every residence within the City's boundaries on December 3, 2025.

THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by reference.

SECTION 2. EIR. Pursuant to 14 CCR 15090, the Planning Commission recommends the City Council certify the EIR for the Ginkgo Stonehouse Residential Project located at 935 and 965 East Grand View Avenue, Sierra Madre, because:

a. The Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines promulgated thereunder in effect on November 20, 2025, the date the Amended Final EIR was made available for public review (Cal. Code Regs., tit. 14, § 15007, subd. (c).);
b. The Final EIR will be presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the Project;
c. The Final EIR reflects the City's independent judgment and analysis.

Pursuant to Public Resources Code Section 21002 and CEQA Guidelines (14 CCR §§ 15000 et seq.) requiring that an EIR identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid these effects., the Planning Commission further finds that, based on all of the evidence presented, including but not limited to the EIR, written and oral testimony given at meetings and hearings, and the submission of testimony from the public, organizations and regulatory agencies, the environmental impacts associated with the Project are either less than significant and do not require mitigation, or are potentially significant but will be avoided or reduced to a level of insignificance through the identified Mitigation Measures. The mitigation measures incorporated into the project via the Mitigation Monitoring and Reporting Program (MMRP) will reduce any potentially significant environmental impacts to these other resource areas to levels that are less-than-significant. The applicant is required to complete and implement these mitigation measures via the MMRP as a condition of approval of this project.

The Planning Commission further finds that no evidence of a new significant impact, or any new information of "substantial importance" as defined by State CEQA Guidelines, section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation of the EIR.

SECTION 3.1. Findings for approval of a tentative tract map. Pursuant to Government Code Section 66474 and Sierra Madre Municipal Code Section 16.12.080, any action taken by the City Council shall be supported by the findings required in Sections 66473.5, 66474, and 66474.6 of the California Government Code and Section 21100 of the California Public Resources Code.

SECTION 3.2. Government Code Section 66473.5 requires a proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan. The proposed map is consistent with the City's General Plan as described further in Section 3.4.

SECTION 3.3. Pursuant to California Government Code Section 66474.6, the proposed subdivision causes no violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code, thus disapproval of the proposal may not be found on this basis.

SECTION 3.4. Pursuant to Sierra Madre Municipal Code and California Government Code Section 66474, the tentative tract map or parcel map shall be denied if any of the following findings are made by the Planning Commission:

A. That the proposed map is not consistent with applicable general and specific plans;

This finding cannot be made because the proposed map is consistent with the City's General Plan as found through a surviving Settlement Agreement between the City and CS Stonehouse, LLC wherein the applicant retains vested rights to develop the subject property with standards consistent with the R-1 One-family Residential Zone in which the subject property was located at the time the applicant's vesting tentative map application was deemed complete. Furthermore, an environmental impact report has been prepared consistent with CEQA Guidelines and the following General Plan Goals, Objectives and Policies:

Goal 2: Preserve and enhance the diversity in the character of residential neighborhoods ensuring that new development is compatible in its design and scale with older established development in the surrounding neighborhood without attempting to replicate or mass produce a style of development.
The Project would develop nine single-family lots, consistent with the design and scale of the surrounding development.

Goal 4: Ensure that development is done to maximize water conservation practices to reduce and minimize the impact on the City's local water supply and the ability to serve its water customers.
Stormwater would be treated to support recharge of local groundwater. The Project would connect to the existing water main under East Grand View Avenue, which currently supplies the four existing homes on the Project site.

Goal 5: Institute conservation measures so that the demand for water matches the City's local supply.
The new residential buildings would be constructed with water saving measures as stipulated in the building code.

Goal 8: Preserve existing and provide additional constructed and natural open space.
The Project would construct new residential buildings in the same general area as existing residential buildings. The northern portion of the Project site would be restricted from development.

Goal 9: Preserve the hillside areas in order to protect the environment and mountain views, obtain a balance between developed areas and the hillside wilderness, and establish the role of the hillside as an entry point into wildland areas.
The tentative tract map does not show significant grading in the northern hillside portion of the Project site, which would be restricted from development.

Objective L1: Continuing the existing patterns of residential housing development.
The proposed Project replaces four single-family residential buildings, two sheds, and two gazebos with nine single-family residential lots. The Project would be consistent with the existing residential patterns of the area.

Policy L1.1: Maintain areas of the City for single-family residences on varying lot sizes through the review and update of appropriate development standards.
The Project offers lots of varying sizes for single-family residences.

Policy L1.6: Require that new residential development, substantial remodeling and additions comply with all adopted water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its water customers.
The Project would conform to all adopted water conservation measures to reduce and minimize the impact on the City's water supply.

Objective L4: Mitigating the impacts of new development on the City's open space, trees, infrastructure, water, transit services, the character of existing development, and other public needs.
The Project's residents would use City infrastructure in a similar demand to current single-family residential homes in the area.

Policy L4.1: Ensure that the expansion of existing uses is reflective of and complements the overall pattern of development, without changing the character of existing development.
The Project has been designed to concentrate development of the proposed nine homes generally in the same location as the existing homes. Lot sizes and single-family uses would be consistent with the character of existing development.

Policy L4.2: Except for those single family residences that would not otherwise require a conditional use permit (CUP), development projects that cumulatively comprise over one acre of land on one or more parcels require a CUP unless a specific plan or master plan is approved for the proposed project.

The Project would construct single-family residences that would not otherwise require a conditional use permit.

Policy L4.3: Ensure that new development and the expansion of existing uses incorporate water conservation measures that reduce and minimize the impact on the City's water supply and its ability to serve its customers.
The Project would construct new residential units incorporating water conservation measures as required by current building codes to minimize impacts on the City's water supply.

Objective L17: Protecting views to and from hillside areas in order to maintain the image and identity of the City as a village of the foothills.
The Project would construct new homes away from the hillside to preserve the image and identity of the City as a village of the foothills.

Policy L17.1: Require the use of natural materials where allowed and earth tone colors for all structures to blend in with the natural landscape and natural chaparral vegetative growth.
The Project would use material and colors as approved by the City during design review to blend in with natural landscape and natural chaparral vegetative growth.

Policy L17.2: Require that all development be designed to reflect the contours of the existing landform using techniques such as split pads, detached secondary structures (such as garages), and avoiding the use of excessive cantilevers.
The Project makes use of the existing landform to create construction pads which minimize grading and construction of retaining walls. Proposed development is concentrated in the flatter portions of the Project site.

Policy L17.3: Require that all development preserves, to the maximum extent possible, significant features of the natural topography, including swales, canyons, knolls, ridge lines, and rock outcrops.
The Project maintains the significant natural topography by reducing hillside and grading impacts.

Policy L17.4: Require that fencing be designed of fire-retardant materials and that permanent fencing be minimized, and in no event placed in any area with slopes in excess of 25 percent.
Fencing would adhere to City building codes, avoiding flammable materials and slopes more than 25 percent.

Policy L17.5: Require that exterior lighting be directed away from adjacent properties and the night sky.
The Project would not install outdoor lighting without proper shielding to eliminate light pollution.

Objective L18: Incorporating measures to promote sustainability in Hillside neighborhoods
The Project would construct nine homes with measures to reflect the latest energy efficient building codes. The steeper northern portion of the Project site would be designated as non-buildable, thus promoting sustainability.

Policy L18.1: Incorporate water conservation measures in the zoning development standards for new construction and substantial remodeling or building expansion, as it relates to green building construction, percentage of permeable ground surfaces, building floor area limitations, lot coverage, landscaping and irrigation, greywater requirements, rainwater capture, and design review.
Each residential lot would have a retention area, and the street would have a bio-filtration system. This would reduce runoff and recharge ground water. The City planning division would review the tract map, landscape plans, and floorplans to ensure the incorporation of relevant conservation measures.

Policy L18.2: Consider a water impact fee to apply to new residential dwelling units and additions to existing development, to fund water fixture retrofits of existing homes and other water conservation measures.
The Project/Developer would pay applicable water impact fees as required by the City.

Policy L18.3: Conduct a historic resources survey to encourage retention of existing older homes.
A historic resources survey was completed and indicated no significant historical value to the existing homes that are planned for demolition; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

Objective L46: Identifying and encouraging the preservation of significant historic resources.
A historic resource survey was completed and indicated no significant historic resources are on the Project site; refer to Section 5.5, Cultural Resources, of the Revised Draft EIR.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
This finding cannot be made because the improvement of the proposed subdivision is consistent with the following Goals, Objectives, and Policies of the City's General Plan:

Goal 3: Ensure that development is done in harmony with its neighborhood and preserves and protects privacy and mountain views of neighboring properties.
The Project would minimize grading on the hillside to retain the existing slope and vegetation in the northern portions of the Project site.

Objective L5: Preserving the existing grid street pattern which promotes community life.
The Project would construct proposed Street 'A' in a north/south direction with connection to East Grand View Avenue. No modifications to the existing grid are proposed.

Policy L5.1: Prohibit the use of cul-de-sacs and require through streets in new subdivisions except when no other access is physically feasible due to property ownership, parcel location or other physical factors.
The hillside in the northern portion of the Project site and adjacent private property makes the cul-de-sac layout the only feasible option.

Objective L15: Preserving the hillside through the application of standards and guidelines that direct and encourage development that is sensitive to the unique characteristics of the hillsides, which include, but are not limited to, slopes, land forms, vegetation, wildlife habitat and scenic quality; accordingly, innovation in the design of buildings and structures is encouraged in order to preserve hillside areas.
The Project proposes to preserve the hillside with minimal grading by concentrating housing closer to East Grand View Avenue. This would preserve slopes, land forms, vegetation, wildlife habitat and scenic quality.

Policy L15.1: In subdividing larger parcels, determine development density based on a calculation that uses slope as one of the primary factors, which means that the steeper the slope, the larger the minimum lot size.
Although the Project site's density is governed by the Settlement Agreement and MOU, as described above, the two existing parcels would be subdivided into nine parcels. The steeper sloped portions of the Project site would form the largest lots.

Policy L15.2: Ensure that development in the hillside areas be located in those areas resulting in the least environmental impact.
The Project would construct the new residential pads closer to East Grand View Avenue and away from the non-buildable hillside.

Policy L15.3: Require that all access into hillside areas be designed for minimum disturbance to the natural features.
The Project would not increase hillside access significantly beyond current residential land uses at the Project site. The steeper northern portion of the Project site would be non-buildable.

Policy L15.4: Limit the use of irrigation systems in landscaping to comply with water conservation measures and provide for natural habitat and erosion control.
Landscaping would comply with water conservation measures as required by current building regulations. Natural habitat would be maintained in the non-buildable portion of the Project site and all lots would be required to implement site-specific drainage and erosion control design.

Policy L15.5: Consider the impact of development on wildlife.
The Project has been designed to dedicate the northern portion of the Project site as non-buildable. Additional measures would be required to protect wildlife as described in Section 5.4, Biological Resources, of the Revised Draft EIR.

Objective L16: Minimizing hazards in the hillside.
The Project minimizes hazards in the hillside by avoiding the construction of new homes on the steeper portions of the Project site.

Policy L16.1: Minimize the amount of grading and removal of natural vegetation.
The planned grading minimizes the removal of natural vegetation and limits grading by concentrating the proposed development to within the flatter and more disturbed portions of the Project site.

Policy L16.2: Require that home sites be planned, developed and designed to:
a. Eliminate fire hazards.
b. Prevent land instability.
c. Prevent exposure to geological and geotechnical hazards.
d. Provide adequate drainage controls to prevent flooding and landslides.
e. Prevent any other hazard or threat to the public health, safety, and welfare.
f. Use the minimum amount of water possible for landscaping and interior uses.
Homes would be constructed to incorporate the most current fire and building codes. This would reduce fire hazards; prevent landslides and erosion; reduce threats to the public; and use the minimum amount of water for landscaping.

Policy L16.3: Establish performance standards for public safety to address the upkeep and maintenance of sites under construction.
The Project would adhere to the City of Sierra Madre's conditions of approval during the construction process.

Housing Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is consistent with Sierra Madre's small-town character.
The proposed nine detached homes would be consistent with the character of the residential area surrounding the Project site.

Housing Policy 1.1: Maintain sustainable neighborhoods with quality housing, infrastructure and open space that fosters neighborhood character and the health of residents.
The proposed Project would install stormwater infrastructure and retain an existing hillside to foster a sustainable character promoting good health of the residents.

Housing Goal 2.0: Facilitate the provision of a range of housing types to meet community needs.
The detached single-family homes would offer new housing opportunities within the City and help the City obtain Regional Housing Needs Allocation goals.

Housing Policy 2.1: Encourage diversity in the type, size, price and tenure of residential development in Sierra Madre, while maintaining quality of life goals.
The proposed Project would construct nine homes where only four homes previously existed. This increase in desirable detached single-family homes maintains quality-of-life goals.

Housing Policy 2.2: Provide adequate housing sites through appropriate zoning and land use designations, consistent with Sierra Madre's regional housing growth needs.
The Project builds low density housing in a Residential-Hillside area, consistent with the City's General Plan and Regional Housing Needs Allocation goals.

Housing Goal 5.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.
Construction of the nine proposed homes would incorporate sustainable features in accordance with the building code, which would minimize reliance on natural resources.

Housing Policy 5.1: Implement the City's Green Building Program to implement practices focused on reducing Sierra Madre's greenhouse gas emissions and consumption of natural resources, including water resources.
The Project would align with the City's Green Building Program, as implemented by the grading and building permit process, in the areas of greenhouse gas emission, natural resource consumption and water use.

Housing Policy 5.2: Promote the use of sustainable construction techniques and environmentally sensitive design for housing.
The Project's construction techniques and design for housing would adhere to current building codes as required by the City.

Housing Policy 5.3: Promote the use of alternative energy sources such as solar energy, cogeneration, and nonfossil fuels.
The Project would follow the City building code with respect to solar energy, cogeneration, and non-fossil fuels.

Housing Policy 5.4: Incorporate transit and other transportation alternatives such as walking and bicycling into the design of new development.
The Project would maintain the existing transit and transportation alternative options available in the neighborhood. Sidewalks would be constructed along proposed Street 'A'.

C. That the site is not physically suitable for the type of development;
This finding cannot be made because the site is physically suitable for residential development (Subdivision Map Act §§ 66474(c) and 66474(d)).

The Project's development is on an approximately 9-acre site that is currently identified in the Sierra Madre General Plan as a site within the Residential Low Density – Hillside land use designation, zoned for Hillside Residential use, and is currently improved with residential uses. The Project site is surrounded by residential uses to the north, east, and west and is situated within existing utility infrastructure. Access to the site is readily available from East Grand View Avenue and will be improved with a cul-de-sac providing access to each residential lot created by the Project.

D. That the site is not physically suitable for the proposed density of development;

This finding cannot be made because the project site is physically suitable for the proposed density of subdivision development.

Each residential lot in the Project is proposed with a maximum 6,500 square feet of building area resulting in a maximum potential floor-area-ratio not exceeding 0.15. The area of development in the project occurs primarily within developed or highly disturbed and relatively low-sloped areas and preserves the northern hillside area of the project site, approximately 4 acres in land area.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

The design of the subdivision does not cause substantial environmental damage or substantially and unavoidably injure to fish or wildlife or their habitat. All potential significant impacts arising from the development of the Project, including those related to biological resources, historical resources, noise, transportation, utilities, and tribal cultural resources will be mitigated below a level of significance, as stated in the Final EIR. No significant and unavoidable impacts will occur as a result of the proposed Project. Implementation of the Mitigation Monitoring and Reporting Program will ensure that any potential environmental impacts will be reduced to the maximum extent feasible.

F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems;

This finding cannot be made because the design of the subdivision or type of improvements will not be detrimental to public health, safety, and welfare.

There are no segments of the Sierra Madre Fault that directly cross underneath the Project site and the potential for ground rupture impact is low. Each residential lot in the Project's development will include biofiltration systems to capture stormwater offset by development, including the offset resulting from the cul-de-sac. Grading and other construction permits are required the implementation of a Stormwater Pollution Prevention Plan (SWPPP) detailing Best Management Practices (BMPs) to avoid erosion and sediment transfer impacts. All vertical construction developed in the Project will be required to comply with modern and current California Fire Codes

including special standards required for construction within a Wildland Urban Interface or High Fire Hazard Severity Zone.

Compliance with these regulations during and after project construction will be enforced through building inspections by the City's building inspectors. Compliance with the standards and regulations included in these conditions will ensure the project does not result in adverse impacts on the health, safety, and general welfare of the community.

G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The governing body may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.
This finding cannot be made because the subdivision does not conflict with the easement for access through or use of property within the proposed subdivision.

There are no existing or proposed public access easements within the project site nor in conflict with the development of any improvements in the development of the subdivision.

SECTION 4. Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code Section 21002, Planning Commission recommends the City Council approve a Mitigation Monitoring and Reporting Program, included in the Final Environmental Impact Report for the Ginkgo Stonehouse Residential Project.

SECTION 5. Housing Accountability Act. Pursuant to California Government Code Section 65589.5, subdivision (j), and whereas findings for approval of a Tentative Tract Map is consistent with this section of the California Government Code, the Planning Commission recommends that the City Council finds that the proposed subdivision project will not have a significant, quantifiable, direct, and unavoidable impact upon the public health or safety. Thusly, grounds for disapproval of the Project may not be made upon this basis nor shall the Project be conditioned to require development at a lower density.

SECTION 6. Records of Proceeding. Pursuant to Public Resources Code Section 21081.6 and 14 CCR 15091(e), the City Clerk will serve as the custodian of record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 232 W. Sierra Madre Boulevard, Sierra Madre, California.

SECTION 7. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The Planning Commission hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 8. Certification. The Director of Planning and Community Preservation shall attest to the passage and adoption of this Resolution by the Planning Commission and shall cause the same to be listed in the records of the City.

PURSUANT TO THE ABOVE, IT IS RESOLVED that the Planning Commission recommends that the City Council certify the Final EIR, conditionally approve Tentative Tract Map 65348, subject to the attached conditions as provided in Exhibit A herein, and adopt the Mitigation Monitoring and Reporting Program as provided in the Final Environmental Impact Report prepared for the Project.

PASSED, APPROVED AND ADOPTED on this 18th day of December 2025.

Thomas Denison, Chair
Sierra Madre Planning Commission

I HEREBY CERTIFY the foregoing Resolution was duly adopted by the Planning Commission of the City of Sierra Madre, California, at a regular meeting held on the 18th day of December 2025, by the following vote:

AYES:	Chair Thomas Denison, Vice-Chair Patrick Simcock, Commissioner Kevin Brennan, Commissioner Christine Moran, and Commissioner Yong Yoo
NOES:	None.
ABSENT:	None.
ABSTAINED:	None.

Clare Lin, Director
Planning & Community Preservation Department

EXHIBIT A

TENTATIVE TRACT MAP 65348

Tentative Tract Map 65348 is approved subject to the following conditions:

GENERAL CONDITIONS OF APPROVAL:

1. The applicant shall comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.

2. The applicant shall comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.

3. Execute and deliver to the City's Department of Planning and Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department; this approval shall not be effective for any purpose until the Applicant complies with this condition.

4. To the fullest extent permitted by law, fully protect the City, its employees, agents and officials from any loss, injury, damage, claim, lawsuit, expense, attorneys' fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this approval, or the activities conducted pursuant to this approval. Accordingly, to the fullest extent permitted by law, the property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

5. This tentative tract map shall expire twenty-four months following approval or conditional approval, unless an extension for a period or periods, not to exceed a total of twenty-four months is granted by the city council. Applicant may request an extension by written application to the Director of Planning and Community Preservation. Such application shall be filed at least thirty days before the tentative tract map is due to expire. Requests for all extensions shall be accompanied by a processing fee as

prescribed by resolution of the city council and set forth in the fee schedule effective for the fiscal year the application for request is filed.

SPECIFIC CONDITIONS OF APPROVAL:

6. The design of the subdivision shall be modified to be in substantial conformance with Proposed Project, as provided in the Project's Environmental Impact Report.

7. This project shall expire 24 months following approval, as provided by Sierra Madre Municipal Code Section §16.12.100.

8. The applicant may file for an extension of time, not to exceed 24 months, at least 30 days prior to expiration, in accordance with SMMC §16.12.100(B).

9. Construction a single-family dwelling on each lot created by Tentative Tract Map 65348 shall be subject to the approval of a Hillside Development Permit granted by the Planning Commission.

10. Prior to issuance of any permit to construct a building for the project, one or more geotechnical investigations shall be provided that cover all proposed structures.

11. The applicant, at the time of issuance of construction permits, agrees to develop the property in accordance with the adopted California Administrative Code, Title 24, in force at the time of permit application, including the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code, and California Green Building Standards Code.

12. The applicant shall comply with all inspection requirements as deemed necessary by the building official of the City of Sierra Madre.

13. The applicant shall comply with the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Final Environmental Impact Report (FEIR).

14. All construction related activities associated with the project shall comply with the requirements of SMMC §9.32.040(C), related to construction noise.

15. Construction shall be limited to the hours set forth in SMMC §9.32.040(C):
    - Monday through Saturday: 7:00 a.m. to 7:00 p.m.
    - Sundays or Holidays, as defined: 10:00 a.m. to 6:00 p.m.

16. Prior to the issuance of any permit to construct a building for the project, the applicant shall submit final landscape, lighting, and irrigation plans in conformance with the Water Efficient Landscape Ordinance.

17. The applicant may elect to form a homeowner's association ("HOA"). In the event the applicant elects to form an HOA, the applicant shall obtain approval from the Planning Commission upon the recommendation of the City Attorney for Covenants, Conditions,

and Restrictions ("CC&R's") which will govern the newly formed HOA. Approved CC&R's shall be recorded with the Los Angeles County Recorder's office.

18. Prior to issuance of any permits to construct a building, the applicant shall construct all grading and drainage facilities within the project site, obtain rough grade pad certifications, and a compaction report approved by the Director of Public Works.

19. Construction drawings shall be prepared and submitted to the City for plan review and building permit issuance. Submitted plans shall show all architectural, accessibility, structural, mechanical, plumbing, and electrical work that will be a part of the project.

20. All construction drawings shall be prepared by qualified and licensed design professionals (California licensed architects and engineers).

21. Specific drainage requirements for the site will be established upon the submittal of any permit application to construct a building. Prior to the issuance of such a permit, the applicant shall submit a precise grading plan.

22. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Applicant shall provide a hydrology study to determine the increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The increased stormwater runoff to retain on-site shall be determined by comparing the existing "predeveloped" condition and proposed "developed" condition, using the 50-year frequency storm.

23. The applicant shall submit a final map, prepared by a California registered Land Surveyor or qualified Civil Engineer, to the Public Works Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted to the Public Works Engineering Division as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of any permit to construct a building.

24. The applicant shall submit street improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

25. The applicant shall submit street light improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

26. The applicant shall submit traffic and signage improvement plans by a registered California civil engineer to the Public Works Division for review. The plans shall be approved by the City prior to recordation of the Final Map.

27. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.

28. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with equal to one acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction Best Management Practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project.

29. The on-site sewer and water systems shall be privately maintained. Water and sewer area studies shall be reviewed and approved by the City of Sierra Madre prior to the issuance of any permit to construct a building.

30. The applicant shall submit sewer and water improvement plans by a registered California Civil Engineer to the Public Works division for review. The plans shall be approved prior to the recordation of the Final Map.

31. Prior to, or concurrent with, the recordation of a final map for the project, the applicant shall dedicate all necessary sewer and water easements to the City of Sierra Madre.

32. All proposed public streets and sidewalks shall be constructed to the satisfaction of the Director of Public Works.

33. Fire apparatus access roads must be installed and maintained in accordance with applicable requirements of the California Fire Code.

34. All required public fire hydrants shall be installed, tested, and accepted prior to substantial delivery of combustible materials.

35. Prior to the issuance of any permit to construct a building, the applicant shall submit a fuel modification plan to the City of Sierra Madre for review and approval. The scope of the fuel modification plan shall be the entire project site.

Attachment 3

Final Environmental Impact Report, Response to Comments, Errata, and Mitigation Monitoring and Reporting Program
The Ginkgo Stonehouse Residential Project

Accessible at the following link:
https://www.cityofsierramadre.com/Ginkgo

Revised December 2025

Attachment 4

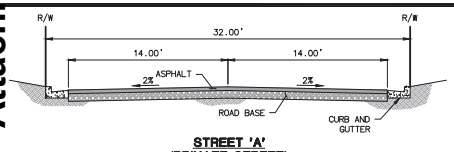
Revised Draft Environmental Impact Report and Technical Appendices The Ginkgo Stonehouse Residential Project

Accessible at the following links:
https://www.cityofsierramadre.com/Ginkgo

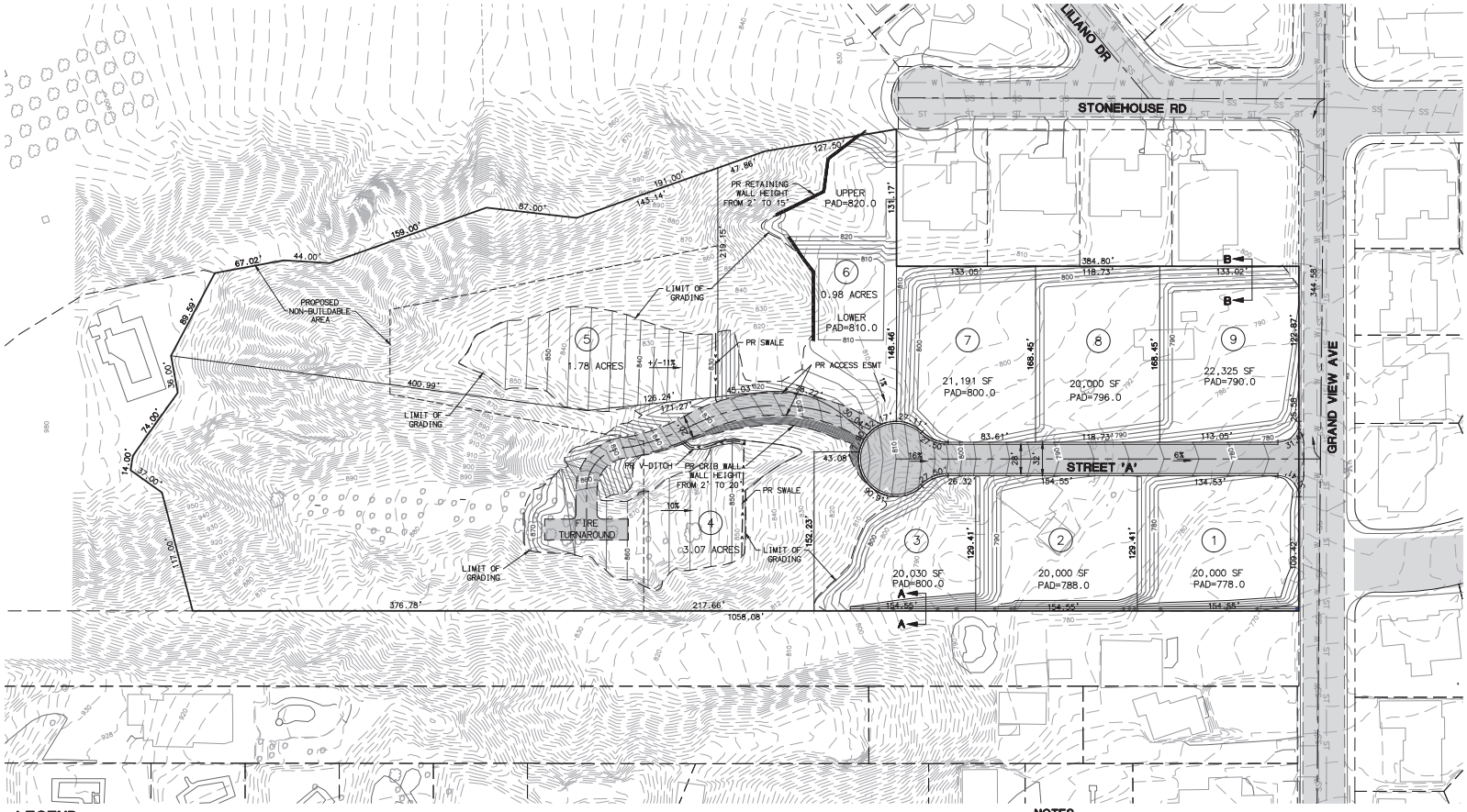
Revised December 2025

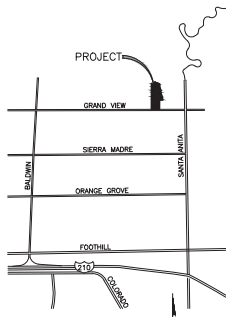
Attachment 5

VESTING
TENTATIVE TRACT MAP NO. 65348

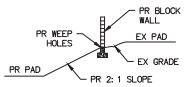


STREET 'A'
(PRIVATE STREET)
SCALE: NTS





VICINITY MAP
SCALE: NTS



SECTION B-B
SCALE: NTS

STORM WATER AND LID

REQUIRED STORM WATER RETENTION AND LOW IMPACT DEVELOPMENT BMPS WILL BE IMPLEMENTED ON EACH LOT AS DEVELOPED.

LOT TABLE:

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

UTILITY PROVIDERS:

WATER:	CITY OF SIERRA MADRE WATER DEPARTMENT
SEWER:	CITY OF SIERRA MADRE PUBLIC WORKS DEPARTMENT
GAS:	SOUTHERN CALIFORNIA GAS CO
ELECTRIC:	SOUTHERN CALIFORNIA EDISON CO
STORM DRAIN:	LOS ANGELES COUNTY FLOOD CONTROL
COMMUNICATION:	VERIZON
CABLE:	TIME WARNER CABLE

OWNER:

GINKGO STONEHOUSE, LLC
805 WEST DUARTE ROAD NO. 101
ARCADIA, CA 91007
CONTACT: HOMER YEN
PHONE: (626)374-3000

APPLICANT:

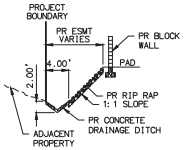
GINKGO STONEHOUSE, LLC
805 WEST DUARTE ROAD NO. 101
ARCADIA, CA 91007
CONTACT: HOMER YEN
PHONE: (626)374-3000

ENGINEER:

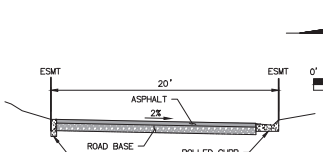
ADVANCED CIVIL GROUP, INC
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
CONTACT: R. STEVEN AUSTIN, PE
PHONE: (949)391-7772

LEGEND

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



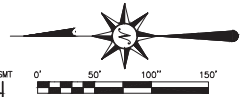
SECTION A-A
SCALE: NTS



PR ACCESS ESMT
SCALE: NTS

GINKGO STONEHOUSE PROPERTY

SCALE: 1"=50'



NOTES:

1. EXISTING LAND USE:

LOT NOS.	TYPE OF USE
2,8,9 & 10	EXISTING RESIDENCE TO BE DEMOLISHED
1,3,4,5,6,& 7	UNDEVELOPED

2. ZONING:
   EXISTING - HILLSIDE RESIDENTIAL
   PROPOSED - HILLSIDE RESIDENTIAL
3. A PROPOSED HOMEOWNERS ASSOCIATION WILL MAINTAIN STREET 'A' AND PRIVATE DRAINAGE
4. PROPOSED ACCESS EASEMENTS WILL BE PAVED WITH ASPHALT OR CONCRETE PAVING.
5. SEWER AND WATER MAIN LINES WILL BE EXTENDED UP STREET 'A' AND THE PROPOSED ACCESS EASEMENTS TO CONNECT PROPOSED LOTS TO CITY OF SIERRA MADRE SEWER AND WATER SYSTEMS.
6. EARTHWORK QUANTITIES:
   CUT: 13,000 CUBIC YARDS
   FILL: 13,000 CUBIC YARDS
7. ASSESSOR PARCEL NOS. 5764-001-017 & 5764-001-018
8. TOPOGRAPHY SOURCE: AERIAL SURVEY 2005 W/ FIELD SURVEY FOR LOT LINE ADJUSTMENT IN 2009

REVISIONS

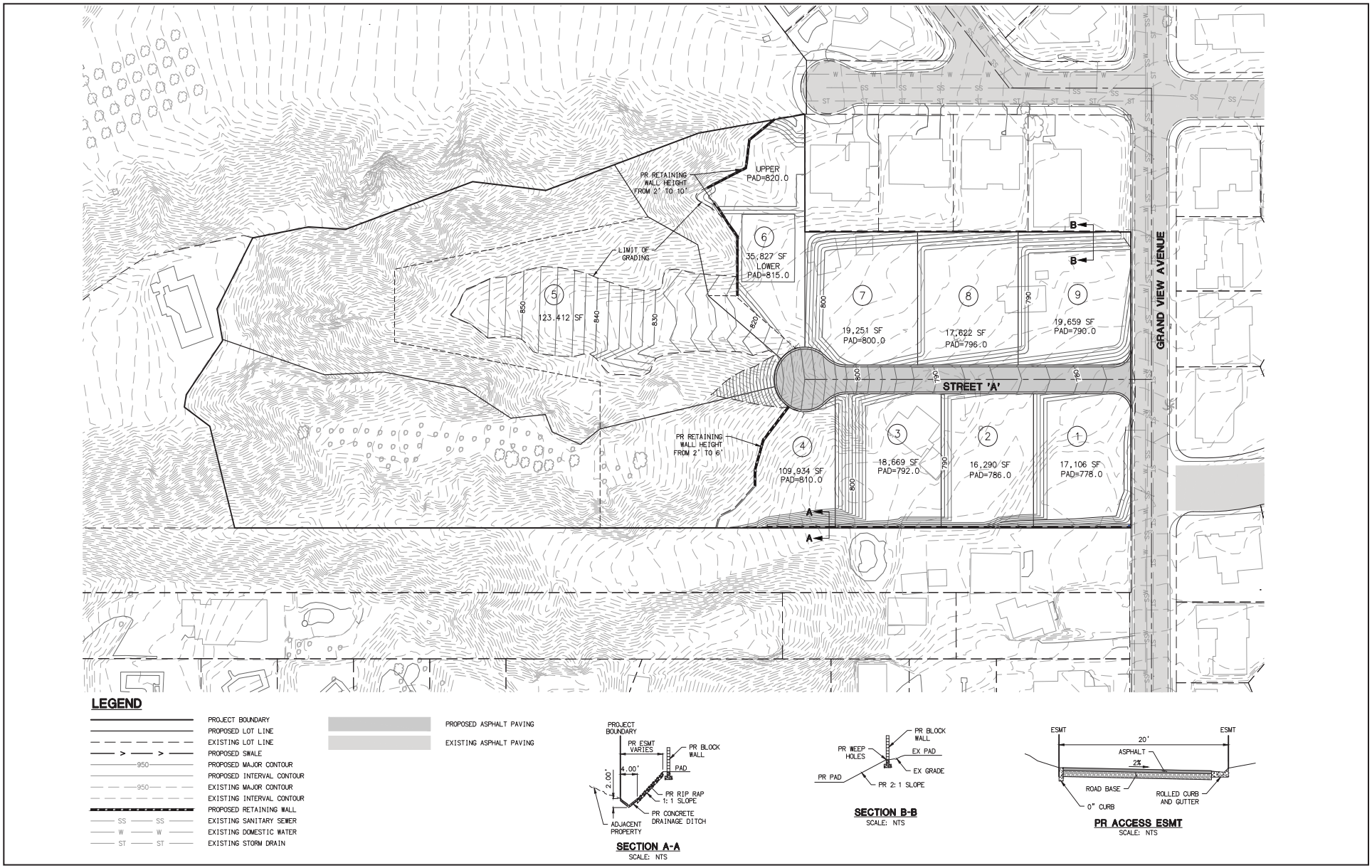
NO.	DESCRIPTIONS	DATE	BY

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

PREPARED BY:
ADVANCED CIVIL GROUP
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949)391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

STONEHOUSE
GINKGO STONEHOUSE PROPERTY
prepared for
GINGKO STONEHOUSE, LLC

DRAWN BY:	JCC
DESIGNED BY:	RSA
CHECKED BY:	RSA
APPROVED BY:	RSA
JOB NUMBER:	100101
DATE:	8/05/2020
SCALE:	1"=50'
SHEET NO:	1 OF 1



Source: Advanced Civil Group; January 30, 2025.

GINKGO STONEHOUSE RESIDENTIAL PROJECT
Environmental Impact Report

Alternative 2

Figure 6-1

CITY OF
SIERRA MADRE

CITY COUNCIL
REGULAR MEETING MINUTES

Mayor Kristine Lowe| Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly | Council Member Robert Parkhurst

Tuesday, January 13, 2026, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadreca.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at sierramadreca.gov , on Foothills Media website at foothillsmedia.org/sierramadre, and broadcast on Government Access Channel 3 (Spectrum).

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

Mayor Lowe called the meeting to order at 5:32 pm.

2. PLEDGE OF ALLEGIANCE AND INSPIRATION

Mayor Kristine Lowe led the audience in the Pledge of Allegiance. Afterwards she spoke about coming together as a community to be involved and volunteer to serve our city.

3. ROLL CALL OF CITY COUNCIL MEMBERS

City Clerk Aguilar called the roll:

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem
Edward Garcia, Council Member
Kelly Kriebs, Council Member
Robert Parkhurst, Council Member

Also Present: Miguel Hernandez, Assistant City Manager
Aleks Giragosian, City Attorney
Laura Aguilar, City Clerk
Katelyn Huang, Assistant Planner
Brent Bartlett, Fire Chief
Brian Dickinson, Public Works Project Manager
James Carlson, Senior Analyst

4. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

5. REPORTS FROM MAYOR AND CITY COUNCIL (including reports from City Council related to meetings attended at City expense per AB 1234)

Council Member Parkhurst:

Reported that he participated in a tour of the new library on December 17, 2025.

Council Member Kriebs:

Reported that she attended the annual Candlelight Walk on December 21, 2025. She also attended the Eaton Fire commemoration at the Fire Department on January 10, 2026.

Council Member Garcia:

Reported that he attended the Candlelight Walk on December 21. He also participated in a tour of the new library. On January 8, 2026 he attended the Senior Community Commission meeting and announced that nominations will be accepted for Older American of the Year. He also reported that due to a work commitment he was unable

to attend the Chamber of Commerce meeting, but read through the minutes for all the information.

Mayor Pro Tem Goss:

Reported that he attended the January 8 Library Ad Hoc Committee meeting, on January 10 he attended the Eaton Fire commemoration at the Fire Department, on January 18 he attended the Planning Commission meeting and reported on the Commission's actions.

Mayor Lowe:

Reported that she attended a January 8 meeting of Cal Cities in Torrance. On January 10 she attended the Eaton Fire commemoration, hosted by the Sierra Madre Fire Safe Council.

6. REPORTS FROM CITY STAFF

Public Works Project Manager Brian Dickinson provided an update on the clean up efforts of the Yucca Trail Debris Basin.

7. PRESENTATIONS

a. Certificate of Recognition to Diana Manzano, Disaster Management Coordinator for Los Angeles County Area D Disaster Management

b. Presentation of Mayor's Certificate to winners of the Sierra Madre Wildlife Calendar Contest

8. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

Addressing the City Council from the audience is not permitted; all comments addressing the Council must be made from the podium. Only public comment made from the podium will be recognized by the City Council and entered into public record.

1. Mary Carney, 62 W. Alegria Avenue: Spoke about Flipping the Switch on Aging. She also spoke about options for senior citizens meal delivery.
2. Glenn Lambdin, Sturtevant: Spoke about street resurfacing, as approved on September 9, 2025. Five streets were approved for resurfacing and he believes

the data for determining those five streets was flawed. He will submitting a FOIA request for records for the streets that are on the list for resurfacing, and for the identified potholes throughout the city.

3. Deb Sheridan, Valle Vista Drive: Expressed thanks to the City and Sierra Madre Police Department for efforts to protect citizens first amendment rights. She requested that the City Council issue a proclamation similar to Pasadena that prohibits City resources used for immigration enforcement.
4. Caroline Brown, Canyon: Spoke about fire response and the need for emergency preparedness.

9. PUBLIC HEARING

Any person wishing to speak before the City Council on a public hearing item is asked to complete a Speaker Card noting the agenda item number and provide it to the City Clerk prior to the start of the public hearing. Separate and apart from the applicant (who may speak longer in the discretion of the City Council) speakers are generally limited to three (3) minutes per person; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or acting on any item not listed on the posted agenda. The applicant may additionally submit rebuttal comments, at the discretion of the City Council.

The report was presented by Assistant Planner Huang.

a. Resolution No. 26-07 Authorizing the Allocation of FY 2026-2027 CDBG Funds for the Senior Minor Home Rehabilitation Program
   CEQA: Not a Project
   Recommended Action: Adopt

At the conclusion of staff's presentation, Mayor Lowe brought the matter to Council for questions.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Mayor Lowe asked the Council for a motion.

Council Member Parkhurst made a motion to adopt Resolution 26-07.

Council Member Garcia seconded the motion to adopt Resolution 26-07

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

Resolution 26-07 was adopted by unanimous voice vote.

10. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless a member of the City Council requests that a specific item be removed from the Consent Calendar for separate discussion and action.

a. Regular Meeting Minutes of December 9, 2025
CEQA: Not a Project
Recommended Action: Approve

b. Special Meeting Minutes of December 16, 2025
CEQA: Not a Project
Recommended Action: Approve

c. Resolution No. 26-1 Approving Certain Demands
CEQA: Not a Project
Recommended Action: Adopt

d. Resolution No. 26-2 Approving Certain Demands
CEQA: Not a Project
Recommended Action: Adopt

e. Acceptance of an Anonymous Donation in the Amount of $20,000 for the Sierra Madre Police Department and the Sierra Madre Fire Department
CEQA: Not a Project
Recommended Action: Accept

The City Council asked questions for clarification on Consent Item C. Staff provided responses for clarity.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council.

Mayor Lowe asked the Council for a motion.

Council Member Kriebs made a motion to approve Consent A-E as presented.

Mayor Pro Tem Goss seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

Consent Items A-E were approved by unanimous voice vote.

11. DISCUSSION ITEMS

a. Resolution Nos. 26-03, 26-04, 26-05, and 26-06 Approving City Council Liaison Appointments to Various Regional Boards, Commissions, and Associations
CEQA: Not a Project
Recommended Action: Adopt

City Clerk Aguilar presented the report.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for further discussion.

Mayor Lowe asked the Council for a motion.

Council Member Garcia made a motion to adopt Resolutions 26-03; 26-04; 26-05; and 26-06; and appointments as discussed the City Council:

Commission/Board	City Council Liaison	Alternate Liaison
Community Services Commission	Mayor Pro Tem Goss	Council Member Kriebs
Library Board	Council Member Kriebs	Mayor Pro Tem Goss
Natural Resources Commission	Council Member Parkhurst	Mayor Lowe

Planning Commission	Mayor Lowe	Council Member Garcia
Senior Community Commission	Council Member Garcia	Council Member Kriebs
L.A. County Sanitation	Mayor Lowe	Mayor Pro Tem Goss
Board of Supervisors	Mayor Lowe	Mayor Pro Tem Goss
SGV Council of Governments	Mayor Pro Tem Goss	Council Member Parkhurst
League of California Cities	Council Member Kriebs	Council Member Garcia
Clean Power Alliance	Council Member Parkhurst	City Staff
So. Calif. Assoc. of Governments	Council Member Garcia	Council Member Parkhurst
Foothill Workforce Investment Board	Mayor Lowe	Mayor Pro Tem Goss
Sierra Madre Chamber of Commerce	Council Member Kriebs	Council Member Garcia

Council Member Kriebs seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes: Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes: None.
Absent: None.

The motion was approved by unanimous voice vote

b. Report, Discussion, and Direction on the 2026 City Council Meeting Schedule
CEQA: Not a Project
Recommended Action: Provide Direction

City Clerk Aguilar presented the report.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council.

Mayor Lowe asked the Council for a motion.

Council Member Kriebs made a motion to

Council Member Parkhurst seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.

The motion was approved by unanimous voice vote

12. ITEMS FOR FUTURE AGENDAS

Proclamation of May as Older American Month (Garcia)
Consideration of Amendments to the SB1 street resurfacing list (Garcia)
Report or update on water main line replacement budgeting (Garcia)
List of Streets affected by Red and Yellow Flag Days (Lowe)
Update on current water supplies (Parkhurst)

13. ADJOURNMENT

Mayor Lowe asked for a motion to adjourn.

Mayor Pro Tem Goss made the motion to adjourn.

Council Member Garcia seconded the motion.

The City Council unanimously approved the motion, by voice vote.

The City Council adjourned to its next regular meeting on Tuesday, January 27, 2026.

Minutes taken and typed by:

Laura Aguilar

City Clerk

CITY OF
SIERRA MADRE

STAFF REPORT

FINANCE

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Michael Bruckner, City Manager

SUBJECT: **Resolution No. 26-08 Approval of Warrants for Payment**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-08 and approve payment for the following:

1. **Outstanding Obligated City Warrants:** $498,343.24
2. **Outstanding Obligated Sierra Madre Library Warrants:** $377,265.56
3. **Payroll Transfer:** $559,935.06

SUMMARY

The City Council is requested to ratify warrants and approve checks issued for payment, as certified by the Director of Finance. These payments have been reviewed for compliance with the City's approved budget, financial policies, and authorized spending limits. Ratification by the City Council formally authorizes the disbursement of public funds, ensuring transparency, accountability, and adherence to sound fiscal management practices.

DISCUSSION & ANALYSIS

The Warrant Register provides an aggregated breakdown of the warrants, including descriptions (e.g. categories of payments), amounts, and corresponding fiscal year allocations. Note that the last page serves as a reference document to support the warrant approvals requested in this report, ensuring transparency and accountability in financial transactions. The attachment includes details on general warrants, utility bills, library warrants, and payroll transfers.

The Check Approval Register provides a comprehensive record of financial disbursements by the City of Sierra Madre, detailing payment transactions, vendor information, and check dates to ensure transparency and accountability. Additionally, the Payroll Summary Register outlines payroll disbursements, including total earnings, employer expenses, and overall payroll costs for

each pay period. The total payroll expenditure for the most recent pay period (PR #01) for Date 1/15/26:

- Total Earnings (Salaries) @ $406,324.24 plus Total Employer Expenses for Benefits @ $153,610.82 = Total @ $559,935.06,

This aligns with the payroll transfer amount listed in the attachment. These records collectively support the accuracy and legitimacy of the financial transactions presented for approval.

STRATEGIC PLAN RELATIONSHIP

None.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute as a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be determined with certainty that it will have no impact on the environment.

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommended action.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. Resolution No. 26-08
2. Warrant Register

RESOLUTION NUMBER 26-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING CERTAIN DEMANDS

WHEREAS, Government Code sections 37208-37209 authorize the City Council to ratify and approve warrants or checks drawn in payment of demands certified or approved by the Director of Finance as conforming to the budget; and,

WHEREAS, the following demands have been reviewed and approved by the Finance Director; and,

WHEREAS, the Finance Director has verified that appropriated funds are available for payment thereof; and,

WHEREAS, the register of audited demands has been submitted to the City Council for approval; and

WHEREAS, City Warrants are the payment of bills, invoices and contractual obligations incurred by the City of Sierra Madre during the period enumerated therein, based on the approved fiscal year budget and existing budgetary authority, Municipal Code authority, or prior policy direction by the City Council; and

WHEREAS, Payroll Transfer is the transfer of funds to cover the payroll costs for all City employees for the period enumerated therein.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sierra Madre does hereby approve payment of City Warrants in the aggregate amount of $498,343.24; Sierra Madre Library Warrants in the aggregate amount of $377,265.56; and Payroll Transfer in the aggregate amount of $559,935.06 for the fiscal year ending June 30, 2026.

APPROVED AND ADOPTED this 27th day of January 2026.

_____
Mayor, City of Sierra Madre, California

I hereby certify that the foregoing Resolution Number 26-08 was adopted by the City Council of the City of Sierra Madre at a regular meeting held on the 27th day of January 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
City Clerk, City of Sierra Madre, California

City of Sierra Madre
Department of Finance
Warrant Register Recap
City Council Meeting of January 27, 2026

CITY OF SIERRA MADRE AND SIERRA MADRE LIBRARY

City of Sierra Madre Warrants …..……..……..……..……..……...$498,343.24

Sierra Madre Library Warrants……...…..……..……...……....….$377,265.56

Payroll Transfer……..….....……..…….$559,935.06

Warrant Register Post Date 1/27/26 **Attachment 1A**

Fiscal Year	Description	Amount	Page #
FY25/26	General Warrants	$355,537.33	1-4
FY25/26	General Manual Warrant	$39,950.16	5-9
FY25/26	General Manual Utility Bills	$102,855.75	10-11
	Total	$498,343.24	

FY25/26	Library Warrant	$375,875.24	12
FY25/26	Library Manual Warrant	$1,390.32	13
	Total	$377,265.56	

Pay Date:			
1/15/2026	Payroll #01	$559,935.06	14-16
	From: City of Sierra Madre-General Acct. To: City of Sierra Madre-Payroll Acct.		
	Total	$559,935.06	

Packet: APPKT08497 - GEN 1/27/26 **Check Date:** 01/20/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN03814	AIR SOURCE INDUSTRIES				**339.15**
APBWEST	Check	00972211	OXYGEN	10000.64000.53300	93.15
		00972843	OXYGEN	10000.64000.53300	246.00
VEN03454	AMAZON CAPITAL SERVICES				**3,231.10**
APBWEST	Check	14RM-W3J7-6VW1	MISC SUPPLIES 12/8/25 - 12/21/25	10000.50000.53999	219.53
		17FD-64GG-6D9J	MISC SUPPLIES 12/8/25 - 12/21/25	10000.61000.53100	2,105.43
				10000.61000.53300	484.80
				10000.61000.53999	157.93
		1DTT-HKCV-4G9P	MISC SUPPLIES 12/22/25 - 1/4/26	10000.50000.53300	42.58
		1LD7-XD1X-46RT	MISC SUPPLIES 12/22/25 - 1/4/26	10000.61000.53300	220.83
VEN03981	ANGEL'S AUTO REPAIR INC				**1,243.48**
APBWEST	Check	038916	VEHICLE MAINT/#5106	60000.83100.53208	760.22
		039016	VEHICL MAINT/#CODE ENFORCEMENT	60000.83100.53208	483.26
VEN04584	ANTHONY VELTURO				**135.50**
APBWEST	Check	INV043188	EMS REFUND RE: 24102437	10000.64000.47029	135.50
0593	ARCADIA BODY SHOP				**5,667.82**
APBWEST	Check	16178	REPAIRS TO PD DODGE CHARGER UNIT 2117	60000.83100.53208	5,667.82
VEN04026	ARCADIA TIRES				**20.00**
APBWEST	Check	INV043189	VEHICLE MAINT/#2091	60000.83100.53208	20.00
1552	ARNOLD'S FRONTIER HARDWARE - Fire				**274.85**
APBWEST	Check	117983	MISC. SUPPLIES	10000.61000.53204	35.34
		118007	MISC. SUPPLIES	10000.61000.53204	8.83
		118044	MISC. SUPPLIES	10000.61000.53204	17.66
		118064	MISC. SUPPLIES	10000.61000.53204	50.82
		118102	MISC. SUPPLIES	10000.61000.53204	20.96
		118121	MISC. SUPPLIES	10000.61000.53204	25.39
		118123	MISC. SUPPLIES	10000.61000.53204	27.59
		118125	MISC. SUPPLIES	10000.61000.53204	2.08
		118127	MISC. SUPPLIES	10000.61000.53204	55.24
		118137	MISC. SUPPLIES	10000.61000.53204	30.94
1553	ARNOLD'S FRONTIER HARDWARE - Police				**3.81**
APBWEST	Check	118072	MISC. SUPPLIES	10000.50000.53300	3.81
0122	ARNOLD'S FRONTIER HARDWARE - PW				**325.70**
APBWEST	Check	117965	FY 25/26 STREET DEPT. MAINTENANCE SUPPLIES	10000.83500.53206	33.14
		117970	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	14.34
		117981	FY 25/26 STREET DEPT. MAINTENANCE SUPPLIES	10000.83500.53206	59.80
		118013	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	25.87
		118021	FY 25/26 WATER DEPT. MAINTENANCE SUPPLIES	71000.81100.53200	110.49
		118025	FY 25/26 WATER DEPT. MAINTENANCE SUPPLIES	71000.81100.53200	30.37
		118085	FY 25/26 WATER DEPT. MAINTENANCE SUPPLIES	71000.81100.53200	37.21
		118115	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	14.48
VEN03440	BIG BEN ENGINEERING				**2,334.16**
APBWEST	Check	INV043190	REFUND: WATER METER RENTAL DEPOSITE	71000.00000.23004	2,334.16
VEN04557	CALIFORNIA CONSULTING INC				**9,200.00**
APBWEST	Check	7389	GRANT CONSULTING SERVICES 10/1/25 - 10/31/	10000.32000.52200	4,600.00
		7616	GRANT CONSULTING SERVICES 1/1/26 - 1/31/26	10000.32000.52200	4,600.00
1727	CHRIS CIMINO				**740.11**
APBWEST	Check	FEB2026	FEB 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	740.11
0169	CITY ELECTRIC SUPPLY				**246.67**
APBWEST	Check	PDA/030995	MISC. SUPPLIES	60001.83200.53200	51.35
		PDA/031051	MISC. SUPPLIES	60001.83200.53200	195.32
1087	CITY OF ARCADIA				**2,660.00**
APBWEST	Check	25-04	10/1/25 - 12/31/25 Battalion Chief Services	10000.61000.52100	2,660.00
0795	CITY OF GLENDALE				**49,520.00**

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount / Vendor Total
APBWEST	Check	3888	1/1/26 - 6/30/26 ICI Radio Subscription Service	10000.61000.52100	49,520.00
0171	CLINICAL LABORATORY OF SAN BERNARDINO, INC.				**1,895.00**
APBWEST	Check	2501754-SIE01	9/2/25 - 9/30/25 WATER TREATMENT TESTING	71000.81100.52200	1,895.00
1121	COLANTUONO, HIGHSMITH & WHATLEY, PC				**25,562.00**
APBWEST	Check	68780	DEC 2025 LEGAL SRVCS-RETAINER: GENERAL AD\	10000.21000.52201	8,820.00
				71000.81100.52201	1,890.00
				72000.32000.52201	1,890.00
		68782	DEC 2025 LEGAL SRVCS: LABOR/EMPLOYMENT	60007.70100.52201	1,431.00
		68783	DEC 2025 LEGAL SRVCS: ASSESSMENT & PROP 2	32012.83000.52200	530.00
		68784	DEC 2025 LEGAL SRVCS: CODE ENFORCEMENT	10000.40000.52201	106.00
		68785	DEC 2025 LEGAL SRVCS: CARTER AND STONEHO\	10000.40000.52201	6,413.00
		68787	DEC 2025 LEGAL SRVCS: MATER DOLORSA DEVEL	10000.40000.52201	3,519.00
		68789	DEC 2025 LEGAL SRVCS: ADV. PROT SIERRA MAD	10000.40000.52201	26.50
		68790	DEC 2025 LEGAL SRVCS: V. SOUTHERN CA. EDISO	10000.21000.52201	727.50
		68791	DEC 2025 LEGAL SRVCS: EATON FIRE RESPONSE	10000.21000.53998	209.00
1167	COMMUNITY MEDIA OF THE FOOTHILLS				**2,547.16**
APBWEST	Check	045	JAN 2026 TELECAST OF CITY MEETINGS	60003.30000.52100	2,547.16
VEN03180	DICKS AUTO SUPPLY				**676.07**
APBWEST	Check	234223	FY 25/26 AUTO PARTS STOCK	60000.83100.53208	115.85
		234883	FY 25/26 AUTO PARTS	60000.83100.53208	311.27
		234915	FY 25/26 AUTO PARTS	60000.83100.53208	177.38
		235192	FY 25/26 AUTO PARTS	60000.83100.53208	71.57
VEN01935	DIVISION OF THE STATE ARCHITECT				**82.40**
APBWEST	Check	INV043192	Q2 25/26 10/1/25 - 12/31/25	10000.00000.23400	82.40
VEN04105	DR. ANGELICA LOZA-GOMEZ M.D., PC.				**1,984.00**
APBWEST	Check	41	Medical Director Services NOV 2025	10000.64000.52200	992.00
		42	Medical Director Services DEC 2025	10000.64000.52200	992.00
VEN04579	EM PRINT STUDIO				**243.65**
APBWEST	Check	2315	FD - PREMIUM UVS	36002.61000.53300	243.65
VEN04281	ENVISION FORD LINCOLN OF DUARTE				**112.89**
APBWEST	Check	110120	VEHICLE MAINT #2099	60000.83100.53208	112.89
VEN04036	ESO SOLUTIONS INC				**1,681.99**
APBWEST	Check	ESO-186292	ER - FIRE PACKAGE	10000.61000.53409	1,681.99
VEN04320	ETE FITNESS EQUIPMENT				**712.14**
APBWEST	Check	6563	FD GYM EQUIPMENT	36002.61000.53999	712.14
VEN04122	FAITH FIRE EXTINGUISHER & SAFETY EQUIPMENT				**2,198.87**
APBWEST	Check	12174	PW - VEHICLE BRACKETS	60001.83200.52200	354.02
		12287	FIRE EXTINGUISHER INSPECTIONS	60001.83200.52200	1,844.85
0551	FOOTHILL LOCK & KEY				**1,078.92**
APBWEST	Check	17535	SERVICE CALL: LIB - PUSH/PULL PADLE	60001.83200.53200	949.63
		20406	DOOR GUARDIAN	60001.83200.53200	129.29
VEN02778	FORMLA LANDSCAPING INC				**5,825.00**
APBWEST	Check	44314	7/11/25-8/10/25 CITY HALL LANDSCAPE MAINTI	10000.83300.52200	1,165.00
		44488	8/11/25-9/10/25 CITY HALL LANDSCAPE MAINTI	10000.83300.52200	1,165.00
		44645	9/11/25-10/10/25 CITY HALL LANDSCAPE MAIN	10000.83300.52200	1,165.00
		44800	10/11/25-11/10/25 CITY HALL LANDSCAPE MAI	10000.83300.52200	1,165.00
		44957	11/11/25-12/10/25 CITY HALL LANDSCAPE MAI	10000.83300.52200	1,165.00
VEN01613	GANAHL LUMBER COMPANY				**233.10**
APBWEST	Check	142225509	MISC. MAINT. SUPPLIES	71000.81100.53205	229.66
		LP40576	MISC. MAINT. SUPPLIES	60001.83200.53200	3.44
VEN04500	GLENDALE DODGE CHRYSLER JEEP				**4,314.93**
APBWEST	Check	30849	FD Ambulance RA 41 Repair	10000.61000.52100	4,314.93
0241	HINDERLITER, DE LLAMAS & ASSOC				**600.00**
APBWEST	Check	SIN057176	Q2 2025 AUDIT SERVICES/SALES TAX (10/25-12/	60002.30000.52100	300.00
		SIN057389	Q2 2025 SERVICES/TRANSACTIONS TAX (10/25-1	60002.30000.52100	300.00
1359	HIRERIGHT, LLC				**138.25**
APBWEST	Check	H0253159	BACKGROUND SCREENING 12/1/25 - 12/31/25	60007.70101.52100	138.25
1044	JESSE TORIBIO				**370.06**
APBWEST	Check	FEB2026	FEB 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	370.06
VEN03424	JOHNSON INVESTIGATIONS				**3,000.00**
APBWEST	Check	2025-44	PD Background Investigations	60007.70101.52100	1,300.00

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
APBWEST	Check	2025-45	PD Background Investigations	60007.70101.52100	1,700.00	
1165	KENNETH BERRY					**740.11**
APBWEST	Check	FEB2026	FEB 2026 RETIREE HEALTH INSURANCE	60007.70100.51302	740.11	
1622	LA CO DEPT OF PUBLIC HEALTH					**888.00**
APBWEST	Check	INV043193	ACC#AR0262147 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	37.00	
		INV043194	ACC#AR0262148 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	37.00	
		INV043195	ACC#AR0262149 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	296.00	
		INV043196	ACC#AR0262150 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	222.00	
		INV043197	ACC#AR0262151 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	37.00	
		INV043198	ACC#AR0262152 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	37.00	
		INV043199	ACC#AR0262153 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	37.00	
		INV043200	ACC#AR0262154 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	37.00	
		INV043201	ACC#AR0238476 BACKFLOW ASSEMPLY 25/26	71000.81100.52001	148.00	
0515	LANDSCAPE WAREHOUSE					**1,960.08**
APBWEST	Check	2509-520048	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	259.29	
		2512-563690	FY 25/26 MAINTENANCE SUPPLIES	60001.83200.53200	152.68	
		2512-567622	FY 25/26 MAINTENANCE SUPPLIES	71000.81100.53200	1,548.11	
0640	LIFE-ASSIST INC.					**2,558.10**
APBWEST	Check	2033969	FY 25/26 EMS Medical Supplies	10000.64000.53300	528.54	
		2037313	FY 25/26 EMS Medical Supplies	10000.64000.53300	526.23	
		2041142	FY 25/26 EMS Medical Supplies	10000.64000.53300	158.70	
		2042087	FY 25/26 EMS Medical Supplies	10000.64000.53300	184.90	
		2045998	FY 25/26 EMS Medical Supplies	10000.64000.53300	1,126.01	
		2047837	FY 25/26 EMS Medical Supplies	10000.64000.53300	33.72	
VEN04515	MARIPOSA LANDSCAPES INC					**13,887.44**
APBWEST	Check	117666	DEC 2025 LANDSCAPE MAINTENANCE	10000.83300.52200	7,915.84	
				32012.83000.52200	4,443.98	
				60001.83200.52200	1,527.62	
VEN01070	MARTIN CRUZ					**740.11**
APBWEST	Check	FEB2026	FEB 2026 RETIREE INSURANCE	60007.70100.51302	740.11	
VEN03463	MCA DIRECT					**40.89**
APBWEST	Check	2025106	CALENDAR GUIDE - JUNE 2, 2026 ELECTION DATI	10000.12000.52207	40.89	
VEN02976	MEDICO PROFESSIONAL LINEN SERVICE					**74.55**
APBWEST	Check	21363934	MEDICO WASTE SERVICES	10000.64000.53300	74.55	
VEN04434	MOBILE ILLUMIMATION INC					**850.00**
APBWEST	Check	2025-1600	ADDITIONAL INSURANCE - FEE	32012.83000.52200	850.00	
VEN03488	MUNICIPAL EMERGENCY SERVICES INC					**199.12**
APBWEST	Check	IN2412918	FY 25/26 PERSONAL PROTECTIVE UNIFORM EQU	10000.61000.53303	199.12	
1642	NBS					**1,468.90**
APBWEST	Check	202512-4078	PROFF. SERVICE 1/1/26 - 3/31/26	10000.82000.52100	1,468.90	
VEN03105	NORTHWEST EXCAVATING INC					**24,130.00**
APBWEST	Check	M11341	12/4/25-12/16/25 Yucca Basin - Rail and Timber	10000.81201.52200	12,370.00	
		M11342	12/5/25 - 12/16/25 Yucca Basin - Rail and Timbe	10000.81201.52200	6,920.00	
		M11343	12/10/25-12/16/25 Yucca Basin - Rail and Timbe	10000.81201.52200	4,840.00	
VEN04007	OCCUPATIONAL HEALTH CENTERS OF CA					**122.00**
APBWEST	Check	89152721	PRE-EMPLOYMENT EXAM	60007.70101.52106	122.00	
0786	OFFICE DEPOT, INC					**259.15**
APBWEST	Check	447989330001	OFFICE SUPPLIES	10000.50000.53300	35.65	
		447989364001	OFFICE SUPPLIES	10000.50000.53300	20.09	
		447989365001	OFFICE SUPPLIES	10000.50000.53300	30.83	
		452094119001	OFFICE SUPPLIES	10000.50000.53300	58.93	
		453780586001	OFFICE SUPPLIES	60002.31100.53100	82.71	
		453848983001	OFFICE SUPPLIES	60002.31100.53100	30.94	
0321	PARKHOUSE TIRE, INC.					**1,585.31**
APBWEST	Check	1011066729	FY 25/26 PURCHASE TIRES/SERVICES	60000.83100.53208	1,585.31	
0124	PATTON SALES CORP.					**83.05**
APBWEST	Check	5161199	MISC SUPPLIES	60000.83100.53208	83.05	
0332	PETTY CASH FUND-ADMIN					**80.00**
APBWEST	Check	INV043202	SENIOR EXCURSION DRIVER TIP	10000.79003.52999	80.00	
1687	POSTER COMPLIANCE CENTER					**611.32**
APBWEST	Check	INV-60168-K3X5	CALF. & FED ENGLISH LABOR LAW POSTER	60007.70100.53409	611.32	

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Distribution Amount	Vendor Total
1483	PRO PRINTING INC					**121.83**
APBWEST	Check	59216	PD OT REPORT FORMS	10000.50000.53306	121.83	
0338	PRUDENTIAL OVERALL SUPPLY					**976.01**
APBWEST	Check	52922122	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	209.43	
		52937469	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	123.12	
		52940896	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	123.12	
		52942540	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	228.38	
		52944230	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	161.54	
		52945912	FY 25/26 PUBLIC WORKS UNIFORMS	60001.83200.53303	130.42	
VEN04453	PSTRAX					**786.60**
APBWEST	Check	9218	CONTROLLED SUBSTANCE MODULE ANNUAL LIC	10000.61000.53409	786.60	
0447	RAYMOND BASIN MANAGEMENT BOARD					**687.25**
APBWEST	Check	09-25-0007	TITLE 22 MONITORING	71000.81100.52001	687.25	
VEN03177	RELIABLE BUILDING MAINTENANCE LLC					**7,050.00**
APBWEST	Check	1169	CH BREAKROOM/OFFICE X 1 CARPET EXTRACTIO	60001.83200.53201	550.00	
		1170	DEC 2025 JANITORIAL SERVICES	60001.83200.52200	3,250.00	
		1171	JAN 2026 JANITORIAL SERVICES	60001.83200.52200	3,250.00	
VEN04553	RENEWELL FLEET SERVICE LLC					**3,847.47**
APBWEST	Check	9035	FD Fleet Annual Pump Testing and Apparatus Re	10000.61000.52100	3,847.47	
0691	RIO HONDO COLLEGE					**75.00**
APBWEST	Check	F25-306-ZSRM	ENROLLMENT FEE FALL 2025 X3 PD STAFF	10000.50000.52205	75.00	
VEN01670	ROGERS, ANDERSON, MALODY & SCOTT, LLP					**4,600.00**
APBWEST	Check	79513	AUDIT SERVICE - PROG BILLING #5 FY 2025	60002.30000.52100	4,600.00	
VEN04575	ROUTE 66 WRAPS LLC					**1,980.00**
APBWEST	Check	32	FIRE TRUCK LICENSE/FD HOUSE TINT	10000.61000.52100	1,980.00	
0386	SPARLING INSTRUMENT INC					**1,920.63**
APBWEST	Check	6305201	SERVICE. REPLACEMENT FT194 TRANSMITTER	71000.81100.53212	1,920.63	
1588	SWRCB					**565.00**
APBWEST	Check	SW-0330281	INDEX #678819 ANNUAL PERMIT FEE 10/1/25 - 9	71000.81100.52001	565.00	
VEN04278	TRUE POLYGRAPH LLC					**500.00**
APBWEST	Check	1129	SIERRA MADRE PRE EMPLOYMENT TEST	60007.70101.52100	500.00	
VEN04104	UCLA CENTER FOR PREHOSPITAL CARE					**2,435.52**
APBWEST	Check	3013-1429	DEC 2025 Nurse Educator Services	10000.64000.52200	1,217.76	
		3013-1460	JAN 2026 Nurse Educator Services	10000.64000.52200	1,217.76	
0410	UNDERGROUND SERVICE ALERT					**100.00**
APBWEST	Check	1220250705	FY 25/26 UNDERGROUND ALERTS	71000.81100.52200	100.00	
1243	USA BLUEBOOK					**136.69**
APBWEST	Check	INV00908112	MAINT SUPPLIES	60001.83200.53303	136.69	
VEN03241	WALTERS WHOLESALE ELECTRIC CO					**16.80**
APBWEST	Check	S129346435.001	LEV 41080 1WP	60001.83200.53200	16.80	
0335	WATERLINE TECHNOLOGIES					**2,474.39**
APBWEST	Check	5774096	CYLINDER RETURN 12/10/25	71000.81100.53209	-300.00	
		5776340	FY 25/26 CHLORINE GAS SUPPLIES	71000.81100.53209	2,774.39	
0574	WEST COAST ARBORISTS, INC.					**49,570.00**
APBWEST	Check	238329	FY 25/26 ARBORIST CONTRACT 12/12/25-1/2/26	38004.83300.52200	49,570.00	
VEN04577	WESTERN AV					**85,278.31**
APBWEST	Check	23567	COUNCIL CHAMBERS AV UPGRADE	60003.30000.56009	85,278.31	
0426	WESTERN WATER WORKS					**12,556.04**
APBWEST	Check	1279044-00	FY 25/26 WATER DISTRIBUTION SUPPLIES	71000.81100.53200	12,556.04	
1387	ZOLL MEDICAL CORP					**382.88**
APBWEST	Check	4385653	MEDICAL SUPPLIES	10000.64000.53300	382.88	
				Report Total:	**355,537.33**	

Packet: APPKT08479 - GEN BOA MAN 1/27/25 **Check Date:** 01/12/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0823	BANK OF AMERICA				**21,902.44**
APBWEST	Check	INV043004	LA - NOV SENIOR SOCIAL EVENT	37006.72000.53999	120.53
		INV043005	LA - APP. FOR AD INTO CMC - REFUND	10000.12000.53409	-50.00
		INV043006	LA - DRY CLEANING FOR CITY STEP AND REPEAT	60002.31100.53100	61.00
		INV043007	GB - WEBINAR FOR 2026	10000.50000.52205	330.75
		INV043008	GB - TRAINING LUNCHEON	10000.50000.53999	179.90
		INV043009	GB - INTERNAL INV. - PRIORITY PRINTING - LARGI	10000.50000.53999	1,190.42
		INV043010	GB - SAMPLE PATCHES - FOR VESTS/VECTOR/IM/	10000.50000.53300	159.70
		INV043011	GB - DEPT. MEETING/TEAM BUILD. FOOD, CUPS	10000.50000.53999	72.90
		INV043012	GB - PRE-SCHEDULED DISPATCH LEGAL UPDATE	10000.50000.52205	199.00
		INV043013	BB - DEPARTMENT HOLIDAY BREAKFAST	36002.61000.53999	203.03
		INV043014	BB - DEPARTMENT HOLIDAY BREAKFAST	36002.61000.53999	23.17
		INV043015	BB - GRAMMARLY TYPING ASSISTANCE	10000.61000.53409	30.00
		INV043016	BB - FIRE CHEIFS LEADERSHIP SEMINAR - LODGIN	10000.61000.53402	421.10
		INV043017	BB - ENGINE CUP HOLDERS	10000.61000.53300	390.80
		INV043018	BB - EQUIPMENT MAINT. PARTS CHAINSAW	10000.61000.53300	68.00
		INV043019	BB - EQUIP. MAINT. PARTS. DRONE - SAFETY COU	10000.61000.52205	164.65
		INV043020	BB - AFSS SOUTH MEETING	10000.61000.53402	31.05
		INV043021	BB - TRAINING CLASS FOR CHU	10000.61000.52205	295.00
		INV043022	BB - DEPT. HOLIDAY CARDS	10000.61000.53102	133.98
		INV043023	BB - INTRO GOV. ACCT. COURSE FEE	10000.61000.52205	165.00
		INV043024	BB - STORAGE FOR FD MASTER PLAN	10000.61000.53409	11.99
		INV043026	BB - EQUIPMENT MAINT. PARTS CHAINSAW	10000.61000.53300	291.20
		INV043027	BB - PARAMEDIC RECET FOR EDMONDSON	10000.64000.52205	250.00
		INV043028	MB - 2025 TAX SEMINAR & RECORDING FEE	60002.30000.53402	595.00
		INV043029	MH - CIRA BOARD MEETING	60007.70100.53402	70.00
		INV043030	MH - RECRUITMENT ADVERTISING ON GFOA	60007.70101.52206	500.00
		INV043031	MH - RECRUITMENT ADVERTISING ON CSMFO	60007.70101.52206	455.00
		INV043032	MH - RECRUITMENT ADVERTISING ON ICMA	60007.70101.52206	225.00
		INV043033	MH - CSMFO FINANCIAL CLASS	60007.70100.52205	165.00
		INV043034	MH - RECRUITMENT ADVERTISING ON CEAC	60007.70101.52206	208.00
		INV043035	MH - CIRA BOARD MEETING	60007.70100.53402	338.95
		INV043036	MH - EOC ACTIVATION - DEC 23-26, 2025 RAIN S	60007.70100.53300	438.53
		INV043037	CL - ADDRESS LABELS	10000.40000.53100	21.54
		INV043038	CL - INTRODUCTION TO GOV ACCOUNTING	10000.40000.53402	165.00
		INV043039	RM - CHRISTMAS PARTY SUPPLIES	60002.30000.53999	947.30
		INV043040	RM - COUNCIL RE-ORG SUPPLIES	10000.11000.53999	29.82
		INV043041	RM - COUNCIL RE-ORG SUPPLIES	10000.11000.53999	7.72
		INV043042	RM - COUNCIL RE-ORG DECO. - FLOWERS FOR CI	10000.11000.53999	187.54
		INV043043	RM - OUTGOING MAYOR RE-ORG - CAKE	10000.11000.53999	124.35
		INV043044	RM - SHAPING SMARTER GOVERNMENT W/AI IN	60002.30000.53402	1,295.00
		INV043045	RM - CITY COUNCIL RE-ORG CAKE	10000.11000.53999	181.91
		INV043046	RM - CITY WIDE XMAS PARTY - MEAL	60002.30000.53999	135.58
		INV043048	RM - CITY WIDE XMAS PARTY - MEAL	60002.30000.53999	173.91
		INV043049	SM - PW DEPT. REF. MATERIALS	10000.82000.53409	167.42
		INV043050	SM - SEWER COLLECTION TEST - ROBLES	72000.81200.52205	225.00
		INV043051	SM - AGWT CONF FEE - MCGEE	71000.81100.53402	493.29
		INV043052	SM - GOV. ACCT. SEMINAR - PETERSON/CARLSOI	71000.81100.52205	330.00
		INV043053	SM - SEWER MAINT. SUPPLIES	72000.81200.53205	238.00
		INV043054	SM - CWEA MEMBERSHIP - ROBLES	72000.81200.53409	251.00
		INV043055	SM - CWEA MEMBERSHIP - TATE	72000.81200.53409	251.00
		INV043056	OM - CANVA LIC. - DESIGN SOFTWARE	60003.30000.53503	300.00
		INV043057	OM - ADDITIONAL LIC. - DROPBOX 12/11/25-5/2	60003.30000.53503	79.89
		INV043058	OM - STARLINK - SATELLITE INTERNET SERVICE	60003.30000.52200	540.00

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
APBWEST	Check	INV043059	OM - ERGONOMIC CHAIR	60003.30000.52200	810.25
		INV043060	OM - ONLINE APPT. SCHEDULING SOFTWARE	60003.30000.53503	78.00
		INV043061	OM - DNS RENEWAL	60003.30000.53503	4.99
		INV043062	OM - EMAIL MARKETING SOFTWARE 12/1/25 - 1	60003.30000.53503	818.40
		INV043063	OM - REMOTE SUPPORT SOFTWARE	60003.30000.53503	298.00
		INV043064	OM - ADDITIONAL DOCUSIGN LIC. 11/20/25 - 7/2	60003.30000.53503	599.18
		INV043065	OM - ITMLP CERTIFICATION TRAINING	60003.30000.52100	1,200.00
		INV043066	OM - WEBSITE TRAINING SESSION - MEAL	60003.30000.53402	152.63
		INV043068	OM - SATELLITE INTERNET SERV. 11/17/25 - 12/1	60003.30000.52200	215.00
		INV043069	OM - ZOOM DIALING SERVICE 10/17/25 - 11/16/	60003.30000.52200	71.50
		INV043070	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	221.28
		INV043071	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	51.36
		INV043072	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	74.31
		INV043073	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	62.92
		INV043074	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	79.04
		INV043075	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	266.46
		INV043076	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	101.97
		INV043077	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	94.62
		INV043078	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	12.63
		INV043079	TT - SENIOR HOLIDAY SOCIAL - DECEMBER 2025	37006.72000.53999	1,288.15
		INV043080	TT - SENIOR CHRISTMAS TREE DECORATING	37006.72000.53999	160.88
		INV043081	TT - SENIOR CHRISTMAS TREE DECORATING	37006.72000.53999	124.51
		INV043082	TT - SENIOR DECEMBER 2025 CRAFT	37006.72000.53999	177.68
		INV043083	TT - SENIOR DECEMBER 2025 CRAFT	37006.72000.53999	96.23
		INV043084	TT - SENIOR DECEMBER 2025 CRAFT	37006.72000.53999	31.63
		INV043085	TT - SENIOR DECEMBER 2025 CRAFT	37006.72000.53999	80.88
		INV043086	TT - SENIOR DECEMBER 2025 CRAFT	37006.72000.53999	11.84
		INV043087	TT - SENIOR NOV 2025 BD CELEGRATION	37006.72000.53999	40.73
		INV043088	TT - SENIOR NOV 2025 BINGO	37006.72000.53999	67.84
		INV043089	TT - SENIOR NOV 2025 BINGO	37006.72000.53999	88.06
		INV043090	TT - SENIOR NOV 2025 BINGO	37006.72000.53999	85.06
		INV043091	TT - SENIOR NOV 2025 BINGO	37006.72000.53999	175.83
		INV043092	TT - SENIOR NOV 2025 BINGO	37006.72000.53999	33.15
		INV043093	TT - SENIOR DEC 2025 BINGO	37006.72000.53999	68.51
		INV043094	TT - FALL COMMUNITY YARD SALE	37006.72000.53999	65.25
		INV043095	TT - FALL COMMUNITY YARD SALE	37006.72000.53999	105.50
		INV043096	TT - SM GENERAL PLAN UPDATE - SUPPLIES	10000.70000.53999	111.29
		INV043097	TT - CPRS MEETING - SUPPLIES	10000.70000.53999	114.17
		INV043098	TT - CPRS REG FEE RAMOS	10000.70000.53999	200.00
		INV043099	TT - SENIOR CENTER WATER FOR SENIORS	37006.72000.53999	55.36
		INV043100	TT - CREDIT - NOV 2025 CRAFT RETURNS	37006.72000.53999	-11.24
		INV043101	TT - CREDIT - NOV 2025 CRAFT RETURNS	37006.72000.53999	-64.26
		INV043103	TT - CREDIT - NOV 2025 CRAFT RETURNS	37006.72000.53999	-5.50
		INV043104	TT - CREDIT - NOV 2025 CRAFT RETURNS	37006.72000.53999	-28.63
		INV043105	TT - CREDIT - DEC 2025 HOLIDAY SOCIAL	37006.72000.53999	-182.32
		INV043106	TT - DECEMBER CRAFT RETURN	37006.72000.53999	-20.00
		INV043107	TT - DECEMBER CRAFT RETURN	37006.72000.53999	-57.68
		INV043108	RWD MORE REWARDS ON 11/6/25	60002.30000.53999	-6.94
				Report Total:	**21,902.44**

Packet: APPKT08477 - GEN MAN 1/27/26 **Check Date: 01/12/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN02208	CALIFORNIA BUILDING STANDARDS COMMISSION				**110.70**
APBWEST	Check	OCT-DEC 2025	OCT-DEC 2025 BLDING STND ADMIN SPECIAL RE	10000.00000.23207	110.70
1681	DEPT OF CONSERVATION				**449.24**
APBWEST	Check	OCT-DEC 2025	OCT-DEC 2025 STRONG MOTION & HAZ. MAP FE	10000.00000.23206	449.24
VEN04583	KEVIN BRENNAN				**700.00**
APBWEST	Check	INV042992	REIMB: 2026 PLAN. COMMISSIONERS ACADEMY	10000.40000.53402	700.00
				Report Total:	**1,259.94**

Check Approval Register

City of Sierra Madre, CA

Packet: APPKT08492 - GEN MAN 1/27/26 **Check Date: 01/16/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN03272	DEPT OF HEALTH CARE SERVICES				**16,180.40**
AP EFT WEST	Electronic Funds Transfer	INV043203	2026 #1 GEMT Quality Assurance Fee	10000.64000.52001	16,180.40
				Report Total:	**16,180.40**

Packet: APPKT08487 - GEN MAN 1/27/26 **Check Date: 01/15/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0833	HOME DEPOT				**607.38**
APBWEST	Check	1545309	1502 - FACILITIES - ELECTRICAL BOX	60001.83200.53200	12.40
		2034301	6422 - HART PK HOUSE - FACILITIES REPAIRS & M	60001.83200.53200	31.98
		5542575	6422 - FACILITIES PD REPAIRS/MAINTENANCE	60001.83200.53200	39.71
		8231465	0010 - XMAS ORNAMENTS - CREDIT	10000.50000.53999	-24.90
		8231466	0010 - XMAS ORNAMENTS	10000.50000.53999	24.90
		9353640	1502 - AUBURN PARKING LOT LIGHT REPLACEME	60001.83200.53200	44.18
		9542782	0010 - XMAS DECO/ORNAMENTS/STORAGE	10000.50000.53999	352.03
		H6037-6255907412	6422 - CARPET CLEANER MACHINE	60001.83200.53200	197.91
		INV043176	CREDIT - OVER PMT ON CHECK 71643	60002.30000.53999	-70.83
				Report Total:	**607.38**

Packet: APPKT08486 - UB MAN 1/27/26 **Check Date:** 01/14/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0129	AT&T				**9,301.41**
APBWEST	Check	INV043147	818 246-3783 591 4 12/23/25 - 1/22/26	60003.30000.55005	3,449.93
		INV043148	818 291-0241 661 1 12/4/25 - 1/3/26	60003.30000.55005	2,882.50
		INV043149	818 291-0241 661 1 1/4/26 - 2/3/26	60003.30000.55005	2,968.98
VEN04074	CHARTER COMMUNICATIONS				**3,207.51**
APBWEST	Check	106917301010126	106917301 1/1/26 - 1/31/26	60003.30000.55005	1,280.00
		187633301122125	187633301 12/27/25 - 1/26/26	60003.30000.52200	876.70
		188596301122125	188596301 12/25/25 - 1/24/26	60003.30000.52200	199.98
		188596401122125	188596401 12/25/25 - 1/24/26 YMCA ELEVATOI	60003.30000.52200	40.00
		188597101010126	188597101 1/6/26 - 2/5/26	60003.30000.52200	269.98
		188597401122125	188597401 12/27/25 - 1/26/26	60003.30000.52200	330.87
		188597601122125	188597601 12/25/25 - 1/24/26	60003.30000.52200	209.98
VEN02792	FRONTIER CALIFORNIA INC				**7,741.62**
APBWEST	Check	INV043162	626-197-0261-032521-5 1/1/26 - 1/31/26	60003.30000.55005	1,047.38
		INV043163	209-188-3757-030707-5 1/4/26 - 2/3/26	60003.30000.55005	3,220.66
		INV043164	626-197-1492-030922-5 1/1/26 - 1/31/26	60003.30000.55005	813.75
		INV043165	626-355-0264-012498-5 1/4/26 - 2/3/26	60003.30000.55005	558.20
		INV043166	626-355-1414-092017-5 1/1/26 - 1/31/26	60003.30000.55005	1,516.60
		INV043167	310-001-5763-051199-5 12/28/25 - 1/27/26	60003.30000.55005	131.31
		INV043168	209-151-5743-051199-5 12/28/25 - 1/27/26	60003.30000.55005	226.86
		INV043171	209-151-5743-051199-5 11/28/25 - 12/27/25	60003.30000.55005	226.86
VEN03195	GREATAMERICA FINANCIAL SERVICES				**1,182.53**
APBWEST	Check	40854530	003-1310860-000 11/5/25 - 12/4/25	60003.30000.53210	381.35
		40983869	003-1443256-000 STANDARD PMT ONLY	60003.30000.53210	801.18
VEN03173	QUADIENT FINANCE USA INC				**1,000.00**
APBWEST	Check	INV043172	POSTAGE	60002.31100.53101	1,000.00
VEN01031	QUADIENT LEASING USA INC				**1,414.47**
APBWEST	Check	Q2140771	1/11/26 - 4/10/26 EQUIPMENT LEASE	60002.31100.53101	1,414.47
0384	SOUTHERN CALIF. EDISON CO.				**73,428.52**
APBWEST	Check	INV043157	700102141347 11/5/25 - 12/7/25	32012.83000.55003	439.85
				38005.83500.55003	16.44
				60001.83200.55003	9,533.58
				71000.81100.55003	9,801.54
		INV043158	700162056328 12/1/25 - 12/31/25	32005.83500.55003	206.25
				32012.83000.55003	2,308.71
				38005.83500.55003	5,691.04
				60001.83200.55003	262.88
		INV043159	700661951989 12/4/25 - 1/5/26	60001.83200.55003	278.33
		INV043160	700738880568 12/3/25 - 1/4/26	60001.83200.55003	1,410.30
		INV043161	700835579161 12/8/25 - 1/7/26	71000.81100.55003	43,479.60
0216	THE GAS COMPANY				**1,550.09**
APBWEST	Check	INV043151	118-261-4788 3 12/1/25 - 1/1/26	60000.83100.55001	390.07
		INV043152	168 618 7700 5 12/8/25 - 1/8/26	60001.83200.55004	700.81
		INV043153	135 119 3500 2 12/9/25 - 1/9/26	60001.83200.55004	202.30
		INV043154	051 018 7151 4 12/7/25 - 1/8/26	60001.83200.55004	140.91
		INV043155	055 218 7110 2 12/8/25 - 1/8/26	60001.83200.55004	88.88
		INV043156	053 118 7109 8 12/8/25 - 1/8/26	60001.83200.55004	27.12
VEN03926	T-MOBILE				**428.77**
APBWEST	Check	INV043150	972239789 11/21/25 - 12/20/25	60003.30000.55005	428.77
0942	TPX COMMUNICATION				**334.53**
APBWEST	Check	188614425-0	12/23/25 - 1/22/26 PHONE SERVICE	60003.30000.55005	334.53
0642	VERIZON WIRELESS LA				**3,266.30**
APBWEST	Check	6131999205	960051887-00001 12/26/25 - 1/25/25	60003.30000.55005	3,266.30

Report Total:	**102,855.75**

Packet: APPKT08496 - LIB 1/27/26 **Check Date:** 01/20/2026
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
VEN03454	AMAZON CAPITAL SERVICES				**52.45**
APBWEST	Check	1L3W-L1TF-F9NC	MISC SUPPLIES 12/25/25 - 1/4/26	39006.90000.53406	38.11
		1RVP-X7CC-4PCR	MISC SUPPLIES - CREDIT	39006.90000.53406	-22.08
		1TTK-WDTK-44GW	MISC SUPPLIES 12/8/25 - 12/21/25	39006.90000.53406	36.42
VEN04448	AMG AND ASSOCIATES INC				**355,920.89**
APBWEST	Check	AP15	LIB MEANINGFUL IMPROVE. PROJ 12/31/25	29007.90000.56010	374,653.57
		AP15 RET	LIB MEANINGFUL IMPROVE. PROJ 12/31/25 RET	29007.00000.23500	-18,732.68
VEN04560	INGRAM LIBRARY SERVICE LLC				**3,156.70**
APBWEST	Check	92557888	BOOKS & REFERENCE	10000.90000.53406	99.81
		92570837	BOOKS & REFERENCE	10000.90000.53406	103.07
		92696313	BOOKS & REFERENCE	10000.90000.53406	43.81
		92708307	BOOKS & REFERENCE	10000.90000.53406	287.69
		92745767	BOOKS & REFERENCE	10000.90000.53406	115.08
		92844330	BOOKS & REFERENCE	10000.90000.53406	64.68
		92890318	BOOKS & REFERENCE	10000.90000.53406	238.46
		92961093	BOOKS & REFERENCE	10000.90000.53406	109.75
		93055077	BOOKS & REFERENCE	10000.90000.53406	32.19
		93076852	BOOKS & REFERENCE	10000.90000.53406	27.56
		93168038	BOOKS & REFERENCE	10000.90000.53406	26.71
		93168039	BOOKS & REFERENCE	10000.90000.53406	21.42
		93177816	BOOKS & REFERENCE	10000.90000.53406	272.13
		93244897	BOOKS & REFERENCE	10000.90000.53406	28.23
		93366557	BOOKS & REFERENCE	10000.90000.53406	88.88
		93366558	BOOKS & REFERENCE	10000.90000.53406	363.84
		93366559	BOOKS & REFERENCE	10000.90000.53406	144.22
		93401942	BOOKS & REFERENCE	10000.90000.53406	153.19
		93439784	BOOKS & REFERENCE	10000.90000.53406	48.12
		93486783	BOOKS & REFERENCE	10000.90000.53406	352.37
		93486784	BOOKS & REFERENCE	10000.90000.53406	492.21
		93587458	BOOKS & REFERENCE	10000.90000.53406	43.28
VEN04268	KING OFFICE SERVICES				**1,792.00**
APBWEST	Check	89731-028	LIB MAT STORAGE FEES DURING REMODEL 1/6/	29007.90000.56010	1,792.00
VEN04544	LIBRARY IDEAS LLC				**528.77**
APBWEST	Check	120893	LIB VOX BOOKS	39006.90000.53406	430.29
		122366	LIB VOX BOOKS	39006.90000.53406	98.48
VEN01043	OVERDRIVE INC				**4,979.78**
APBWEST	Check	01148CO25403163	EBOOK/AUDIOBOOK	39006.90000.53406	1,479.78
		H-0119737	ANNUAL SUBSCRIPTION: 2026	10000.90000.52200	3,500.00
VEN03926	T-MOBILE				**179.65**
APBWEST	Check	INV043186	206696591 11/21/25 - 12/20/25 MOBILE HOTSP	10000.90000.52200	179.65
VEN04209	TSK ARCHITECTS				**8,745.00**
APBWEST	Check	23-025.00-30	DEC 2025 ARCHITECTURAL & ENGINEERING - LIB	29007.90000.56010	8,745.00
0425	WILLDAN ASSOCIATES				**520.00**
APBWEST	Check	002-35599	9/3/25 LIB - FIRE INSPECTION SERVICES	29007.90000.56010	130.00
		002-36613	12/3/25 LIB - FIRE INSPECTION SERVICES	29007.90000.56010	390.00
				Report Total:	**375,875.24**

Packet: APPKT08478 - LIB BOA MAN 1/27/26 **Check Date: 01/12/2026**
Vendor Set: 01 - Vendor Set 01

Vendor Number / Bank Code	Vendor Name / Payment Type	Invoice #	Invoice Description	Account Number	Vendor Total / Distribution Amount
0823	BANK OF AMERICA				**1,390.32**
APBWEST	Check	INV042990	LR - EMPLOYEE RECONGNITION	10000.90000.53999	292.89
		INV042993	LR - PROGRAM SUPPLIES	39006.90000.53999	74.79
		INV042994	LR - WATER DELIVERY SERVICE	10000.90000.52200	112.77
		INV042995	LR - EMPLOYEE RECONGNITION	10000.90000.53999	36.00
		INV042996	LR - PUBLIC WEB BROWSER SITE RENEWAL	10000.90000.52200	125.00
		INV042997	LR - FINANCE TRAINING WEBINAR - CREDIT	10000.90000.53402	-35.00
		INV042998	LR - BOOKS AND REFERENCE	10000.90000.53406	20.98
		INV042999	LR - LAMINATION FOR STORY WALK	39002.90000.53999	27.62
		INV043000	LR - FOOKS FOR CHILDREN'S COLLECTION	10000.90000.53406	43.28
		INV043001	LR - ICLOUD STORAGE FOR IPADS	10000.90000.52200	0.99
		INV043002	LR - MOVIE STREAMING SERVICE	10000.90000.52200	691.00
				Report Total:	**1,390.32**

Payroll Summary Register

City of Sierra Madre, CA

1/13/2026 4:57:08 PM

Payroll Summary

Packet	PYPKT03185 - PR#01 01.15.2026
Payroll Set	01 - Sierra Madre
Department	All - All Department Codes

Pay Period: 12/28/2025 - 1/10/2026

Employees Paid 112

Total Earnings	387,014.32	Total Benefit Allowance	187.24	Input Type	Count
Total Deductions	74,415.90	Total Employer Expenses	150,720.96	Regular	112
Total Taxes	51,306.77				
		Total Direct Deposits	261,291.65		
Net Pay	261,291.65	Total Check Amount	0.00		

Payroll Summary Register

City of Sierra Madre, CA

1/14/2026 12:09:18 PM

Payroll Summary

Packet	PYPKT03187 - PR #01 Brent Bartlett
Payroll Set	01 - Sierra Madre
Department	All - All Department Codes

Pay Period: 12/28/2025 - 1/10/2026

Employees Paid 1

Total Earnings	8,942.96	Total Benefit Allowance	0.00	Input Type	Count
Total Deductions	76.67	Total Employer Expenses	129.67	Regular	1
Total Taxes	2,168.40				
		Total Direct Deposits	6,697.89		
Net Pay	6,697.89	Total Check Amount	0.00		

Payroll Summary Register

City of Sierra Madre, CA

1/14/2026 1:48:42 PM

Payroll Summary

Packet	PYPKT03188 - PR #01 Clare Lin
Payroll Set	01 - Sierra Madre
Department	All - All Department Codes

Pay Period: 12/28/2025 - 1/10/2026

Employees Paid 1

Total Earnings	10,366.96	Total Benefit Allowance	0.00	Input Type	Count
Total Deductions	9,992.23	Total Employer Expenses	2,760.19	Regular	1
Total Taxes	350.32				
		Total Direct Deposits	24.41		
Net Pay	24.41	Total Check Amount	0.00		

CITY OF
SIERRA MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: January 27. 2026

TO: Honorable Mayor and City Council

FROM: Miguel Hernandez, Assistant City Manager/Interim Public Works Director
By: Erick Lozick, Management Analyst

SUBJECT: **San Gabriel Valley Municipal Water District Grant and Implementation of an Acoustic Leak Detection Program**

RECOMMENDATION

It is recommended that the City Council acknowledge receipt of a $50,000 grant from the San Gabriel Valley Municipal Water District (SGVMWD) and authorize implementation of an acoustic leak detection program funded by the grant.

SUMMARY

The City has been awarded a $50,000 grant from the San Gabriel Valley Municipal Water District to enhance monitoring of the City's water distribution system through the installation of permanent acoustic leak detection equipment. Grant funds will be used to purchase acoustic leak loggers and the required monitoring software to support early identification of leaks, reduce non-revenue water loss, and help avoid costly emergency repairs. The project will be funded entirely by grant proceeds and will have no impact on the General Fund.

DISCUSSION & ANALYSIS

Sierra Madre's water distribution system serves varied terrain, including hillside and canyon areas, where underground leaks may not be readily apparent through surface observation alone. Permanent acoustic leak loggers provide continuous monitoring during low-demand nighttime hours, enabling staff to detect small leaks early and address them before they escalate into larger failures.

Early detection of leaks provides multiple operational benefits, including reduced water loss, improved system reliability, and avoidance of emergency main breaks that typically result in higher repair costs, roadway impacts, and service disruptions. Addressing minor leaks proactively is significantly more cost-effective than responding to major failures after they occur.

Public Works evaluated multiple acoustic monitoring systems and received formal quotations. The recommended Aqua Metrics solution utilizes Permalog and acoustic loggers that integrate directly with the City's existing Sensus FlexNet communications network and Sensus Analytics platform. This integration allows acoustic monitoring data to be viewed within the same dashboard already used by the Public Works Department for water system operations, improving efficiency and minimizing the need for additional standalone systems. While alternative systems could provide more units, the recommended solution prioritizes system reliability, integration, and operational effectiveness in the City's service areas.

The total project cost includes required acoustic monitoring software, which provides automated analysis, alerting, historical trending, and mapping functionality. Staff determined that the benefits of early leak detection, reduced water loss, and improved operational efficiency justify the investment within the grant funding limit.

STRATEGIC PLAN RELATIONSHIP

Not applicable.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute as a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be determined with certainty that it will have no impact on the environment.

FISCAL IMPACT

The total project cost will not exceed $50,000 and will be funded entirely by a grant awarded by the San Gabriel Valley Municipal Water District. Project expenditures will be initially paid by the City and recorded to Fund 71002 – SGVMWD Grant, GL Account No. 71002-81100-56009 (Equipment). If approved, the budget amendment will be included in the FY 2025-26 midyear budget.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. SGVMWD Grant Agreement
2. SGVMWD Grant Application

Docusign Envelope ID: 42078A98-97BB-4E6E-9C91-522BFA929517

GRANT AGREEMENT

As of November 24, 2025, **San Gabriel Valley Municipal Water District**, herein "Water District," and City of Sierra Madre**,** herein "City" agree as follows:

1. Purpose.

This Agreement sets forth the terms under which the Water District shall grant money to the City and under which the City shall spend the grant.

2. Project Identification.

The grant money shall be used by the City to expand the City's acoustic leak detection system (the "Project").

3. Grant Amount.

The Water District shall grant the City the sum of $50,000.00 (the "Grant Amount"). The money shall be disbursed to the City by the Water District within thirty days after the City presents an invoice to the Water District for work on the Project in an amount up to the Grant Amount. The Grant Amount shall not be increased if the associated Project costs exceed the above amount.

4. Division of Responsibility.

(a) Water District is only responsible for providing the City with the grant in accordance with this Agreement. The Water District is not responsible for the design, construction, operation or maintenance of the Project.

5. Warranties.

(a) The Water District makes no warranty with respect to the efficacy of the Project.

(b) The City warrants the Grant Amount shall be used exclusively to pay for portions of the Project.

Docusign Envelope ID: 42078A98-97BB-4E6E-9C91-522BFA929517

6. Time for Performance; Reporting.

Time for performance shall begin after the date first above written and the City shall use its best efforts to complete the Project by June 30, 2026. On or before June 1, 2026, the City shall provide the Water District with a written report on the status of completion of the Project and, if the Project has been completed, on the effectiveness of the Project in achieving its purpose.

7. Indemnity.

The City shall save and hold the Water District, its officers, agents and employees, free and harmless from any and all costs, liability or damages arising out of any act or omission to act, including any negligent act or omission to act (where there is a duty to act) by the City, its officers, agents or employees in connection with this Agreement, except to the extent caused by the sole negligence or willful misconduct of Water District, its officers, agents or employees.

8. Miscellaneous.

(a) In an action brought to enforce this Agreement, the prevailing party shall be entitled to recover from the other reasonable costs of suit and attorney fees. Both parties agree to arbitration of disputes concerning this Agreement as an alternative to court action.

(b) Notices given pursuant to the provisions of this Agreement, or necessary to carry out its provisions, shall be in writing and delivered personally to the person to whom the notice is to be given; mailed postage prepaid, addressed to such person; sent by overnight delivery by a nationally-recognized overnight courier; or sent by e-mail, with receipt confirmed in writing or telephonically. Addresses for this purpose shall be:

Water District: **San Gabriel Valley Municipal Water District**
Attn: Jose Reynoso, General Manager
1402 N. Vosburg Drive (P.O. Box 1299)
Azusa, CA 91702-1299
jreynoso@sgvmwd.com
(626) 969-7911

City: **City of Sierra Madre**
Attn: Eric Lozick, Management Analyst
232 West Sierra Madre Blvd.
Sierra Madre, CA 91024
(626) 355-7135

Docusign Envelope ID: 42078A98-97BB-4E6E-9C91-522BFA929517

IN WITNESS WHEREOF, the parties hereby have caused this Agreement to be executed the date first above written.

APPROVED:
San Gabriel Valley Municipal Water District

By:_____
Steven T. Placido, President

Attest:

_____
Bruce Knoles, Secretary

[Seal]

Approved as to Form:

_____
James D. Ciampa, District Counsel

APPROVED:
City of Sierra Madre

By: Signed by: Michael Bruckner 12/3/2025
B45E227ED62A47D...
Michael Bruckner, City Manager

Attest:

By: Signed by: Laura Aguilar 12/3/2025
45E572853D3E47B...
Laura Aguilar, City Clerk

[Seal]

Approved as to Form:

By: Signed by: Aleks Giragosian 12/2/2025
1CE7304209D64D7...
Aleks Giragosian, City Attorney

Docusign Envelope ID: 42078A98-97BB-4E6E-9C91-522BFA929517

City of Sierra Madre

TO: Jose Reynoso, General Manager

FROM: Eric Lozick, Management Analyst

DATE: September 15, 2025

SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT FY 2025 CITY GRANT PROGRAM

Project title: Expansion of acoustic leak detection program

1. Project Summary

The City of Sierra Madre requests $50,000 through SGVMWD's FY 2025 City Grant Program to expand its acoustic leak detection program. The City already operates a small number of acoustic loggers that have proven effective in identifying underground distribution main leaks before they surface. With grant funding, Sierra Madre will purchase additional permanent, cloud-enabled loggers to cover high-priority corridors with recurring leaks, increasing system coverage, reducing water loss, and supporting long-term conservation and resiliency.

2. Background and Need

- Sierra Madre relies exclusively on groundwater from the East Raymond Basin, supplemented with imported water as needed.
- The City's distribution system includes older, high-pressure mains prone to frequent leaks and costly breaks.
- While Sierra Madre has Automated Metering Infrastructure (AMI) for customers, the City's system-side mains beneath the streets remain vulnerable.
- Current logger inventory is too limited to monitor all problem zones. Expanding coverage will allow Public Works to respond proactively, reduce non-revenue water loss, and prioritize capital improvements.

3. Project Description

The City will purchase 10–12 additional permanent, cellular-enabled acoustic loggers with bundled cloud platform access. These will be strategically deployed in high-risk corridors with repeated leak history:

Docusign Envelope ID: 42078A98-97BB-4E6E-9C91-522BFA929517

- **Woodland Drive** (high-pressure zone, top CIP priority)
- **North Lima Street**
- **West Carter Avenue**
- **West Grandview Avenue**
- **North Sunnyside Avenue**

How it works:

- Loggers attach to hydrants and valves; no excavation or service interruption is required.
- Devices transmit acoustic data directly to a secure vendor cloud platform.
- The system automatically alerts Public Works staff by email/SMS when leak signatures are detected.
- Staff investigate and schedule repairs before leaks escalate into main breaks.
- Over time, the logger network creates a heat map of leak activity, guiding main replacement planning and budgeting.

4. Goals and Objectives

- Expand monitoring to five additional high-risk corridors.
- Detect and repair leaks early, reducing non-revenue water loss.
- Prevent costly emergency blowouts and street damage.
- Improve service reliability for residents and businesses.
- Strengthen data-driven CIP planning.
- Support SGVMWD's regional conservation and resiliency goals.

5. Work Plan and Timeline

- **Fall 2025:** Purchase loggers, execute vendor contract.
- **Winter 2025:** Install loggers and train Public Works staff.
- **2026–2027:** Continuous monitoring, leak alerts, reporting of water savings, and avoided emergency costs.
- **Summer 2027:** Report results and evaluate potential for further expansion.

6. Budget (Grant Request: $50,000)

Item	Quantity	Unit Cost	Total
Permanent Acoustic Loggers (cellular-enabled)	10–12	$4,000–$4,500	$45,000–$48,000
Cloud Software Access (2 years, bundled)	—	included	included
Staff Training / Vendor Support	—	—	$2,000
Total	—	—	**$50,000**

Docusign Envelope ID: 42078A98-97BB-4E6E-9C91-522BFA929517

7. Expected Outcomes

- Expanded monitoring to cover additional hot spots in Sierra Madre.
- Reduction in non-revenue water losses (estimated 10–20% savings in monitored zones).
- Avoidance of $15,000–$50,000 per major emergency main break.
- Stronger data-driven prioritization of water main replacements.
- Long-term sustainability: after the 2-year bundled service, the City will absorb the modest annual subscription cost ($2,000–$6,000) into the Water Fund.

8. Contact Information

Applicant Agency: City of Sierra Madre
Contact: Eric Lozick, Management Analyst
Address: 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024
Phone: (626) 355-7135
Email: elozick@sierramadreca.gov

CITY OF
SIERRA MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Miguel Hernandez, Assistant City Manager/Interim Public Works Director
By: Brian A Dickinson, Public Works Project Manager

SUBJECT: **Professional Services Agreements with Willdan, Civiltec Engineering, Transtech Engineers, and IMEG for On-Call Engineering Services for the remainder of Fiscal Year 2025/26 and for FY 2026/27 through Fiscal Year 2028/29**

RECOMMENDATION

It is recommended that the City Council approve Professional Services Agreements with the following consulting engineering firms for On-Call Engineering Services for the remainder of Fiscal Year 2025/26 and for Fiscal Years 2026/27 through 2028/29, with the option for two (2) one-year renewals at the City's discretion:

- Civiltec Engineering – Not-to-Exceed $200,000
- Willdan – Not-to-Exceed $200,000
- Transtech Engineers – Not-to-Exceed $200,000
- IMEG – Not-to-Exceed $200,000

SUMMARY

Historically, when the City required professional engineering services for capital improvement or maintenance projects, the Public Works Department prepared and issued a separate Request for Proposals (RFP) for each individual project. Following receipt of proposals, a contract would be awarded to the most qualified firm and brought forward to the City Council for approval. This process required significant staff time to prepare and advertise RFPs and typically resulted in a six- to eight-week timeline before design work could begin.

Establishing On-Call Engineering Services agreements with qualified firms will allow the City to streamline the procurement process, reduce administrative delays, and efficiently deliver public infrastructure projects.

DISCUSSION & ANALYSIS

On November 19, 2025, the Public Works Department advertised a Request for Proposals for On-Call Engineering Services. Proposals were received from ten (10) qualified engineering firms by the December 17, 2025 deadline.

The Public Works Department conducted a thorough evaluation of all proposals based on criteria that included firm qualifications, relevant municipal experience, project approach, and demonstrated ability to meet the City's needs. The firms were ranked as follows:

FIRM	COMPOSITE SCORE
Willdan	26.60
Civiltec Engineering	26.57
Transtech Engineers	25.68
IMEG	24.01
RKA Consulting	23.49
SA Associates	22.72
Aufbau	21.37
Alisto	20.27
Valued Engineering	19.59
West & Associates	18.03

Based on the evaluation results, it is recommended to award a Professional Services Agreement to the top four (4) ranked firms in an amount not-to-exceed $200,000 for each firm. By awarding On-Call Engineering Services agreements to these firms, the Public Works Department will be able to quickly issue Task Orders for a variety of projects, including but not limited to pavement rehabilitation, sidewalk improvements, pipeline replacement, and other capital or maintenance-related infrastructure projects.

In addition, these firms may provide as-needed support services such as Public Works plan check review, project or construction management, and traffic engineering studies. This on-call approach will significantly reduce project initiation timelines and improve overall service delivery. Task Orders will be issued up to the City Manager's signature authority of $75,000 for engineering work. If the Task Order is for an amount greater than the City Manager's signature authority, the Task Order will be brought back before City Council for authorization.

STRATEGIC PLAN RELATIONSHIP

The recommended action supports the City's Strategic Plan by advancing the following goals:

- **IG 1.4:** Improve and Maintain Sidewalks

- **IG 1.5:** Improve and Maintain Streets, Infrastructure, and Growth Management

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a "project" under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that the approval of on-call professional services agreements will not result in a direct or reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

Approval of the recommended Professional Services Agreements establishes not-to-exceed contract amounts but does not, by itself, authorize specific expenditures. Costs associated with engineering services for identified and budgeted Capital Improvement Projects will be funded through the approved budgets for those projects, totaling $335,000 in the remaining Fiscal Year 2025/26.

For non-identified projects, including emergency-related work and plan check services, funding for Fiscal Year 2025/26 will be provided from existing Public Works operating and engineering services accounts. Funding for Fiscal Years 2026/27 through 2028/29 will be budgeted accordingly through the annual budget process. There is no additional impact to the General Fund beyond amounts already budgeted or anticipated in future fiscal years.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. RFP Score Ranking Sheet
2. Professional Services Agreement with Willdan
3. Professional Services Agreement with Civiltec Engineering
4. Professional Services Agreement with Transtech Engineers
5. Professional Services Agreement with IMEG

On-Call Engineering Services
Request for Proposal (RFP), Issued on
Sierra Madre Evaluation Team Scoring & Ranking of Proposals
# of Evaluators: 3

Group Score

Brian		Alisto	Aufbau	Civiltec	IMEG	RKA Consulting	SA Associates	Transtech	Valued Engineering	West & Associates	Willdan
Scope of Work		8	8	9.5	8.5	8.5	8	8.5	6	7	9
Weight	**35%**	**2.8**	**2.8**	**3.325**	**2.975**	**2.975**	**2.8**	**2.975**	**2.1**	**2.45**	**3.15**
Work Plan		7	6	9	8.5	8.5	7.5	8.5	6	6.5	8.75
Weight	**25%**	**1.75**	**1.5**	**2.25**	**2.125**	**2.125**	**1.875**	**2.125**	**1.5**	**1.625**	**2.1875**
Experience/Qualifications		6	8	9	7.5	8.25	8	8	7	6	9
Weight	**15%**	**0.9**	**1.2**	**1.35**	**1.125**	**1.2375**	**1.2**	**1.2**	**1.05**	**0.9**	**1.35**
Overall Quality of Proposal		**7**	**8**	8.75	8.5	8	7.5	8.75	7	7	8.5
Weight	**15%**	**1.05**	**1.2**	**1.3125**	**1.275**	**1.2**	**1.125**	**1.3125**	**1.05**	**1.05**	**1.275**
Cost		**8**	**8**	8.25	7.5	8.5	8	8.5	7.5	6.5	8.75
Weight	**10%**	**0.8**	**0.8**	**0.825**	**0.75**	**0.85**	**0.8**	**0.85**	**0.75**	**0.65**	**0.875**
Total Weighted Points (100%)		**7.3**	**7.5**	**9.0625**	**8.25**	**8.3875**	**7.8**	**8.4625**	**6.45**	**6.675**	**8.8375**
Steven											
Scope of Work		7	7.3	8.8	8.5	7.5	8	9	6.5	6.8	9.5
Weight	**35%**	**2.45**	**2.555**	**3.08**	**2.975**	**2.625**	**2.8**	**3.15**	**2.275**	**2.38**	**3.325**
Work Plan		7	7	8.5	8.5	7.3	7.8	9	6.3	6.8	9.5
Weight	**25%**	**1.75**	**1.75**	**2.125**	**2.125**	**1.825**	**1.95**	**2.25**	**1.575**	**1.7**	**2.375**
Experience/Qualifications		8	7.5	8.8	9	7.5	8	8.5	6.5	7	9.5
Weight	**15%**	**1.2**	**1.125**	**1.32**	**1.35**	**1.125**	**1.2**	**1.275**	**0.975**	**1.05**	**1.425**
Overall Quality of Proposal		**7**	**7**	**8.5**	8.5	7.3	7.8	8.5	6.3	6.8	9
Weight	**15%**	**1.05**	**1.05**	**1.275**	**1.275**	**1.095**	**1.17**	**1.275**	**0.945**	**1.02**	**1.35**
Cost		**5.5**	**7.5**	**7.5**	7.5	8	7.5	7.5	9	8.5	6.5
Weight	**10%**	**0.55**	**0.75**	**0.75**	**0.75**	**0.8**	**0.75**	**0.75**	**0.9**	**0.85**	**0.65**
Total Weighted Points (100%)		**7**	**7.23**	**8.55**	**8.475**	**7.47**	**7.87**	**8.7**	**6.67**	**7**	**9.125**
Eric											
Scope of Work		5.5	6.5	9.3	7	7.8	7	8.5	6	4	8.5
Weight	**35%**	**1.925**	**2.275**	**3.255**	**2.45**	**2.73**	**2.45**	**2.975**	**2.1**	**1.4**	**2.975**
Work Plan		5.5	6.5	9.2	7.5	7.8	7.2	8.5	6.5	3	8.8
Weight	**25%**	**1.375**	**1.625**	**2.3**	**1.875**	**1.95**	**1.8**	**2.125**	**1.625**	**0.75**	**2.2**
Experience/Qualifications		6	6.5	9.2	8	8	7.5	9	6.5	4	9.5
Weight	**15%**	**0.9**	**0.975**	**1.38**	**1.2**	**1.2**	**1.125**	**1.35**	**0.975**	**0.6**	**1.425**
Overall Quality of Proposal		**6**	**6.5**	**9**	7.5	7.5	7	8.5	6	4	8.5
Weight	**15%**	**0.9**	**0.975**	**1.35**	**1.125**	**1.125**	**1.05**	**1.275**	**0.9**	**0.6**	**1.275**
Cost		**8.7**	**7.9**	**6.7**	6.3	6.3	6.2	7.9	8.7	10	7.6
Weight	**10%**	**0.87**	**0.79**	**0.67**	**0.63**	**0.63**	**0.62**	**0.79**	**0.87**	**1**	**0.76**
Total Weighted Points (100%)		**5.97**	**6.64**	**8.955**	**7.28**	**7.635**	**7.045**	**8.515**	**6.47**	**4.35**	**8.635**
Over All Group Score											
Scope of Work		20.5	21.8	27.6	24	23.8	23	26	18.5	17.8	27
Weight	**35%**	**7.175**	**7.63**	**9.66**	**8.4**	**8.33**	**8.05**	**9.1**	**6.475**	**6.23**	**9.45**
Work Plan		19.5	19.5	26.7	24.5	23.6	22.5	26	18.8	16.3	27.05
Weight	**25%**	**4.875**	**4.875**	**6.675**	**6.125**	**5.9**	**5.625**	**6.5**	**4.7**	**4.075**	**6.7625**
Experience/Qualifications		20	22	27	24.5	23.75	23.5	25.5	20	17	28
Weight	**15%**	**3**	**3.3**	**4.05**	**3.675**	**3.5625**	**3.525**	**3.825**	**3**	**2.55**	**4.2**
Overall Quality of Proposal		**20**	**21.5**	**26.25**	**24.5**	**22.8**	**22.3**	**25.75**	**19.3**	**17.8**	**26**
Weight	**15%**	**3**	**3.225**	**3.9375**	**3.675**	**3.42**	**3.345**	**3.8625**	**2.895**	**2.67**	**3.9**
Cost		**22.2**	**23.4**	**22.45**	**21.3**	**22.8**	**21.7**	**23.9**	**25.2**	**25**	**22.85**
Weight	**10%**	**2.22**	**2.34**	**2.245**	**2.13**	**2.28**	**2.17**	**2.39**	**2.52**	**2.5**	**2.285**
Total Weighted Points (100%)		**20.27**	**21.37**	**26.5675**	**24.005**	**23.4925**	**22.715**	**25.6775**	**19.59**	**18.025**	**26.5975**

PROFESSIONAL SERVICES AGREEMENT FOR DESIGN PROFESSIONALS

(City of Sierra Madre / Willdan)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and _Willdan_____, a Corporation_____ ("Consultant").

RECITALS

2.1. City has determined that it requires the following professional services from a consultant:

The City of Sierra Madre is requesting proposals from professional engineering consultants to provide a full range of services on an as needed basis including Design Engineering, Construction Management, Design Plan Check, Surveying, Right-of-Way Acquisition (with legal descriptions and appraisals).

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

DEFINITIONS

3.1. "Design Professional": A Design Professional is any individual satisfying one or more of the following: (1) licensed as an architect pursuant to Business and Professions Code 5500 et seq., (2) licensed as a landscape architect pursuant to Business and Professions Code 5615 et seq., (3) licensed as a professional land surveyor pursuant to Business and Professions Code 8700 et seq., or (4) registered as a professional engineer pursuant to Business and Professions Code 6700 et seq.

3.2. "Scope of Services": Such professional services as are set forth in Consultant's _____proposal to City attached hereto as Exhibit A and incorporated herein by this reference.

3.3. "Agreement Administrator": The Agreement Administrator for this project is Brian A Dickinson. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant

3.4. "Approved Fee Schedule": Consultant's compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.5. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is Two Hundred Thousand Dollars ($200,000).

3.6. "Commencement Date": _____.

3.7. "Termination Date": June 30, 2029_____

TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached

eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Consultant shall perform all work to the highest standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Campaign Contributions.** This Agreement is subject to Government Code Section 84308, as amended by SB 1439. Consultant shall disclose any contribution in an amount of more than two hundred fifty dollars ($250) made within the preceding 12 months by the party or the party's agent. Consultant shall provide a signed copy of the attached Campaign Contribution Disclosure Form to the City prior to, or concurrent with, the Consultant's execution of this Agreement.

5.7. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.8. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. _____ shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.9. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.10. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.11. **Notification of Organizational Changes.** Consultant shall notify the Agreement

Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.12. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

5.13. **Skilled and Trained Workforce Requirement.** When the use of a skilled and trained workforce is required to complete a contract pursuant to existing law, this contract is subject to such requirement and Contractor agrees to use a skilled and trained workforce.

SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the

Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount,

the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification or position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects including the design and preconstruction phases of a covered public works project. Consultant shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, and all electronic files, including computer-aided design files, developed by Consultant in the performance of this Agreement (such written material and electronic files are collectively known as "written products") shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

INDEMNIFICATION

11.1. **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officials, officers, agents, employees and volunteers.

11.2. **Consultant to Indemnify City.** Where the services to be provided by Consultant under this Agreement are design professional services, as that term is defined under Civil Code Section 2782.8, Consultant agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Consultant's indemnification and defense obligations shall be reduced in proportion to the established

comparative liability of the City and shall not exceed Consultant's proportionate percentage of fault.

11.3. As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, and to the full extent permitted by law, Consultant agrees to indemnity, defend and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any claims, demands, losses, liability of any kind or nature (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) where the same arise out of, are in connection with, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or sub-contractors of Consultant, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

11.4. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City. If it is finally adjudicated that liability is caused by the comparative negligence or willful misconduct of an indemnified party, then Consultant's indemnification obligation shall be reduced in proportion to the established comparative liability.

11.5. **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.6. **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.7. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.8. **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.9. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement.

Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

11.10. **Civil Code.** The parties are aware of the provisions of Civil Code 2782.8 relating to the indemnification and the duty and the cost to defend a public agency by a Design Professional and agree that this Section 11 complies therewith.

INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must show the City, its City Council, Commissions, officers, and employees of Sierra Madre as additional insured parties. The Certificate of Insurance must include the following reference:
  _____
  _____
  _____
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: $1,000,000 per occurrence
  $2,000,000 aggregate

- General Liability:
- General Aggregate: $2,000,000
- Products Comp/Op Aggregate $2,000,000
- Personal & Advertising Injury $1,000,000
- Each Occurrence $1,000,000
- Fire Damage (any one fire) $ 50,000
- Medical Expense (any 1 person)$ 5,000

- Workers' Compensation:
- Workers' Compensation Statutory Limits
- EL Each Accident $1,000,000
- EL Disease - Policy Limit $1,000,000
- EL Disease - Each Employee $1,000,000

- Automobile Liability
- Any vehicle combined single limit $1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the City as additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the

State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.

12.7. **Professional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or nonrenewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase

"extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of Sierra Madre must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Sierra Madre, Attn: Brian A Dickinson, 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024.

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

12.16. City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.17. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration or early termination of this Agreement.

MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, electronic mail or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City
Brian A Dickinson
City of Sierra Madre
_____
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024
Telephone: (626) 355-7135
Email: bdickinson@sierramadreca.gov
With courtesy copy to:

Aleks R. Giragosian, Esq.
Sierra Madre City Attorney
Colantuono, Highsmith & Whatley, PC 790 E. Colorado Blvd., Ste. 850
Pasadena, Angeles, CA 91101
Telephone: (213) 542-5700

If to Consultant
Name: _____
Address: _____
_____
Telephone: _____
Email: _____

Email: agiragosian@chwlaw.us

SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), paragraph 12.13 (Waiver of Subrogation), paragraph 12.6 (Automobile Liability Insurance), Section 15 (Surviving Covenants), Section 17 (Interpretation of Agreement), and Section 18 (General Provisions) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach by the City of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and its exhibits, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between

such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written

consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

18.13. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"CITY"	"CONSULTANT"
City of Sierra Madre	
Authorized Signatories:	
_____	Signature: _____ Signature:
_____	_____
_____	Printed: _____
_____	_____
Printed:	
Title:	Title:
Date:	Date:

Attest:

Signature: _____ Printed:

_____

Title: City Clerk

Date: _____

Approved as to Form:

Signature: _____ Printed:

_____

Title: City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

1.1 Engineering Design

- The consultant will be expected to deliver completed and approved design assignments on or ahead of approved schedules. All designs shall be prepared and submitted in a manner that ensures a complete design approved by the City. The consultant must be proactive and knowledgeable of the design, environmental, and funding requirements of the project. They must be an advisor, advocate, and produce a product with the best interest intended for the City within the required schedule and project budget.
- The scope of work for all design projects includes conducting ground and/or aerial survey as necessary to facilitate preparation of the design; preparing cross sections, topographic surveys, and culture surveys; conducting right-of-way research and preparing legal descriptions; prepare signing, striping, detour, and traffic control design; coordinating geotechnical investigations and soils analysis reports; coordinating design and approvals with other agencies; conducting existing utility research and coordinate relocations; prepare and process environmental clearances; process plans and permits through other agencies; prepare storm water pollution prevention plans; prepare technical specifications; prepare cost estimates and quantity take-offs; and prepare all design in AutoCAD (or equivalent) format using City standard CAD symbology and layer naming conventions. The Consultant must have adequate knowledge of requirements for federally funded projects.

1.2 General Civil Engineering Design

- The scope of work includes design engineering services for streets, bike trails, storm drains, storm drain channels, bridges, sewers, sewer capacity, waterlines, water facilities, land survey, and all related services.
- Prepare plans and specifications for storm drain and drainage design; bridge design; sewer design; water design; grading design; and roadway and street design, to include Engineer's Estimate of probable construction cost. Consultant must have ability to perform tasks related to pavement rehabilitation projects including preparation of materials reports.
- Prepare Hydrology Report per Los Angeles County method and hydraulic calculations per Los Angeles County and prepare sewer capacity report.

Task 2: Survey

- The scope of work includes field and office surveying services for the construction of streets, bridges, traffic signals, bike trails, storm drains, storm drain channels, utilities, and all related services including but not limited to the following:
- Plan check and familiarity with the Subdivision Act, tract map, parcel map and provide sketches and write legal descriptions.
- Comply with California Business and Professions Code 8771 concerning preservation of existing survey monuments that might be destroyed by City construction projects. Research existing City and Los Angeles County Surveyor records to assure a complete record of existing monumentation. Perform survey measurements and calculations necessary to locate existing and/or set monuments. Set monuments and reference ties for monuments destroyed by construction or monuments not meeting County standards. Prepare corner records for each location showing found and/or set monuments, record map references, reference ties and measured angles and/or distances. Corner records shall be filed with the County Surveyor and final copies shall be filed and indexed in the City of Sierra Madre, City Engineers Tie Book system. Provide construction survey stakeout services per construction plans. Provide survey field notes to the City in both hardcopy and electronic formats.

Task 3: Design Plan Check

- Consultant will be required to make independent engineering judgments and decisions, and interact with private and public sector personnel.

3.1 Map Plan Check

- Consultant must have a working knowledge of the "Subdivision Map Act," City's Subdivision Ordinance, and map checking procedures. Work independently with applicant to review tentative maps, final maps, easement deeds, and lot line adjustments. Review applicant's documents for compliance with the Conditions of Approval as set by the city staff, commissions, and the City Council. Check and review map boundaries, metes and bounds, and field check final monumentation prior to bond exoneration. Review and assure that AutoCAD file submittals are complete. Review, checking, and approval of land divisions shall be performed by a registered Land Surveyor in the State of California or a registered Civil Engineer licensed to practice land surveying in the State of California.

3.2 Hydrology and Hydraulics Check

- Consultant must have a thorough knowledge of hydrology and hydraulic principles and theories and must be familiar with the WSPG software programs and their

application. In addition, the Consultant shall have a good working knowledge of the Los Angeles County Hydrology Manual.

Task 4: Right of Way Acquisition

- Consultant will provide right-of-way support to City of Sierra Madre staff. Tasks could include assisting staff in processing various deeds and agreements resulting from new subdivisions or assessment districts, and acquiring right-of-way for capital improvement projects. Consultant will work closely with and take direction from City staff. Provide legal description and sketch to be recorded with Los Angeles County.

PROFESSIONAL SERVICES AGREEMENT FOR DESIGN PROFESSIONALS

(City of Sierra Madre / Civiltec Engineering)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and Civiltec Engineering, a Corporation _____ ("Consultant").

RECITALS

2.1. City has determined that it requires the following professional services from a consultant:

The City of Sierra Madre is requesting proposals from professional engineering consultants to provide a full range of services on an as needed basis including Design Engineering, Construction Management, Design Plan Check, Surveying, Right-of-Way Acquisition (with legal descriptions and appraisals).

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

DEFINITIONS

3.1. "Design Professional": A Design Professional is any individual satisfying one or more of the following: (1) licensed as an architect pursuant to Business and Professions Code 5500 et seq., (2) licensed as a landscape architect pursuant to Business and Professions Code 5615 et seq., (3) licensed as a professional land surveyor pursuant to Business and Professions Code 8700 et seq., or (4) registered as a professional engineer pursuant to Business and Professions Code 6700 et seq.

3.2. "Scope of Services": Such professional services as are set forth in Consultant's _____proposal to City attached hereto as Exhibit A and incorporated herein by this reference.

3.3. "Agreement Administrator": The Agreement Administrator for this project is Brian A Dickinson. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant

3.4. "Approved Fee Schedule": Consultant's compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.5. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is Two Hundred Thousand Dollars ($200,000).

3.6. "Commencement Date": _____.

3.7. "Termination Date": June 30,2029_____

TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached

eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Consultant shall perform all work to the highest standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Campaign Contributions.** This Agreement is subject to Government Code Section 84308, as amended by SB 1439. Consultant shall disclose any contribution in an amount of more than two hundred fifty dollars ($250) made within the preceding 12 months by the party or the party's agent. Consultant shall provide a signed copy of the attached Campaign Contribution Disclosure Form to the City prior to, or concurrent with, the Consultant's execution of this Agreement.

5.7. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.8. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. _____ shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.9. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.10. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.11. **Notification of Organizational Changes.** Consultant shall notify the Agreement

Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.12. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

5.13. **Skilled and Trained Workforce Requirement.** When the use of a skilled and trained workforce is required to complete a contract pursuant to existing law, this contract is subject to such requirement and Contractor agrees to use a skilled and trained workforce.

SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the

Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount,

the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification or position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects including the design and preconstruction phases of a covered public works project. Consultant shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, and all electronic files, including computer-aided design files, developed by Consultant in the performance of this Agreement (such written material and electronic files are collectively known as "written products") shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

INDEMNIFICATION

11.1. **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officials, officers, agents, employees and volunteers.

11.2. **Consultant to Indemnify City.** Where the services to be provided by Consultant under this Agreement are design professional services, as that term is defined under Civil Code Section 2782.8, Consultant agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Consultant's indemnification and defense obligations shall be reduced in proportion to the established

comparative liability of the City and shall not exceed Consultant's proportionate percentage of fault.

11.3. As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, and to the full extent permitted by law, Consultant agrees to indemnity, defend and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any claims, demands, losses, liability of any kind or nature (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) where the same arise out of, are in connection with, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or sub-contractors of Consultant, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

11.4. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City. If it is finally adjudicated that liability is caused by the comparative negligence or willful misconduct of an indemnified party, then Consultant's indemnification obligation shall be reduced in proportion to the established comparative liability.

11.5. **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.6. **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.7. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.8. **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.9. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement.

Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

11.10. **Civil Code.** The parties are aware of the provisions of Civil Code 2782.8 relating to the indemnification and the duty and the cost to defend a public agency by a Design Professional and agree that this Section 11 complies therewith.

INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must show the City, its City Council, Commissions, officers, and employees of Sierra Madre as additional insured parties. The Certificate of Insurance must include the following reference:
  _____
  _____
  _____
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: $1,000,000 per occurrence
  $2,000,000 aggregate

- General Liability:
- General Aggregate: $2,000,000
- Products Comp/Op Aggregate $2,000,000
- Personal & Advertising Injury $1,000,000
- Each Occurrence $1,000,000
- Fire Damage (any one fire) $ 50,000
- Medical Expense (any 1 person)$ 5,000

- Workers' Compensation:
- Workers' Compensation Statutory Limits
- EL Each Accident $1,000,000
- EL Disease - Policy Limit $1,000,000
- EL Disease - Each Employee $1,000,000

- Automobile Liability
- Any vehicle combined single limit $1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the City as additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the

State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.

12.7. **Professional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or nonrenewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase

"extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of Sierra Madre must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Sierra Madre, Attn: Brian A Dickinson, 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024.

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

12.16. City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.17. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration or early termination of this Agreement.

MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, electronic mail or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City
Brian A Dickinson
City of Sierra Madre
_____
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024
Telephone: (626) 355-7135
Email: bdickinson@sierramadreca.gov
With courtesy copy to:

Aleks R. Giragosian, Esq.
Sierra Madre City Attorney
Colantuono, Highsmith & Whatley, PC 790 E. Colorado Blvd., Ste. 850
Pasadena, Angeles, CA 91101
Telephone: (213) 542-5700

If to Consultant
Name: _____
Address: _____
_____
Telephone: _____
Email: _____

Email: agiragosian@chwlaw.us

SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), paragraph 12.13 (Waiver of Subrogation), paragraph 12.6 (Automobile Liability Insurance), Section 15 (Surviving Covenants), Section 17 (Interpretation of Agreement), and Section 18 (General Provisions) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach by the City of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and its exhibits, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between

such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written

consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

18.13. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"CITY"	"CONSULTANT"
City of Sierra Madre	
Authorized Signatories:	
_____	Signature: _____ Signature:
_____	_____
_____	Printed: _____
_____	_____
Printed:	
Title:	Title:
Date:	Date:

Attest:

Signature: _____ Printed:

_____

Title: City Clerk

Date: _____

Approved as to Form:

Signature: _____ Printed:

_____

Title: City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

1.1 Engineering Design

- The consultant will be expected to deliver completed and approved design assignments on or ahead of approved schedules. All designs shall be prepared and submitted in a manner that ensures a complete design approved by the City. The consultant must be proactive and knowledgeable of the design, environmental, and funding requirements of the project. They must be an advisor, advocate, and produce a product with the best interest intended for the City within the required schedule and project budget.
- The scope of work for all design projects includes conducting ground and/or aerial survey as necessary to facilitate preparation of the design; preparing cross sections, topographic surveys, and culture surveys; conducting right-of-way research and preparing legal descriptions; prepare signing, striping, detour, and traffic control design; coordinating geotechnical investigations and soils analysis reports; coordinating design and approvals with other agencies; conducting existing utility research and coordinate relocations; prepare and process environmental clearances; process plans and permits through other agencies; prepare storm water pollution prevention plans; prepare technical specifications; prepare cost estimates and quantity take-offs; and prepare all design in AutoCAD (or equivalent) format using City standard CAD symbology and layer naming conventions. The Consultant must have adequate knowledge of requirements for federally funded projects.

1.2 General Civil Engineering Design

- The scope of work includes design engineering services for streets, bike trails, storm drains, storm drain channels, bridges, sewers, sewer capacity, waterlines, water facilities, land survey, and all related services.
- Prepare plans and specifications for storm drain and drainage design; bridge design; sewer design; water design; grading design; and roadway and street design, to include Engineer's Estimate of probable construction cost. Consultant must have ability to perform tasks related to pavement rehabilitation projects including preparation of materials reports.
- Prepare Hydrology Report per Los Angeles County method and hydraulic calculations per Los Angeles County and prepare sewer capacity report.

Task 2: Survey

- The scope of work includes field and office surveying services for the construction of streets, bridges, traffic signals, bike trails, storm drains, storm drain channels, utilities, and all related services including but not limited to the following:
- Plan check and familiarity with the Subdivision Act, tract map, parcel map and provide sketches and write legal descriptions.
- Comply with California Business and Professions Code 8771 concerning preservation of existing survey monuments that might be destroyed by City construction projects. Research existing City and Los Angeles County Surveyor records to assure a complete record of existing monumentation. Perform survey measurements and calculations necessary to locate existing and/or set monuments. Set monuments and reference ties for monuments destroyed by construction or monuments not meeting County standards. Prepare corner records for each location showing found and/or set monuments, record map references, reference ties and measured angles and/or distances. Corner records shall be filed with the County Surveyor and final copies shall be filed and indexed in the City of Sierra Madre, City Engineers Tie Book system. Provide construction survey stakeout services per construction plans. Provide survey field notes to the City in both hardcopy and electronic formats.

Task 3: Design Plan Check

- Consultant will be required to make independent engineering judgments and decisions, and interact with private and public sector personnel.

3.1 Map Plan Check

- Consultant must have a working knowledge of the "Subdivision Map Act," City's Subdivision Ordinance, and map checking procedures. Work independently with applicant to review tentative maps, final maps, easement deeds, and lot line adjustments. Review applicant's documents for compliance with the Conditions of Approval as set by the city staff, commissions, and the City Council. Check and review map boundaries, metes and bounds, and field check final monumentation prior to bond exoneration. Review and assure that AutoCAD file submittals are complete. Review, checking, and approval of land divisions shall be performed by a registered Land Surveyor in the State of California or a registered Civil Engineer licensed to practice land surveying in the State of California.

3.2 Hydrology and Hydraulics Check

- Consultant must have a thorough knowledge of hydrology and hydraulic principles and theories and must be familiar with the WSPG software programs and their

application. In addition, the Consultant shall have a good working knowledge of the Los Angeles County Hydrology Manual.

Task 4: Right of Way Acquisition

- Consultant will provide right-of-way support to City of Sierra Madre staff. Tasks could include assisting staff in processing various deeds and agreements resulting from new subdivisions or assessment districts, and acquiring right-of-way for capital improvement projects. Consultant will work closely with and take direction from City staff. Provide legal description and sketch to be recorded with Los Angeles County.

PROFESSIONAL SERVICES AGREEMENT FOR DESIGN PROFESSIONALS

(City of Sierra Madre / Transtech Engineers)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and Transtech Engineers, a Corporation _____ ("Consultant").

RECITALS

2.1. City has determined that it requires the following professional services from a consultant:

The City of Sierra Madre is requesting proposals from professional engineering consultants to provide a full range of services on an as needed basis including Design Engineering, Construction Management, Design Plan Check, Surveying, Right-of-Way Acquisition (with legal descriptions and appraisals).

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

DEFINITIONS

3.1. "Design Professional": A Design Professional is any individual satisfying one or more of the following: (1) licensed as an architect pursuant to Business and Professions Code 5500 et seq., (2) licensed as a landscape architect pursuant to Business and Professions Code 5615 et seq., (3) licensed as a professional land surveyor pursuant to Business and Professions Code 8700 et seq., or (4) registered as a professional engineer pursuant to Business and Professions Code 6700 et seq.

3.2. "Scope of Services": Such professional services as are set forth in Consultant's _____proposal to City attached hereto as Exhibit A and incorporated herein by this reference.

3.3. "Agreement Administrator": The Agreement Administrator for this project is Brian A Dickinson. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant

3.4. "Approved Fee Schedule": Consultant's compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.5. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is Two Hundred Thousand Dollars ($200,000).

3.6. "Commencement Date": _____.

3.7. "Termination Date": June 30, 2029_____

TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached

eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Consultant shall perform all work to the highest standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Campaign Contributions.** This Agreement is subject to Government Code Section 84308, as amended by SB 1439. Consultant shall disclose any contribution in an amount of more than two hundred fifty dollars ($250) made within the preceding 12 months by the party or the party's agent. Consultant shall provide a signed copy of the attached Campaign Contribution Disclosure Form to the City prior to, or concurrent with, the Consultant's execution of this Agreement.

5.7. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.8. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. _____ shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.9. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.10. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.11. **Notification of Organizational Changes.** Consultant shall notify the Agreement

Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.12. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

5.13. **Skilled and Trained Workforce Requirement.** When the use of a skilled and trained workforce is required to complete a contract pursuant to existing law, this contract is subject to such requirement and Contractor agrees to use a skilled and trained workforce.

SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the

Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount,

the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification or position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects including the design and preconstruction phases of a covered public works project. Consultant shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, and all electronic files, including computer-aided design files, developed by Consultant in the performance of this Agreement (such written material and electronic files are collectively known as "written products") shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

INDEMNIFICATION

11.1. **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officials, officers, agents, employees and volunteers.

11.2. **Consultant to Indemnify City.** Where the services to be provided by Consultant under this Agreement are design professional services, as that term is defined under Civil Code Section 2782.8, Consultant agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Consultant's indemnification and defense obligations shall be reduced in proportion to the established

comparative liability of the City and shall not exceed Consultant's proportionate percentage of fault.

11.3. As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, and to the full extent permitted by law, Consultant agrees to indemnity, defend and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any claims, demands, losses, liability of any kind or nature (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) where the same arise out of, are in connection with, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or sub-contractors of Consultant, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

11.4. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City. If it is finally adjudicated that liability is caused by the comparative negligence or willful misconduct of an indemnified party, then Consultant's indemnification obligation shall be reduced in proportion to the established comparative liability.

11.5. **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.6. **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.7. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.8. **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.9. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement.

Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

11.10. **Civil Code.** The parties are aware of the provisions of Civil Code 2782.8 relating to the indemnification and the duty and the cost to defend a public agency by a Design Professional and agree that this Section 11 complies therewith.

INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must show the City, its City Council, Commissions, officers, and employees of Sierra Madre as additional insured parties. The Certificate of Insurance must include the following reference:
  _____
  _____
  _____
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: $1,000,000 per occurrence
  $2,000,000 aggregate

- General Liability:
- General Aggregate: $2,000,000
- Products Comp/Op Aggregate $2,000,000
- Personal & Advertising Injury $1,000,000
- Each Occurrence $1,000,000
- Fire Damage (any one fire) $ 50,000
- Medical Expense (any 1 person)$ 5,000

- Workers' Compensation:
- Workers' Compensation Statutory Limits
- EL Each Accident $1,000,000
- EL Disease - Policy Limit $1,000,000
- EL Disease - Each Employee $1,000,000

- Automobile Liability
- Any vehicle combined single limit $1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the City as additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the

State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.

12.7. **Professional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or nonrenewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase

"extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of Sierra Madre must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Sierra Madre, Attn: Brian A Dickinson, 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024.

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

12.16. City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.17. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration or early termination of this Agreement.

MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, electronic mail or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City
Brian A Dickinson
City of Sierra Madre
_____
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024
Telephone: (626) 355-7135
Email: bdickinson@sierramadreca.gov
With courtesy copy to:

Aleks R. Giragosian, Esq.
Sierra Madre City Attorney
Colantuono, Highsmith & Whatley, PC 790 E. Colorado Blvd., Ste. 850
Pasadena, Angeles, CA 91101
Telephone: (213) 542-5700

If to Consultant
Name: _____
Address: _____
_____
Telephone: _____
Email: _____

Email: agiragosian@chwlaw.us

SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), paragraph 12.13 (Waiver of Subrogation), paragraph 12.6 (Automobile Liability Insurance), Section 15 (Surviving Covenants), Section 17 (Interpretation of Agreement), and Section 18 (General Provisions) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach by the City of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and its exhibits, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between

such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written

consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

18.13. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"CITY"	"CONSULTANT"
City of Sierra Madre	
Authorized Signatories:	
_____	Signature: _____ Signature: _____
_____	_____
_____	Printed: _____
_____	_____
Printed:	
Title:	Title:
Date:	Date:

Attest:

Signature: _____ Printed:

_____

Title: City Clerk

Date: _____

Approved as to Form:

Signature: _____ Printed:

_____

Title: City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

1.1 Engineering Design

- The consultant will be expected to deliver completed and approved design assignments on or ahead of approved schedules. All designs shall be prepared and submitted in a manner that ensures a complete design approved by the City. The consultant must be proactive and knowledgeable of the design, environmental, and funding requirements of the project. They must be an advisor, advocate, and produce a product with the best interest intended for the City within the required schedule and project budget.
- The scope of work for all design projects includes conducting ground and/or aerial survey as necessary to facilitate preparation of the design; preparing cross sections, topographic surveys, and culture surveys; conducting right-of-way research and preparing legal descriptions; prepare signing, striping, detour, and traffic control design; coordinating geotechnical investigations and soils analysis reports; coordinating design and approvals with other agencies; conducting existing utility research and coordinate relocations; prepare and process environmental clearances; process plans and permits through other agencies; prepare storm water pollution prevention plans; prepare technical specifications; prepare cost estimates and quantity take-offs; and prepare all design in AutoCAD (or equivalent) format using City standard CAD symbology and layer naming conventions. The Consultant must have adequate knowledge of requirements for federally funded projects.

1.2 General Civil Engineering Design

- The scope of work includes design engineering services for streets, bike trails, storm drains, storm drain channels, bridges, sewers, sewer capacity, waterlines, water facilities, land survey, and all related services.
- Prepare plans and specifications for storm drain and drainage design; bridge design; sewer design; water design; grading design; and roadway and street design, to include Engineer's Estimate of probable construction cost. Consultant must have ability to perform tasks related to pavement rehabilitation projects including preparation of materials reports.
- Prepare Hydrology Report per Los Angeles County method and hydraulic calculations per Los Angeles County and prepare sewer capacity report.

Task 2: Survey

- The scope of work includes field and office surveying services for the construction of streets, bridges, traffic signals, bike trails, storm drains, storm drain channels, utilities, and all related services including but not limited to the following:
- Plan check and familiarity with the Subdivision Act, tract map, parcel map and provide sketches and write legal descriptions.
- Comply with California Business and Professions Code 8771 concerning preservation of existing survey monuments that might be destroyed by City construction projects. Research existing City and Los Angeles County Surveyor records to assure a complete record of existing monumentation. Perform survey measurements and calculations necessary to locate existing and/or set monuments. Set monuments and reference ties for monuments destroyed by construction or monuments not meeting County standards. Prepare corner records for each location showing found and/or set monuments, record map references, reference ties and measured angles and/or distances. Corner records shall be filed with the County Surveyor and final copies shall be filed and indexed in the City of Sierra Madre, City Engineers Tie Book system. Provide construction survey stakeout services per construction plans. Provide survey field notes to the City in both hardcopy and electronic formats.

Task 3: Design Plan Check

- Consultant will be required to make independent engineering judgments and decisions, and interact with private and public sector personnel.

3.1 Map Plan Check

- Consultant must have a working knowledge of the "Subdivision Map Act," City's Subdivision Ordinance, and map checking procedures. Work independently with applicant to review tentative maps, final maps, easement deeds, and lot line adjustments. Review applicant's documents for compliance with the Conditions of Approval as set by the city staff, commissions, and the City Council. Check and review map boundaries, metes and bounds, and field check final monumentation prior to bond exoneration. Review and assure that AutoCAD file submittals are complete. Review, checking, and approval of land divisions shall be performed by a registered Land Surveyor in the State of California or a registered Civil Engineer licensed to practice land surveying in the State of California.

3.2 Hydrology and Hydraulics Check

- Consultant must have a thorough knowledge of hydrology and hydraulic principles and theories and must be familiar with the WSPG software programs and their

application. In addition, the Consultant shall have a good working knowledge of the Los Angeles County Hydrology Manual.

Task 4: Right of Way Acquisition

- Consultant will provide right-of-way support to City of Sierra Madre staff. Tasks could include assisting staff in processing various deeds and agreements resulting from new subdivisions or assessment districts, and acquiring right-of-way for capital improvement projects. Consultant will work closely with and take direction from City staff. Provide legal description and sketch to be recorded with Los Angeles County.

PROFESSIONAL SERVICES AGREEMENT FOR DESIGN PROFESSIONALS

(City of Sierra Madre / IMEG)

1. IDENTIFICATION

This PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and IMEG , a Corporation _____ ("Consultant").

RECITALS

2.1. City has determined that it requires the following professional services from a consultant:

The City of Sierra Madre is requesting proposals from professional engineering consultants to provide a full range of services on an as needed basis including Design Engineering, Construction Management, Design Plan Check, Surveying, Right-of-Way Acquisition (with legal descriptions and appraisals).

2.2. Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

2.3. Consultant represents that it has no known relationships with third parties, City Council members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

DEFINITIONS

3.1. "Design Professional": A Design Professional is any individual satisfying one or more of the following: (1) licensed as an architect pursuant to Business and Professions Code 5500 et seq., (2) licensed as a landscape architect pursuant to Business and Professions Code 5615 et seq., (3) licensed as a professional land surveyor pursuant to Business and Professions Code 8700 et seq., or (4) registered as a professional engineer pursuant to Business and Professions Code 6700 et seq.

3.2. "Scope of Services": Such professional services as are set forth in Consultant's _____proposal to City attached hereto as Exhibit A and incorporated herein by this reference.

3.3. "Agreement Administrator": The Agreement Administrator for this project is Brian A Dickinson. The Agreement Administrator shall be the principal point of contact at the City for this project. All services under this Agreement shall be performed at the request of the Agreement Administrator. The Agreement Administrator will establish the timetable for completion of services and any interim milestones. City reserves the right to change this designation upon written notice to Consultant

3.4. "Approved Fee Schedule": Consultant's compensation rates are set forth in the fee schedule attached hereto as Exhibit B and incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.

3.5. "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is Two Hundred Thousand Dollars ($200,000).

3.6. "Commencement Date": _____.

3.7. "Termination Date": June 30, 2029_____

TERM

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall expire at 11:59 p.m. on the Termination Date unless extended by written agreement of the parties or terminated earlier under Section 18 ("Termination") below. Consultant may request extensions of time to perform the services required hereunder. Such extensions shall be effective if authorized in advance by City in writing and incorporated in written amendments to this Agreement.

CONSULTANT'S DUTIES

5.1. **Services**. Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement.

5.2. **Coordination with City**. In performing services under this Agreement, Consultant shall coordinate all contact with City through its Agreement Administrator.

5.3. **Budgetary Notification**. Consultant shall notify the Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached

eighty percent (80%) of the Maximum Amount. Consultant shall concurrently inform the Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the Maximum Amount.

5.4. **Business License.** Consultant shall obtain and maintain in force a City business license for the duration of this Agreement.

5.5. **Professional Standards.** Consultant shall perform all work to the highest standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of this Agreement, including all Cal/OSHA requirements, the conflict of interest provisions of Government Code § 1090 and the Political Reform Act (Government Code § 81000 et seq.).

5.6. **Campaign Contributions.** This Agreement is subject to Government Code Section 84308, as amended by SB 1439. Consultant shall disclose any contribution in an amount of more than two hundred fifty dollars ($250) made within the preceding 12 months by the party or the party's agent. Consultant shall provide a signed copy of the attached Campaign Contribution Disclosure Form to the City prior to, or concurrent with, the Consultant's execution of this Agreement.

5.7. **Avoid Conflicts.** During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if such work would present a conflict interfering with performance under this Agreement. However, City may consent in writing to Consultant's performance of such work.

5.8. **Appropriate Personnel.** Consultant has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. _____ shall be Consultant's project administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No change shall be made in Consultant's project administrator without City's prior written consent.

5.9. **Substitution of Personnel.** Any persons named in the proposal or Scope of Services constitutes a promise to the City that those persons will perform and coordinate their respective services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. If City and Consultant cannot agree as to the substitution of key personnel, City may terminate this Agreement for cause.

5.10. **Permits and Approvals.** Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

5.11. **Notification of Organizational Changes.** Consultant shall notify the Agreement

Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subcontractor. Change of ownership or control of Consultant's firm may require an amendment to this Agreement.

5.12. **Records.** Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under this Agreement.

5.13. **Skilled and Trained Workforce Requirement.** When the use of a skilled and trained workforce is required to complete a contract pursuant to existing law, this contract is subject to such requirement and Contractor agrees to use a skilled and trained workforce.

SUBCONTRACTING

6.1. **General Prohibition.** This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.

6.2. **Consultant Responsible.** Consultant shall be responsible to City for all services to be performed under this Agreement.

6.3. **Identification in Fee Schedule.** All subcontractors shall be specifically listed and their billing rates identified in the Approved Fee Schedule, Exhibit B. Any changes must be approved by the Agreement Administrator in writing as an amendment to this Agreement.

COMPENSATION

7.1. **General.** City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the

Fee Schedule in full satisfaction for such services. Compensation shall not exceed the Maximum Amount. Consultant shall not be reimbursed for any expenses unless provided for in this Agreement or authorized in writing by City in advance.

7.2. **Invoices.** Consultant shall submit to City an invoice, on a monthly basis or as otherwise agreed to by the Agreement Administrator, for services performed pursuant to this Agreement. Each invoice shall identify the Maximum Amount,

the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification or position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges.

7.3. **Taxes.** City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall be solely responsible for calculating, withholding, and paying all taxes.

7.4. **Disputes.** The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.

7.5. **Additional Work.** Consultant shall not be reimbursed for any expenses incurred for work performed outside the Scope of Services unless prior written approval is given by the City through a fully executed written amendment. Consultant shall not undertake any such work without prior written approval of the City.

7.6. **City Satisfaction as Precondition to Payment.** Notwithstanding any other terms of this Agreement, no payments shall be made to Consultant until City is satisfied that the services are satisfactory.

7.7. **Right to Withhold Payments.** If Consultant fails to provide a deposit or promptly satisfy an indemnity obligation described in Section 11, City shall have the right to withhold payments under this Agreement to offset that amount.

PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects including the design and preconstruction phases of a covered public works project. Consultant shall defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless form any claim or liability arising out of any failure or alleged failure of Consultant to comply with the Prevailing Wage Laws.

OWNERSHIP OF WRITTEN PRODUCTS

All reports, documents or other written material, and all electronic files, including computer-aided design files, developed by Consultant in the performance of this Agreement (such written material and electronic files are collectively known as "written products") shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

RELATIONSHIP OF PARTIES

10.1. **General.** Consultant is, and shall at all times remain as to City, a wholly independent contractor.

10.2. **No Agent Authority.** Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.

10.3. **Independent Contractor Status.** Under no circumstances shall Consultant or its employees look to the City as an employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation, and other applicable federal and state taxes.

10.4. **Indemnification of CalPERS Determination.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

INDEMNIFICATION

11.1. **Definitions.** For purposes of this Section 11, "Consultant" shall include Consultant, its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement. "City" shall include City, its officials, officers, agents, employees and volunteers.

11.2. **Consultant to Indemnify City.** Where the services to be provided by Consultant under this Agreement are design professional services, as that term is defined under Civil Code Section 2782.8, Consultant agrees to indemnify, defend and hold harmless, the City, its officers, officials, employees and volunteers from any and all claims, demands, costs or liability that actually or allegedly arise out of, or pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for bodily injury, property damage or other loss, arising from the sole negligence, active negligence or willful misconduct by the City, its officers, official employees, and volunteers. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, then Consultant's indemnification and defense obligations shall be reduced in proportion to the established

comparative liability of the City and shall not exceed Consultant's proportionate percentage of fault.

11.3. As respects all acts or omissions which do not arise directly out of the performance of design professional services, including but not limited to those acts or omissions normally covered by general and automobile liability insurance, and to the full extent permitted by law, Consultant agrees to indemnity, defend and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any claims, demands, losses, liability of any kind or nature (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorney's fees and costs, court costs, interest, defense costs, and expert witness fees) where the same arise out of, are in connection with, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or sub-contractors of Consultant, excepting those which arise out of the active negligence, sole negligence or willful misconduct of the City, its officers, officials, employees and volunteers.

11.4. **Scope of Indemnity.** Personal injury shall include injury or damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, Property damage shall include injury to any personal or real property. Consultant shall not be required to indemnify City for such loss or damage as is caused by the sole active negligence or willful misconduct of the City. If it is finally adjudicated that liability is caused by the comparative negligence or willful misconduct of an indemnified party, then Consultant's indemnification obligation shall be reduced in proportion to the established comparative liability.

11.5. **Attorneys Fees.** Such costs and expenses shall include reasonable attorneys' fees for counsel of City's choice, expert fees and all other costs and fees of litigation. Consultant shall not be entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

11.6. **Defense Deposit.** The City may request a deposit for defense costs from Consultant with respect to a claim. If the City requests a defense deposit, Consultant shall provide it within 15 days of the request.

11.7. **Waiver of Statutory Immunity.** The obligations of Consultant under this Section 11 are not limited by the provisions of any workers' compensation act or similar act. Consultant expressly waives its statutory immunity under such statutes or laws as to City.

11.8. **Indemnification by Subcontractors.** Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in this Section 11 from each and every subcontractor or any other person or entity involved in the performance of this Agreement on Consultant's behalf.

11.9. **Insurance Not a Substitute.** City does not waive any indemnity rights by accepting any insurance policy or certificate required pursuant to this Agreement.

Consultant's indemnification obligations apply regardless of whether or not any insurance policies are determined to be applicable to the claim, demand, damage, liability, loss, cost or expense.

11.10. **Civil Code.** The parties are aware of the provisions of Civil Code 2782.8 relating to the indemnification and the duty and the cost to defend a public agency by a Design Professional and agree that this Section 11 complies therewith.

INSURANCE

12.1. **Insurance Required.** Consultant shall maintain insurance as described in this section and shall require all of its subcontractors, consultants, and other agents to do the same. Approval of the insurance by the City shall not relieve or decrease any liability of Consultant Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

12.2. **Documentation of Insurance.** City will not execute this agreement until it has received a complete set of all required documentation of insurance coverage. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Consultant shall file with City:

- Certificate of Insurance, indicating companies acceptable to City, with a Best's Rating of no less than A:VII showing. The Certificate of Insurance must show the City, its City Council, Commissions, officers, and employees of Sierra Madre as additional insured parties. The Certificate of Insurance must include the following reference:
  _____
  _____
  _____
- Documentation of Best's rating acceptable to the City.
- Original endorsements effecting coverage for all policies required by this Agreement.
- Complete, certified copies of all required insurance policies, including endorsements affecting the coverage.

12.3. **Coverage Amounts.** Insurance coverage shall be at least in the following minimum amounts:

- Professional Liability Insurance: $1,000,000 per occurrence
  $2,000,000 aggregate

- General Liability:
- General Aggregate: $2,000,000
- Products Comp/Op Aggregate $2,000,000
- Personal & Advertising Injury $1,000,000
- Each Occurrence $1,000,000
- Fire Damage (any one fire) $ 50,000
- Medical Expense (any 1 person)$ 5,000

- Workers' Compensation:
- Workers' Compensation Statutory Limits
- EL Each Accident $1,000,000
- EL Disease - Policy Limit $1,000,000
- EL Disease - Each Employee $1,000,000

- Automobile Liability
- Any vehicle combined single limit $1,000,000

Any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements or limits shall be available to the City as additional insured. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured

12.4. **General Liability Insurance.** Commercial General Liability Insurance shall be no less broad than ISO form CG 00 01. Coverage must be on a standard Occurrence form. Claims-Made, modified, limited or restricted Occurrence forms are not acceptable.

12.5. **Worker's Compensation Insurance.** Consultant is aware of the provisions of Section 3700 of the Labor Code which requires every employer to carry Workers' Compensation (or to undertake equivalent self-insurance), and Consultant will comply with such provisions before commencing the performance of the work of this Agreement. If such insurance is underwritten by any agency other than the

State Compensation Fund, such agency shall be a company authorized to do business in the State of California.

12.6. **Automobile Liability Insurance.** Covered vehicles shall include owned if any, non-owned, and hired automobiles and, trucks.

12.7. **Professional Liability Insurance or Errors & Omissions Coverage.** The deductible or self-insured retention may not exceed $50,000. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work. Coverage shall be continued for two years after the completion of the work by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

12.8. **Claims-Made Policies.** If any of the required policies provide coverage on a claims-made basis the Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work. Claims-Made Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work. If coverage is canceled or nonrenewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase

"extended reporting" coverage for a minimum of five (5) years after completion of contract work.

12.9. **Additional Insured Endorsements.** The City, its City Council, Commissions, officers, and employees of Sierra Madre must be endorsed as an additional insured for each policy required herein, other than Professional Errors and Omissions, for liability arising out of ongoing and completed operations by or on behalf of the Consultant. Consultant's insurance policies shall be primary as respects any claims related to or as the result of the Consultant's work. Any insurance, pooled coverage or self-insurance maintained by the City, its elected or appointed officials, directors, officers, agents, employees, volunteers, or consultants shall be non-contributory. All endorsements shall be signed by a person authorized by the insurer to bind coverage on its behalf. General liability coverage can be provided using an endorsement to the Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37.

12.10. **Failure to Maintain Coverage.** In the event any policy is canceled prior to the completion of the project and the Consultant does not furnish a new certificate of insurance prior to cancellation, City has the right, but not the duty, to obtain the required insurance and deduct the premium(s) from any amounts due the Consultant under this Agreement. Failure of the Consultant to maintain the insurance required by this Agreement, or to comply with any of the requirements of this section, shall constitute a material breach of this Agreement.

12.11. **Notices.** Consultant shall provide immediate written notice if (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; (3) or the deductible or self-insured retention is increased. Consultant shall provide no less than 30 days' notice of any cancellation or material change to policies required by this Agreement. Consultant shall provide proof that cancelled or expired policies of insurance have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages. The name and address for Additional Insured Endorsements, Certificates of Insurance and Notices of Cancellation is: City of Sierra Madre, Attn: Brian A Dickinson, 232 W. Sierra Madre Blvd., Sierra Madre, CA 91024.

12.12. **Consultant's Insurance Primary.** The insurance provided by Consultant, including all endorsements, shall be primary to any coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers, shall be in excess of Consultant's insurance and shall not contribute with it.

12.13. **Waiver of Subrogation.** Consultant hereby waives all rights of subrogation against the City. Consultant shall additionally waive such rights either by endorsement to each policy or provide proof of such waiver in the policy itself.

12.14. **Report of Claims to City.** Consultant shall report to the City, in addition to the Consultant's insurer, any and all insurance claims submitted to Consultant's insurer in connection with the services under this Agreement.

12.15. **Premium Payments and Deductibles.** Consultant must disclose all deductibles and self-insured retention amounts to the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within retention amounts. Ultimately, City must approve all such amounts prior to execution of this Agreement.

12.16. City has no obligation to pay any premiums, assessments, or deductibles under any policy required in this Agreement. Consultant shall be responsible for all premiums and deductibles in all of Consultant's insurance policies. The amount of deductibles for insurance coverage required herein are subject to City's approval.

12.17. **Duty to Defend and Indemnify.** Consultant's duties to defend and indemnify City under this Agreement shall not be limited by the foregoing insurance requirements and shall survive the expiration or early termination of this Agreement.

MUTUAL COOPERATION

13.1. **City Cooperation in Performance.** City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.

13.2. **Consultant Cooperation in Defense of Claims.** If any claim or action is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim or action.

NOTICES

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, electronic mail or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

If to City
Brian A Dickinson
City of Sierra Madre
_____
232 W. Sierra Madre Blvd. Sierra Madre, CA 91024
Telephone: (626) 355-7135
Email: bdickinson@sierramadreca.gov
With courtesy copy to:

Aleks R. Giragosian, Esq.
Sierra Madre City Attorney
Colantuono, Highsmith & Whatley, PC 790 E. Colorado Blvd., Ste. 850
Pasadena, Angeles, CA 91101
Telephone: (213) 542-5700

If to Consultant
Name: _____
Address: _____
_____
Telephone: _____
Email: _____

Email: agiragosian@chwlaw.us

SURVIVING COVENANTS

The parties agree that the covenants contained in paragraph 5.11 (Records), paragraph 10.4 (Indemnification of CalPERS Determination), Section 11 (Indemnity), paragraph 12.8 (Claims-Made Policies), paragraph 13.2 (Consultant Cooperation in Defense of Claims), paragraph 12.13 (Waiver of Subrogation), paragraph 12.6 (Automobile Liability Insurance), Section 15 (Surviving Covenants), Section 17 (Interpretation of Agreement), and Section 18 (General Provisions) of this Agreement shall survive the expiration or termination of this Agreement, subject to the provisions and limitations of this Agreement and all otherwise applicable statutes of limitations and repose.

TERMINATION

16.1. **City Termination.** City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be returned to City upon the termination or expiration of this Agreement.

16.2. **Consultant Termination.** Consultant may terminate this Agreement for a material breach by the City of this Agreement upon 30 days' notice.

16.3. **Compensation Following Termination.** Upon termination, Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement. The City shall have the benefit of such work as may have been completed up to the time of such termination.

16.4. **Remedies.** City retains any and all available legal and equitable remedies for Consultant's breach of this Agreement.

INTERPRETATION OF AGREEMENT

17.1. **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of California.

17.2. **Integration of Exhibits.** All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and its exhibits, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on by City and Consultant.

17.3. **Headings.** The headings and captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between

such heading, and the section or paragraph thereof at the head of which it appears, the language of the section or paragraph shall control and govern in the construction of this Agreement.

17.4. **Pronouns.** Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

17.5. **Severability.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and shall be enforceable in its amended form. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

17.6. **No Presumption Against Drafter.** Each party had an opportunity to consult with an attorney in reviewing and drafting this agreement. Any uncertainty or ambiguity shall not be construed for or against any party based on attribution of drafting to any party.

GENERAL PROVISIONS

18.1. **Confidentiality.** All data, documents, discussion, or other information developed or received by Consultant for performance of this Agreement are deemed confidential and Consultant shall not disclose it without prior written consent by City. City shall grant such consent if disclosure is legally required. All City data shall be returned to City upon the termination or expiration of this Agreement.

18.2. **Conflicts of Interest.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Consultant further agrees to file, or shall cause its employees or subcontractor to file, a Statement of Economic Interest with the City's Filing Officer if required under state law in the performance of the services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer, or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

18.3. **Non-assignment.** Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written

consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.

18.4. **Binding on Successors.** This Agreement shall be binding on the successors and assigns of the parties.

18.5. **No Third-Party Beneficiaries.** Except as expressly stated herein, there is no intended third-party beneficiary of any right or obligation assumed by the parties.

18.6. **Time of the Essence.** Time is of the essence for each and every provision of this Agreement.

18.7. **Non-Discrimination.** Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Employment actions to which this provision applies shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

18.8. **Waiver.** No provision, covenant, or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party asserted to have consented to the waiver. The waiver by City or Consultant of any breach of any provision, covenant, or condition of this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other provision, covenant, or condition.

18.9. **Excused Failure to Perform.** Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.

18.10. **Remedies Non-Exclusive.** Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies.

18.11. **Attorneys' Fees.** If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees and costs expended in the action.

18.12. **Venue.** The venue for any litigation shall be Los Angeles County, California and Consultant hereby consents to jurisdiction in Los Angeles County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

18.13. **Counterparts; Electronic Signatures.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed or emailed versions of an original signature, electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or a digital signature.

TO EFFECTUATE THIS AGREEMENT, the parties have caused their duly authorized representatives to execute this Agreement on the dates set forth below.

"CITY"	"CONSULTANT"
City of Sierra Madre	
Authorized Signatories:	
_____	Signature: _____ Signature:
_____	_____
_____	Printed: _____
_____	_____
Printed:	
Title:	Title:
Date:	Date:

Attest:

Signature: _____ Printed:

_____

Title: City Clerk

Date: _____

Approved as to Form:

Signature: _____ Printed:

_____

Title: City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

1.1 Engineering Design

- The consultant will be expected to deliver completed and approved design assignments on or ahead of approved schedules. All designs shall be prepared and submitted in a manner that ensures a complete design approved by the City. The consultant must be proactive and knowledgeable of the design, environmental, and funding requirements of the project. They must be an advisor, advocate, and produce a product with the best interest intended for the City within the required schedule and project budget.
- The scope of work for all design projects includes conducting ground and/or aerial survey as necessary to facilitate preparation of the design; preparing cross sections, topographic surveys, and culture surveys; conducting right-of-way research and preparing legal descriptions; prepare signing, striping, detour, and traffic control design; coordinating geotechnical investigations and soils analysis reports; coordinating design and approvals with other agencies; conducting existing utility research and coordinate relocations; prepare and process environmental clearances; process plans and permits through other agencies; prepare storm water pollution prevention plans; prepare technical specifications; prepare cost estimates and quantity take-offs; and prepare all design in AutoCAD (or equivalent) format using City standard CAD symbology and layer naming conventions. The Consultant must have adequate knowledge of requirements for federally funded projects.

1.2 General Civil Engineering Design

- The scope of work includes design engineering services for streets, bike trails, storm drains, storm drain channels, bridges, sewers, sewer capacity, waterlines, water facilities, land survey, and all related services.
- Prepare plans and specifications for storm drain and drainage design; bridge design; sewer design; water design; grading design; and roadway and street design, to include Engineer's Estimate of probable construction cost. Consultant must have ability to perform tasks related to pavement rehabilitation projects including preparation of materials reports.
- Prepare Hydrology Report per Los Angeles County method and hydraulic calculations per Los Angeles County and prepare sewer capacity report.

Task 2: Survey

- The scope of work includes field and office surveying services for the construction of streets, bridges, traffic signals, bike trails, storm drains, storm drain channels, utilities, and all related services including but not limited to the following:
- Plan check and familiarity with the Subdivision Act, tract map, parcel map and provide sketches and write legal descriptions.
- Comply with California Business and Professions Code 8771 concerning preservation of existing survey monuments that might be destroyed by City construction projects. Research existing City and Los Angeles County Surveyor records to assure a complete record of existing monumentation. Perform survey measurements and calculations necessary to locate existing and/or set monuments. Set monuments and reference ties for monuments destroyed by construction or monuments not meeting County standards. Prepare corner records for each location showing found and/or set monuments, record map references, reference ties and measured angles and/or distances. Corner records shall be filed with the County Surveyor and final copies shall be filed and indexed in the City of Sierra Madre, City Engineers Tie Book system. Provide construction survey stakeout services per construction plans. Provide survey field notes to the City in both hardcopy and electronic formats.

Task 3: Design Plan Check

- Consultant will be required to make independent engineering judgments and decisions, and interact with private and public sector personnel.

3.1 Map Plan Check

- Consultant must have a working knowledge of the "Subdivision Map Act," City's Subdivision Ordinance, and map checking procedures. Work independently with applicant to review tentative maps, final maps, easement deeds, and lot line adjustments. Review applicant's documents for compliance with the Conditions of Approval as set by the city staff, commissions, and the City Council. Check and review map boundaries, metes and bounds, and field check final monumentation prior to bond exoneration. Review and assure that AutoCAD file submittals are complete. Review, checking, and approval of land divisions shall be performed by a registered Land Surveyor in the State of California or a registered Civil Engineer licensed to practice land surveying in the State of California.

3.2 Hydrology and Hydraulics Check

- Consultant must have a thorough knowledge of hydrology and hydraulic principles and theories and must be familiar with the WSPG software programs and their

application. In addition, the Consultant shall have a good working knowledge of the Los Angeles County Hydrology Manual.

Task 4: Right of Way Acquisition

- Consultant will provide right-of-way support to City of Sierra Madre staff. Tasks could include assisting staff in processing various deeds and agreements resulting from new subdivisions or assessment districts, and acquiring right-of-way for capital improvement projects. Consultant will work closely with and take direction from City staff. Provide legal description and sketch to be recorded with Los Angeles County.

CITY OF
SIERRA MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Miguel Hernandez, Assistant City Manager/Interim Public Works Director
By: Brian A Dickinson, Public Works Project Manager

SUBJECT: **Amendment No. 2 to the Professional Services Agreement for Consultant Services with GeoCon West, Inc. in the Amount of $49,000 for a Total Not-To-Exceed Contract Amount of $101,600**

RECOMMENDATION

It is recommended that the City Council approve Amendment No. 2 to the Professional Services Agreement with GeoCon West, Inc., in the amount of $49,000, for additional geotechnical testing and inspection services related to the Library Remodel and Construction Expansion Project.

SUMMARY

On August 22, 2023, the City Manager executed a Professional Services Agreement with GeoCon West, Inc. to provide geotechnical investigation and reporting, as well as private utility location services, for the Library Remodel and Construction Expansion Project. The agreement was approved in a not-to-exceed amount of $20,600, with a commencement date of August 24, 2023, and a termination date of July 1, 2026.

As the project progressed, the original agreement and associated purchase order were fully expended. To address additional project needs, City staff administratively executed Amendment No. 1 through a new requisition in an amount not-to-exceed $32,000.

Due to the complexity, duration, and evolving construction requirements of the project, further unanticipated testing services have been required. Public Works is therefore requesting City Council approval of Amendment No. 2 in the amount of $49,000 to ensure continuity of services through final project closeout.

DISCUSSION & ANALYSIS

The original agreement with GeoCon West, Inc. in the amounts of $20,600 was intended to cover geotechnical services prior to the start of construction. As construction activities advanced, additional testing, inspection, and documentation services became necessary to meet building code requirements and construction standards.

Amendment No. 1, in the amount of $32,000, was executed administratively to address these expanded needs. Since that time, continued construction activities and project duration have necessitated further geotechnical and inspection support.

Approval of Amendment No. 2 in the amount of $49,000 will bring the agreement into full compliance with City contracting policies, provide transparency regarding total project costs, and ensure uninterrupted professional services through completion of the Library project. Because approval Amendment No. 2 will bring the total contract amount above the City Manager's signing authority, it is being brought to City Council for approval.

Approval of Amendment No. 2 will:

- Ensure required testing and inspection services are completed in compliance with applicable building codes and construction standards;
- Reduce the risk of construction deficiencies, delays, or incomplete documentation; and
- Maintain project accountability, quality assurance, and adherence to the established construction schedule.

STRATEGIC PLAN RELATIONSHIP

This action supports Strategic Goal IG 1.3 – Library Renovation, Infrastructure, and Growth Management, by ensuring proper oversight and quality control during construction.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a "project" under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that the approval of this amendment will not result in a direct or indirect physical change in the environment.

FISCAL IMPACT

The fiscal impacts of the agreement are summarized below:

- Original Agreement: Not-to-Exceed $20,600

- Administrative Amendment No. 1: $32,000, Not-to-Exceed $52,600
- Proposed Amendment No. 2: $49,000, Not-to-Exceed $101,600

Approval of Amendment No. 2 will increase the total not-to-exceed contract amount to $101,600. Sufficient funds are available within the approved Library Remodel and Construction Expansion Project budget.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

A. Amendment No. 2 with GeoCon West
B. Change Order - GeoCon West

SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
FOR CONSULTANT SERVICES

This Second Amendment to Professional Services Agreement for Consultant Services ("Amendment") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and GeoCon West, a Corporation ("Consultant"), (collectively, "Parties").

RECITALS

A. Under the Agreement, the Consultant provides the City with geotechnical testing services for the Library Construction Project.

B. As the project progressed, further unanticipated testing, inspection services became necessary due to the complexity, duration, and technical requirements of the project, particularly as it enters the closeout phase. These services are critical to ensuring code compliance, completion of punch-list items, and proper documentation for project acceptance.

C. The parties desire to amend this Agreement to include this additional work and to increase the compensation authorized under the Agreement.

AMENDMENTS

1. AMENDMENT: Section A of Article III (Compensation) of the Agreement is amended to read as follows, with underlined text denoting additions and struck-through text denoting deletions:

   A. CONTRACTOR agrees to receive and accept the prices set forth in the Bid Proposal and Bid Schedule as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. In no event shall the total compensation and costs payable to CONTRACTOR under this Agreement exceed the sum of $101,600 (One Hundred One Thousand Six Hundred Dollars) unless specifically approved in advance and in writing by AGENCY.

2. INTEGRATION: This Amendment amends the Agreement and, except as specifically amended hereby, the Agreement shall remain in full force and effect.

3. SEVERABILITY: If any provision of this Amendment is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect.

IN WITNESS WHEREOF, this Agreement shall be executed by the representatives of the Parties authorized to do so and shall take effect upon the dates set forth below.

"City"
City of Sierra Madre

By:_____
Michael Bruckner
City Manager

Date: _____

"Contractor"
GeoCon West

By:_____
Jelisa Adams
Vice President

Date: _____

Attest:

By:_____
Laura Aguilar, City Clerk

Date: _____

Approved as to form:

By:_____
Aleks R. Giragosian, City Attorney

Date: _____

GEOCON
WEST, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

CHANGE ORDER AGREEMENT FOR PROFESSIONALS

PROJECT:	Sierra Madre Library Rennovations	GEOCON PROJECT:	W1817-06-02
ORIGINAL CONTRACT:	Geocon Contract		
CLIENT:	City Of Sierra Madre	ORIGINAL	
		CONTRACT DATE:	December 5, 2024
ADDRESS:	621 E. Sierra Madre Boulevard		
	Sierra Madre, California 91024	TODAY'S DATE:	December 12, 2025
ATTENTION:	Jennifer Peterson	CHANGE ORDER NO.:	1

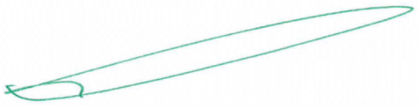
DESCRIPTION:

The Client hereby authorizes Geocon West, Inc. to continue to perform as-needed inspection and testing services during construction activities. To determine a suitable budget, we have requested input from the project superintendent on the remaining scope of inspection and testing services. Based on information provided by the superintendent the requested budget was determined and we will bill against this budget as services are performed. Additional change orders may be submitted, if necessary. All services will be provided at the request of the project superintendent or owner's authorized representative. All service will be performed on a time-and-materials basis in accordance with the Schedule of Fees. Upon completion of inspection and testing, reports will be prepared as required by the Building Official.

SUMMARY

ORIGINAL CONTRACT AMOUNT:		$ **$32,000.00**
THIS CHANGE ORDER NOS.:	**1**	$ **$49,000.00**
NEW CONTRACT TOTAL:		$ **$81,000.00**

APPROVED BY: Geocon West, Inc.

By: 

Neal Berliner, GE

Title: President

Date: December 12, 2025

APPROVED BY: _____
(client)

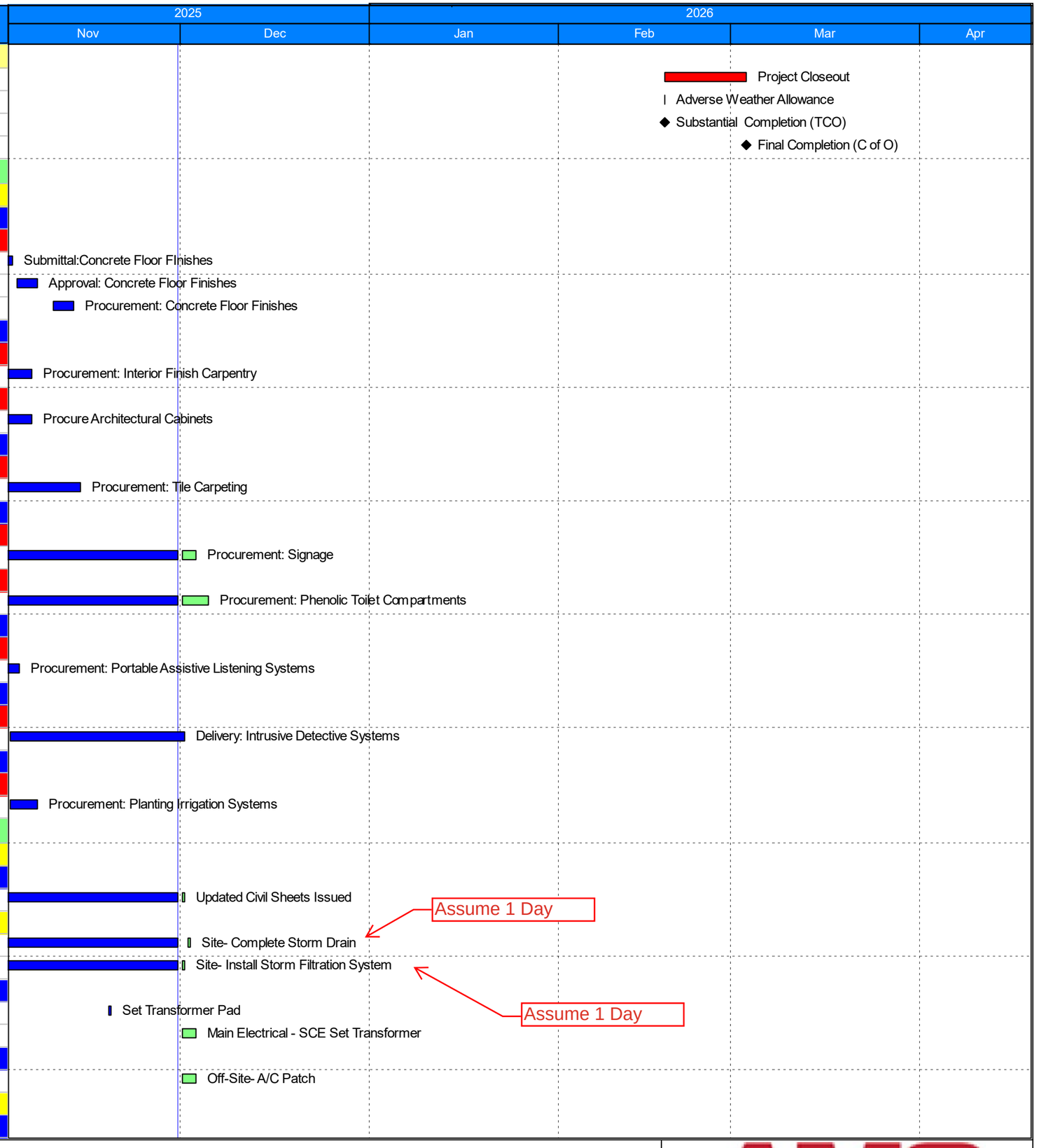
By: _____
(authorized agent)

Title: _____

Date: _____

Please sign and return the original signature page to Geocon West, Inc. and keep one copy for your records.

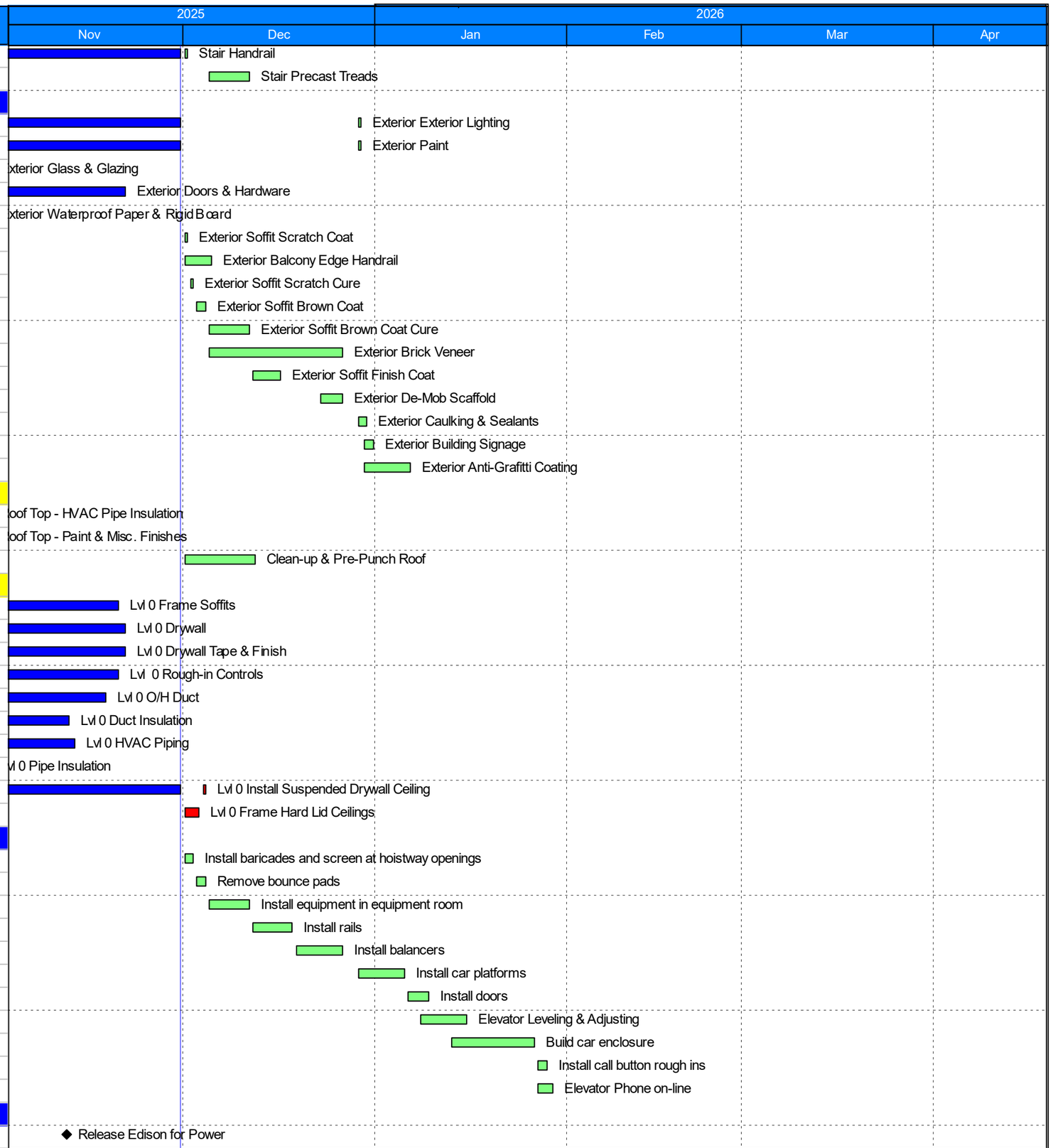
Activity ID	Activity Name	Org Dur	Start	Finish	Total Float
Sierra Madre Library November		232	19-Dec-24 A	03-Mar-26	0
A1500	Project Closeout	10	18-Feb-26	03-Mar-26	-21
A1230	Adverse Weather Allowance	0	18-Feb-26	18-Feb-26	-30
A1530	Substantial Completion (TCO)	0		18-Feb-26	-30
A1510	Final Completion (C of O)	0		03-Mar-26*	-32
Submittals		192	19-Dec-24 A	05-Dec-25	11
Submittals, Approvals, Procurements		192	19-Dec-24 A	05-Dec-25	11
Division 03 - Concrete		40	28-Oct-25 A	13-Nov-25 A	
Concrete Floor Finishes		40	28-Oct-25 A	13-Nov-25 A	
SUBM-334341	Submittal:Concrete Floor FInishes	10	28-Oct-25 A	03-Nov-25 A	
APPR-333426	Approval: Concrete Floor Finishes	16	04-Nov-25 A	07-Nov-25 A	
PROC-334096	Procurement: Concrete Floor Finishes	10	10-Nov-25 A	13-Nov-25 A	
Division 06 - Wood, Plastics, and Composites		129	11-Feb-25 A	06-Nov-25 A	
Interior Finish Carpentry		20	13-Oct-25 A	06-Nov-25 A	
PROC-333936	Procurement: Interior Finish Carpentry	20	13-Oct-25 A	06-Nov-25 A	
Architectural Wood Casework		40	11-Feb-25 A	06-Nov-25 A	
PROC-064102	Procure Architectural Cabinets	40	11-Feb-25 A	06-Nov-25 A	
Division 09 - Finishes		35	19-Dec-24 A	14-Nov-25 A	
Tile Carpeting		35	19-Dec-24 A	14-Nov-25 A	
PROC-096813	Procurement: Tile Carpeting	35	19-Dec-24 A	14-Nov-25 A	
Division 10 - Specialties		35	27-Oct-25 A	05-Dec-25	11
Signage		35	27-Oct-25 A	03-Dec-25	13
PROC-103896	Procurement: Signage	35	27-Oct-25 A	03-Dec-25	13
Phenolic Toilet Compartments		35	27-Oct-25 A	05-Dec-25	11
PROC-102113.'	Procurement: Phenolic Toilet Compartments	35	27-Oct-25 A	05-Dec-25	11
Division 27 Communications		30	03-Jul-25 A	04-Nov-25 A	
Portable Assistive Listening Systems		30	03-Jul-25 A	04-Nov-25 A	
PROC-275225	Procurement: Portable Assistive Listening Systems	30	03-Jul-25 A	04-Nov-25 A	
Division 28 - Electronics Safety & Security		1	03-Nov-25 A	01-Dec-25 A	
Intrusion Detective Systems		1	03-Nov-25 A	01-Dec-25 A	
DELI-283888	Delivery: Intrusive Detective Systems	1	03-Nov-25 A	01-Dec-25 A	
Division 32- Exterior Improvements		20	03-Nov-25 A	07-Nov-25 A	
Planting Irrigation Systems		20	03-Nov-25 A	07-Nov-25 A	
PROC-328400	Procurement: Planting Irrigation Systems	20	03-Nov-25 A	07-Nov-25 A	
Construction		149	18-Jun-25 A	19-Feb-26	8
Schedule Impacts		58	13-Aug-25 A	01-Dec-25	-12
Storm Drain/Retaining Wall Conflict		58	13-Aug-25 A	01-Dec-25	-12
IMP-160	Updated Civil Sheets Issued	58	13-Aug-25 A	01-Dec-25	-12
Site Utilities		52	05-Oct-25 A	03-Dec-25	24
SU-170	Site- Complete Storm Drain	5	05-Oct-25 A	02-Dec-25	8
SU-150	Site- Install Storm Filtration System	5	06-Oct-25 A	01-Dec-25	8
Electrical Main		12	19-Nov-25 A	03-Dec-25	-12
A1760	Set Transformer Pad	3	19-Nov-25 A	19-Nov-25 A	
A1840	Main Electrical - SCE Set Transformer	3	01-Dec-25	03-Dec-25	-12
Off-Site Water Line		3	01-Dec-25	03-Dec-25	24
OS-90	Off-Site- A/C Patch	3	01-Dec-25	03-Dec-25	24
Building Structure (New Building)		65	24-Sep-25 A	06-Jan-26	32
Structure Steel & Decking		49	24-Sep-25 A	11-Dec-25	48



Remaining Level of Effort
Actual Level of Effort
Actual Work
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Milestone

Sierra Madre Library
November Mitigated Update

Activity ID	Activity Name	Org Dur	Start	Finish	Total Float
STR-1370	Stair Handrail	5	24-Sep-25 A	01-Dec-25	51
STR-1360	Stair Precast Treads	5	05-Dec-25	11-Dec-25	48
Exterior		61	13-Oct-25 A	06-Jan-26	32
EXT-1060	Exterior Exterior Lighting	2	13-Oct-25 A	29-Dec-25	1
EXT-1400	Exterior Paint	5	15-Oct-25 A	29-Dec-25	32
EXT-610	Exterior Glass & Glazing	3	27-Oct-25 A	30-Oct-25 A	
EXT-760	Exterior Doors & Hardware	3	27-Oct-25 A	21-Nov-25 A	
EXT-1310	Exterior Waterproof Paper & Rigid Board	5	27-Oct-25 A	30-Oct-25 A	
EXT-1230	Exterior Soffit Scratch Coat	1	01-Dec-25	01-Dec-25	-3
EXT-430	Exterior Balcony Edge Handrail	5	01-Dec-25	05-Dec-25	8
EXT-1240	Exterior Soffit Scratch Cure	1	02-Dec-25	02-Dec-25	-3
EXT-1260	Exterior Soffit Brown Coat	2	03-Dec-25	04-Dec-25	-3
EXT-1270	Exterior Soffit Brown Coat Cure	5	05-Dec-25	11-Dec-25	1
EXT-400	Exterior Brick Veneer	15	05-Dec-25	26-Dec-25	-3
EXT-1280	Exterior Soffit Finish Coat	3	12-Dec-25	16-Dec-25	1
EXT-410	Exterior De-Mob Scaffold	3	23-Dec-25	26-Dec-25	-3
EXT-000	Exterior Caulking & Sealants	2	29-Dec-25	30-Dec-25	-3
EXT-1480	Exterior Building Signage	2	30-Dec-25	31-Dec-25	35
EXT-420	Exterior Anti-Grafitti Coating	5	30-Dec-25	06-Jan-26	32
New Building Roof		50	27-Oct-25 A	12-Dec-25	47
RF-130	Roof Top - HVAC Pipe Insulation	3	27-Oct-25 A	30-Oct-25 A	
RF-760	Roof Top - Paint & Misc. Finishes	3	29-Oct-25 A	30-Oct-25 A	
RF-150	Clean-up & Pre-Punch Roof	10	01-Dec-25	12-Dec-25	47
New Building Rough-in Level 0		107	25-Aug-25 A	29-Jan-26	-19
L0-1380	Lvl 0 Frame Soffits	5	25-Aug-25 A	20-Nov-25 A	
L0-1180	Lvl 0 Drywall	5	29-Sep-25 A	21-Nov-25 A	
L0-1190	Lvl 0 Drywall Tape & Finish	7	29-Sep-25 A	21-Nov-25 A	
L0-1220	Lvl 0 Rough-in Controls	3	30-Sep-25 A	20-Nov-25 A	
L0-1290	Lvl 0 O/H Duct	12	05-Oct-25 A	18-Nov-25 A	
L0-1230	Lvl 0 Duct Insulation	3	06-Oct-25 A	12-Nov-25 A	
L0-1050	Lvl 0 HVAC Piping	4	08-Oct-25 A	13-Nov-25 A	
L0-1240	Lvl 0 Pipe Insulation	3	28-Oct-25 A	30-Oct-25 A	
L0-1270	Lvl 0 Install Suspended Drywall Ceiling	4	29-Oct-25 A	04-Dec-25	-21
L0-1250	Lvl 0 Frame Hard Lid Ceilings	3	01-Dec-25	03-Dec-25	-21
Elevator		41	01-Dec-25	29-Jan-26	-19
A-ELEV-691	Install baricades and screen at hoistway openings	2	01-Dec-25	02-Dec-25	-19
A-ELEV-701	Remove bounce pads	2	03-Dec-25	04-Dec-25	-19
A-ELEV-710	Install equipment in equipment room	5	05-Dec-25	11-Dec-25	-19
A-ELEV-721	Install rails	5	12-Dec-25	18-Dec-25	-19
A-ELEV-731	Install balancers	5	19-Dec-25	26-Dec-25	-19
A-ELEV-741	Install car platforms	5	29-Dec-25	05-Jan-26	-19
A-ELEV-751	Install doors	4	06-Jan-26	09-Jan-26	-19
A-ELEV-941	Elevator Leveling & Adjusting	5	08-Jan-26	15-Jan-26	-9
A-ELEV-761	Build car enclosure	10	13-Jan-26	26-Jan-26	-19
A-ELEV-771	Install call button rough ins	2	27-Jan-26	28-Jan-26	-18
A-ELEV-951	Elevator Phone on-line	3	27-Jan-26	29-Jan-26	-19
Electrical & IDF Rms		23	12-Nov-25 A	02-Jan-26	-12
L0-1390	Release Edison for Power	0		12-Nov-25 A	



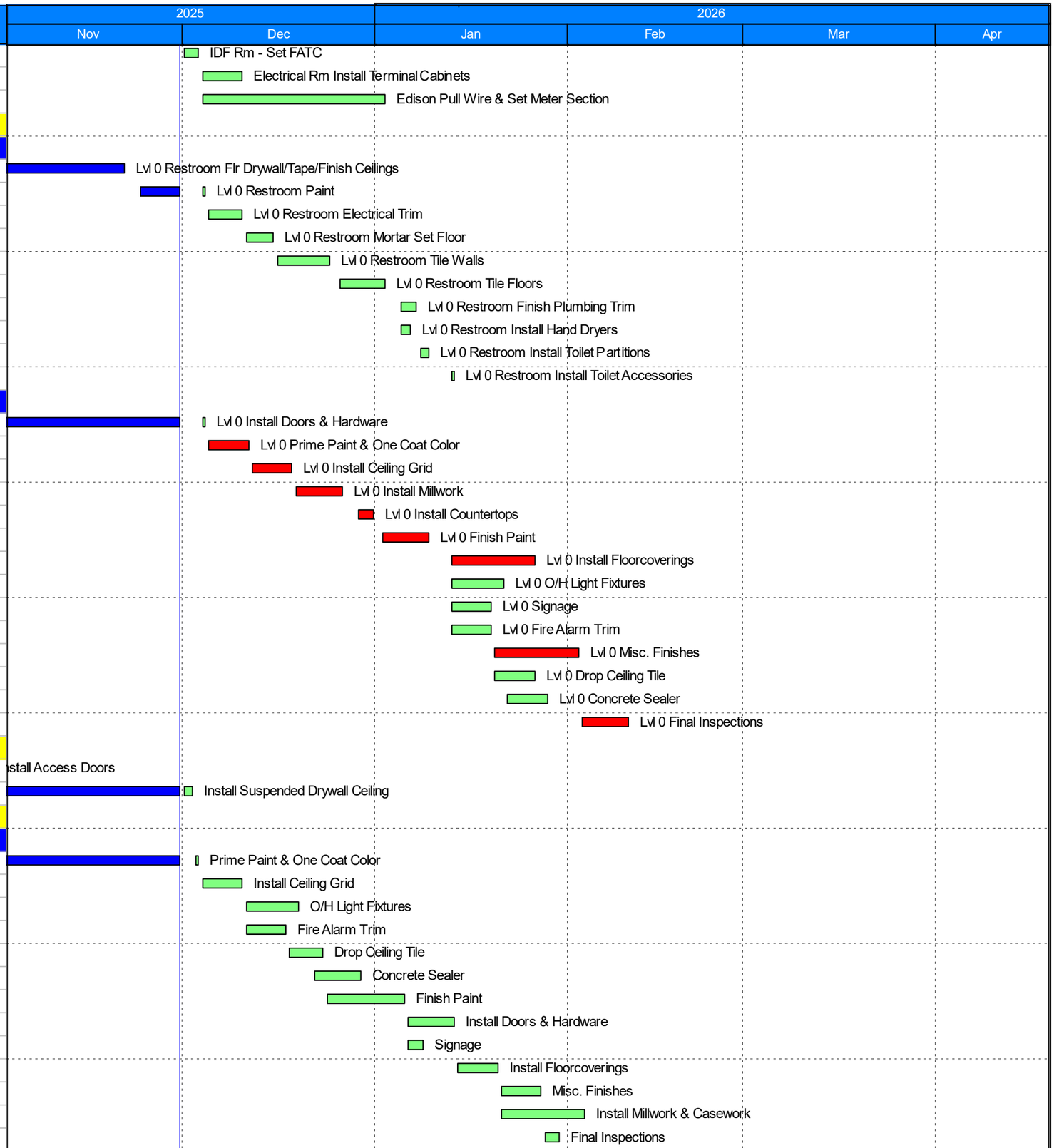
Remaining Level of Effort
Actual Level of Effort
Actual Work
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Critical Remaining Work
Milestone

Sierra Madre Library

November Mitigated Update

AMG

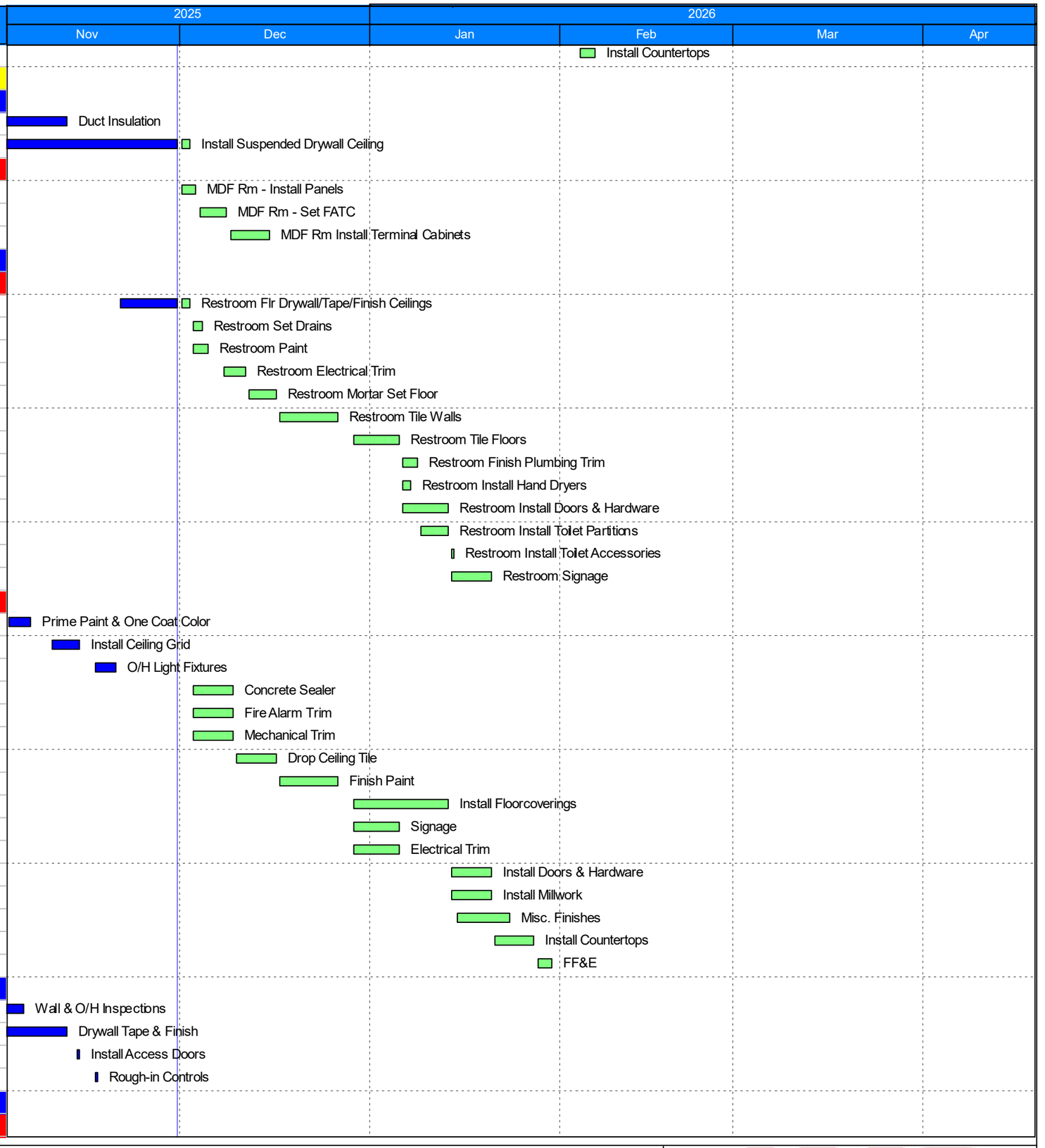
Activity ID	Activity Name	Org Dur	Start	Finish	Total Float
L0-1350	IDF Rm - Set FATC	3	01-Dec-25	03-Dec-25	3
L0-1360	Electrical Rm Install Terminal Cabinets	5	04-Dec-25	10-Dec-25	3
L0-1400	Edison Pull Wire & Set Meter Section	20	04-Dec-25	02-Jan-26	-12
New Building Finishes Level 0		61	13-Oct-25 A	10-Feb-26	-21
Restrooms		42	13-Oct-25 A	13-Jan-26	-17
L0-RR-1098	Lvl 0 Restroom Flr Drywall/Tape/Finish Ceilings	5	13-Oct-25 A	21-Nov-25 A	
L0-RR-1168	Lvl 0 Restroom Paint	3	24-Nov-25 A	04-Dec-25	-17
L0-RR-1188	Lvl 0 Restroom Electrical Trim	4	05-Dec-25	10-Dec-25	-17
L0-RR-1128	Lvl 0 Restroom Mortar Set Floor	3	11-Dec-25	15-Dec-25	-17
L0-RR-1138	Lvl 0 Restroom Tile Walls	7	16-Dec-25	24-Dec-25	-17
L0-RR-1148	Lvl 0 Restroom Tile Floors	5	26-Dec-25	02-Jan-26	-17
L0-RR-1158	Lvl 0 Restroom Finish Plumbing Trim	3	05-Jan-26	07-Jan-26	-17
L0-RR-1198	Lvl 0 Restroom Install Hand Dryers	2	05-Jan-26	06-Jan-26	-14
L0-RR-1178	Lvl 0 Restroom Install Toilet Partitions	2	08-Jan-26	09-Jan-26	-17
L0-RR-1208	Lvl 0 Restroom Install Toilet Accessories	1	13-Jan-26	13-Jan-26	-17
Finishes		61	28-Oct-25 A	10-Feb-26	-21
L0-2040	Lvl 0 Install Doors & Hardware	5	28-Oct-25 A	04-Dec-25	16
L0-2110	Lvl 0 Prime Paint & One Coat Color	5	05-Dec-25	11-Dec-25	-21
L02090	Lvl 0 Install Ceiling Grid	5	12-Dec-25	18-Dec-25	-21
L0-2120	Lvl 0 Install Millwork	5	19-Dec-25	26-Dec-25	-21
L0-2080	Lvl 0 Install Countertops	3	29-Dec-25	31-Dec-25	-21
L0-2010	Lvl 0 Finish Paint	6	02-Jan-26	09-Jan-26	-21
L0-1980	Lvl 0 Install Floorcoverings	10	13-Jan-26	26-Jan-26	-21
L0-2030	Lvl 0 O/H Light Fixtures	7	13-Jan-26	21-Jan-26	-18
L0-2050	Lvl 0 Signage	5	13-Jan-26	19-Jan-26	-11
L0-2060	Lvl 0 Fire Alarm Trim	5	13-Jan-26	19-Jan-26	-16
L0-2000	Lvl 0 Misc. Finishes	10	20-Jan-26	02-Feb-26	-21
L02100	Lvl 0 Drop Ceiling Tile	5	20-Jan-26	26-Jan-26	-16
L0-2020	Lvl 0 Concrete Sealer	5	22-Jan-26	28-Jan-26	-18
L0-1990	Lvl 0 Final Inspections	5	03-Feb-26	10-Feb-26	-21
New Building Rough-in Level 1		32	01-Oct-25 A	02-Dec-25	-15
1ST-1640	Install Access Doors	1	01-Oct-25 A	30-Oct-25 A	
1ST-1630	Install Suspended Drywall Ceiling	4	30-Oct-25 A	02-Dec-25	-15
New Building Finishes Level 1		92	24-Sep-25 A	06-Feb-26	10
Finishes		92	24-Sep-25 A	06-Feb-26	10
L1-2240	Prime Paint & One Coat Color	5	24-Sep-25 A	03-Dec-25	-15
L1-100	Install Ceiling Grid	5	04-Dec-25	10-Dec-25	-15
L1-2190	O/H Light Fixtures	7	11-Dec-25	19-Dec-25	-6
L1-2220	Fire Alarm Trim	5	11-Dec-25	17-Dec-25	-15
L1-110	Drop Ceiling Tile	4	18-Dec-25	23-Dec-25	-15
L1-2180	Concrete Sealer	5	22-Dec-25	29-Dec-25	-6
L1-2170	Finish Paint	7	24-Dec-25	05-Jan-26	-15
L1-2200	Install Doors & Hardware	5	06-Jan-26	13-Jan-26	-15
L1-2210	Signage	3	06-Jan-26	08-Jan-26	-8
L1-2140	Install Floorcoverings	5	14-Jan-26	20-Jan-26	-15
L1-2160	Misc. Finishes	5	21-Jan-26	27-Jan-26	-15
L1-2250	Install Millwork & Casework	10	21-Jan-26	03-Feb-26	10
L1-2150	Final Inspections	3	28-Jan-26	30-Jan-26	-15



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Sierra Madre Library
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Activity ID	Activity Name	Org Dur	Start	Finish	Total Float
L1-2230	Install Countertops	3	04-Feb-26	06-Feb-26	10
Existing Building		139	18-Jun-25 A	04-Feb-26	-13
Rough-in Level 0		51	27-Oct-25 A	15-Dec-25	11
EB-1230	Duct Insulation	3	27-Oct-25 A	12-Nov-25 A	
EB-1270	Install Suspended Drywall Ceiling	4	30-Oct-25 A	02-Dec-25	-13
MDF Rm		11	01-Dec-25	15-Dec-25	11
EB-1320	MDF Rm - Install Panels	3	01-Dec-25	03-Dec-25	11
EB-1350	MDF Rm - Set FATC	3	04-Dec-25	08-Dec-25	11
EB-1360	MDF Rm Install Terminal Cabinets	5	09-Dec-25	15-Dec-25	11
Finishes Level 0		41	03-Nov-25 A	30-Jan-26	-13
Restrooms		33	21-Nov-25 A	20-Jan-26	-8
EB-RR-818	Restroom Flr Drywall/Tape/Finish Ceilings	5	21-Nov-25 A	02-Dec-25	-11
EB-RR-838	Restroom Set Drains	2	03-Dec-25	04-Dec-25	-6
EB-RR-888	Restroom Paint	3	03-Dec-25	05-Dec-25	-11
EB-RR-908	Restroom Electrical Trim	4	08-Dec-25	11-Dec-25	-11
EB-RR-848	Restroom Mortar Set Floor	3	12-Dec-25	16-Dec-25	-11
EB-RR-858	Restroom Tile Walls	7	17-Dec-25	26-Dec-25	-11
EB-RR-868	Restroom Tile Floors	5	29-Dec-25	05-Jan-26	-11
EB-RR-878	Restroom Finish Plumbing Trim	3	06-Jan-26	08-Jan-26	-11
EB-RR-918	Restroom Install Hand Dryers	2	06-Jan-26	07-Jan-26	-8
EB-RR-938	Restroom Install Doors & Hardware	5	06-Jan-26	13-Jan-26	-8
EB-RR-898	Restroom Install Toilet Partitions	2	09-Jan-26	13-Jan-26	-11
EB-RR-928	Restroom Install Toilet Accessories	1	14-Jan-26	14-Jan-26	-11
EB-RR-948	Restroom Signage	5	14-Jan-26	20-Jan-26	-8
Finishes		40	03-Nov-25 A	30-Jan-26	-13
EB-FN-1485	Prime Paint & One Coat Color	5	03-Nov-25 A	06-Nov-25 A	
EB-FN-1350	Install Ceiling Grid	5	10-Nov-25 A	14-Nov-25 A	
EB-FN1490	O/H Light Fixtures	7	17-Nov-25 A	20-Nov-25 A	
EB-FN1480	Concrete Sealer	5	03-Dec-25	09-Dec-25	-1
EB-FN1870	Fire Alarm Trim	5	03-Dec-25	09-Dec-25	-13
EB-FN2000	Mechanical Trim	5	03-Dec-25	09-Dec-25	-13
EB-FN-1360	Drop Ceiling Tile	5	10-Dec-25	16-Dec-25	-13
EB-FN1470	Finish Paint	7	17-Dec-25	26-Dec-25	-13
EB-FN1330	Install Floorcoverings	10	29-Dec-25	13-Jan-26	-13
EB-FN1860	Signage	5	29-Dec-25	05-Jan-26	2
EB-FN1880	Electrical Trim	5	29-Dec-25	05-Jan-26	2
EB-FN1520	Install Doors & Hardware	5	14-Jan-26	20-Jan-26	-8
EB-FN-1365	Install Millwork	5	14-Jan-26	20-Jan-26	-13
EB-FN1350	Misc. Finishes	7	15-Jan-26	23-Jan-26	-11
EB-FN1890	Install Countertops	5	21-Jan-26	27-Jan-26	-13
EB-FN1340	FF&E	3	28-Jan-26	30-Jan-26	-13
Rough-in Level 01		103	18-Jun-25 A	17-Nov-25 A	
EB-010	Wall & O/H Inspections	2	18-Jun-25 A	05-Nov-25 A	
EB-050	Drywall Tape & Finish	7	28-Aug-25 A	12-Nov-25 A	
EB-923	Install Access Doors	1	14-Nov-25 A	14-Nov-25 A	
EB-460	Rough-in Controls	3	17-Nov-25 A	17-Nov-25 A	
Finishes Level 1		45	03-Nov-25 A	04-Feb-26	-13
Restrooms		13	21-Nov-25 A	12-Dec-25	19

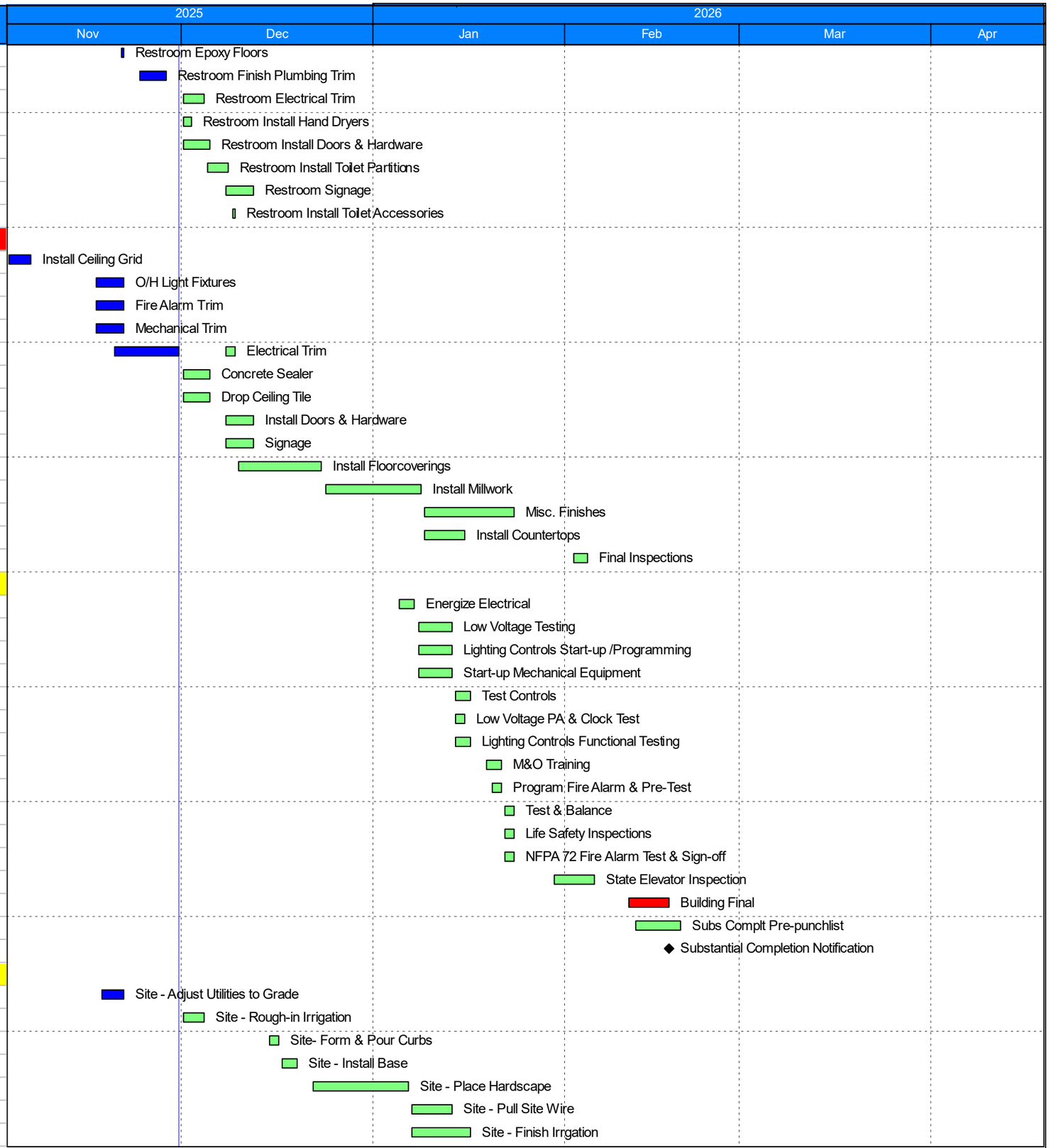


Remaining Level of Effort
Actual Level of Effort
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Milestone

Sierra Madre Library
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AMG

Activity ID	Activity Name	Org Dur	Start	Finish	Total Float
EB-RR-1008	Restroom Epoxy Floors	5	21-Nov-25 A	21-Nov-25 A	
EB-RR-1018	Restroom Finish Plumbing Trim	3	24-Nov-25 A	28-Nov-25 A	
EB-RR-1048	Restroom Electrical Trim	4	01-Dec-25	04-Dec-25	17
EB-RR-1058	Restroom Install Hand Dryers	2	01-Dec-25	02-Dec-25	21
EB-RR-1078	Restroom Install Doors & Hardware	5	01-Dec-25	05-Dec-25	19
EB-RR-1038	Restroom Install Toilet Partitions	2	05-Dec-25	08-Dec-25	17
EB-RR-1088	Restroom Signage	5	08-Dec-25	12-Dec-25	19
EB-RR-1068	Restroom Install Toilet Accessories	1	09-Dec-25	09-Dec-25	17
Finishes		45	03-Nov-25 A	04-Feb-26	-13
EB-FN-1495	Install Ceiling Grid	5	03-Nov-25 A	06-Nov-25 A	
EB-FN1950	O/H Light Fixtures	7	17-Nov-25 A	21-Nov-25 A	
EB-FN1980	Fire Alarm Trim	5	17-Nov-25 A	21-Nov-25 A	
EB-FN2020	Mechanical Trim	5	17-Nov-25 A	21-Nov-25 A	
EB-FN2010	Electrical Trim	5	20-Nov-25 A	09-Dec-25	-8
EB-FN1940	Concrete Sealer	5	01-Dec-25	05-Dec-25	-6
EB-FN-1505	Drop Ceiling Tile	5	01-Dec-25	05-Dec-25	-8
EB-FN1960	Install Doors & Hardware	5	08-Dec-25	12-Dec-25	6
EB-FN1970	Signage	5	08-Dec-25	12-Dec-25	19
EB-FN1900	Install Floorcoverings	10	10-Dec-25	23-Dec-25	-8
EB-FN-1525	Install Millwork	10	24-Dec-25	08-Jan-26	-8
EB-FN1920	Misc. Finishes	10	09-Jan-26	23-Jan-26	-8
EB-FN1990	Install Countertops	4	09-Jan-26	15-Jan-26	-7
EB-FN1910	Final Inspections	3	02-Feb-26	04-Feb-26	-13
Commissioning, Punch & Turnover		32	05-Jan-26	19-Feb-26	8
C/O-110	Energize Electrical	3	05-Jan-26	07-Jan-26	-12
C/O-100	Low Voltage Testing	3	08-Jan-26	13-Jan-26	-4
C/O-252	Lighting Controls Start-up /Programming	3	08-Jan-26	13-Jan-26	-5
C/O-120	Start-up Mechanical Equipment	3	08-Jan-26	13-Jan-26	-12
C/O-412	Test Controls	3	14-Jan-26	16-Jan-26	-12
C/O-448	Low Voltage PA & Clock Test	2	14-Jan-26	15-Jan-26	-4
C/O-253	Lighting Controls Functional Testing	3	14-Jan-26	16-Jan-26	-5
C/O-130	M&O Training	3	19-Jan-26	21-Jan-26	-3
C/O-411	Program Fire Alarm & Pre-Test	2	20-Jan-26	21-Jan-26	-15
C/O-413	Test & Balance	2	22-Jan-26	23-Jan-26	-15
C/O-414	Life Safety Inspections	2	22-Jan-26	23-Jan-26	-10
C/O-418	NFPA 72 Fire Alarm Test & Sign-off	2	22-Jan-26	23-Jan-26	-10
C/O-140	State Elevator Inspection	5	30-Jan-26	05-Feb-26	-19
C/O-415	Building Final	5	11-Feb-26	17-Feb-26	-21
C/O-470	Subs Complt Pre-punchlist	6	12-Feb-26	19-Feb-26	8
BS-C/O-150	Substantial Completion Notification	0		17-Feb-26	-21
Site Finishes Sierra Madre Elevation		50	18-Nov-25 A	12-Feb-26	13
SF-20	Site - Adjust Utilities to Grade	3	18-Nov-25 A	21-Nov-25 A	
SF-40	Site - Rough-in Irrigation	4	01-Dec-25	04-Dec-25	-9
SF-110	Site- Form & Pour Curbs	2	15-Dec-25	16-Dec-25	-17
SF-50	Site - Install Base	3	17-Dec-25	19-Dec-25	-17
SF-60	Site - Place Hardscape	10	22-Dec-25	06-Jan-26	-17
SF-70	Site - Pull Site Wire	4	07-Jan-26	13-Jan-26	3
SF-80	Site - Finish Irrgation	7	07-Jan-26	16-Jan-26	-12

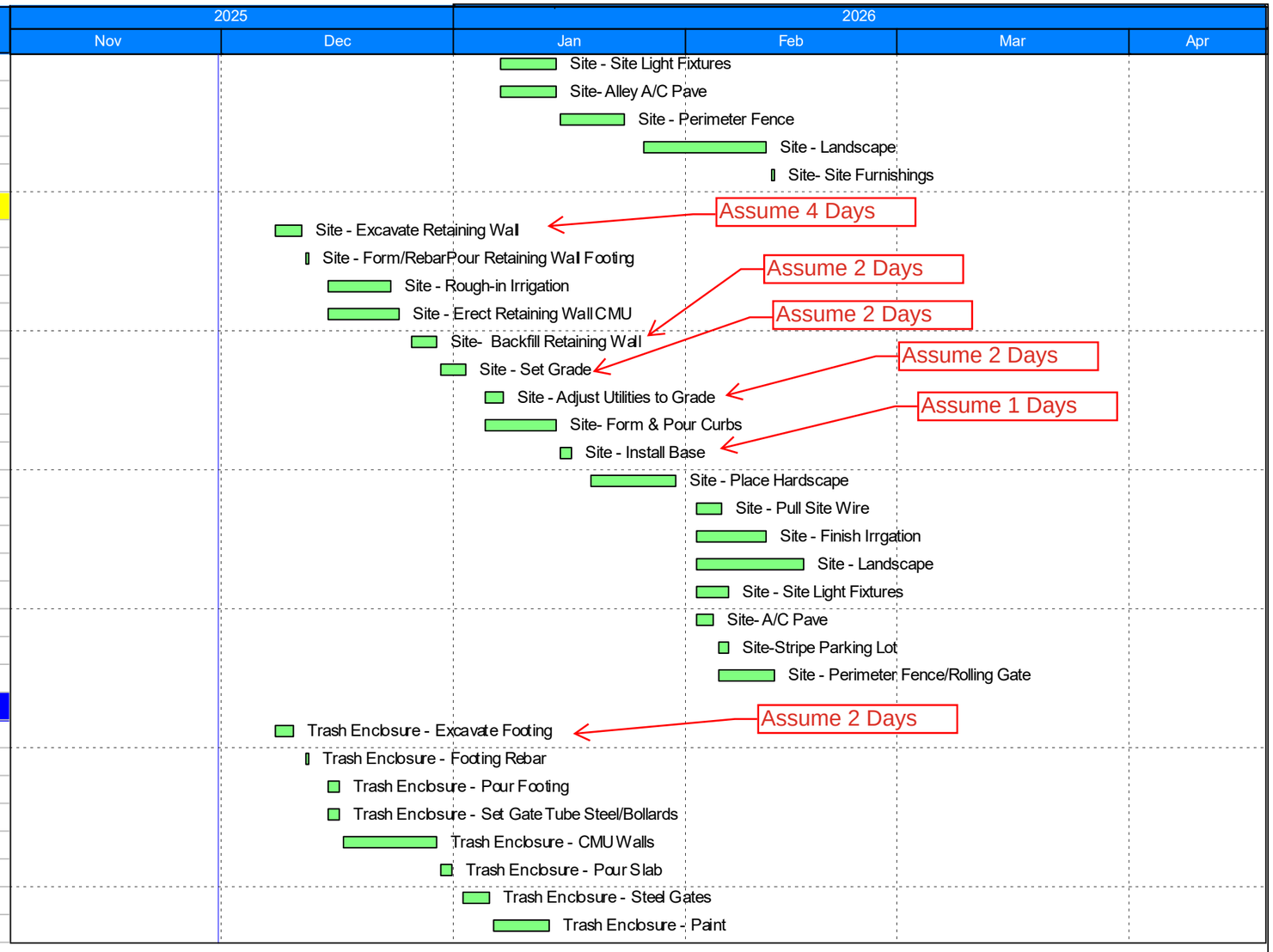


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Activity ID	Activity Name	Org Dur	Start	Finish	Total Float
SF-100	Site - Site Light Fixtures	5	07-Jan-26	14-Jan-26	2
SF-130	Site- Alley A/C Pave	5	07-Jan-26	14-Jan-26	-17
SF-155	Site - Perimeter Fence	7	15-Jan-26	23-Jan-26	-17
SF-90	Site - Landscape	12	26-Jan-26	11-Feb-26	-17
SF-120	Site- Site Furnishings	1	12-Feb-26	12-Feb-26	13
Site Finishes - South Side		47	08-Dec-25	16-Feb-26	11
SF-295	Site - Excavate Retaining Wall	4	08-Dec-25*	11-Dec-25	-17
SF-305	Site - Form/RebarPour Retaining Wall Footing	1	12-Dec-25	12-Dec-25	-17
SF-185	Site - Rough-in Irrigation	7	15-Dec-25	23-Dec-25	3
SF-315	Site - Erect Retaining Wall CMU	8	15-Dec-25	24-Dec-25	-10
SF-335	Site- Backfill Retaining Wall	2	26-Dec-25	29-Dec-25	-10
SF-165	Site - Set Grade	3	30-Dec-25	02-Jan-26	-10
SF-175	Site - Adjust Utilities to Grade	3	05-Jan-26	07-Jan-26	-6
SF-265	Site- Form & Pour Curbs	7	05-Jan-26	14-Jan-26	-10
SF-195	Site - Install Base	2	15-Jan-26	16-Jan-26	-10
SF-205	Site - Place Hardscape	10	19-Jan-26	30-Jan-26	-10
SF-215	Site - Pull Site Wire	4	02-Feb-26	05-Feb-26	17
SF-225	Site - Finish Irrgation	7	02-Feb-26	11-Feb-26	-7
SF-235	Site - Landscape	10	02-Feb-26	16-Feb-26	-10
SF-245	Site - Site Light Fixtures	5	02-Feb-26	06-Feb-26	16
SF-325	Site- A/C Pave	3	02-Feb-26	04-Feb-26	-8
DEMO-140	Site-Stripe Parking Lot	2	05-Feb-26	06-Feb-26	10
SF-285	Site - Perimeter Fence/Rolling Gate	5	05-Feb-26	12-Feb-26	-8
Trash Enclosure		24	08-Dec-25	13-Jan-26	8
SW-690	Trash Enclosure - Excavate Footing	3	08-Dec-25	10-Dec-25	-9
SW-700	Trash Enclosure - Footing Rebar	1	12-Dec-25	12-Dec-25	-9
SW-710	Trash Enclosure - Pour Footing	2	15-Dec-25	16-Dec-25	-9
SW-750	Trash Enclosure - Set Gate Tube Steel/Bollards	2	15-Dec-25	16-Dec-25	-9
SW-720	Trash Enclosure - CMU Walls	8	17-Dec-25	29-Dec-25	-9
SW-730	Trash Enclosure - Pour Slab	2	30-Dec-25	31-Dec-25	-9
SW-740	Trash Enclosure - Steel Gates	2	02-Jan-26	05-Jan-26	8
SW-760	Trash Enclosure - Paint	5	06-Jan-26	13-Jan-26	8



Remaining Level of Effort
Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Sierra Madre Library
November Mitigated Update

Sierra Madre Library Expansion Project
Geo-Con: Geo-technical Services - Construction Phase
12/22/2025

Employee / Vendor / Client Name	Posting Date	Transaction Date	Activity Type Name	Quantity	Effort Rate	Effort	Subtotals	Comment
JOSEPH HICKS	12/8/2024	12/2/2024	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	155.0000	155.00		Initial Contract 12/6/2024 for $32,000
JOSEPH HICKS	12/8/2024	12/5/2024	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
MATTHEW LEWIN	12/8/2024	12/6/2024	TESTING/OBSERVATION-BUILDING PAD	4.00	135.0000	540.00		
MATTHEW LEWIN	12/8/2024	12/6/2024	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	12/8/2024	12/6/2024	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	155.0000	155.00		
KELSEY FILBAN	12/8/2024	12/6/2024	FILE PREPARATION	0.50	95.0000	47.50		
JOSEPH HICKS	12/15/2024	12/9/2024	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	155.0000	155.00		
JOSEPH HICKS	12/15/2024	12/9/2024	MEETINGS - ARCH./STRUCT/CIVIL	1.00	155.0000	155.00		
MATTHEW LEWIN	12/15/2024	12/10/2024	TESTING/OBSERVATION- GRADING	4.00	135.0000	540.00		
MATTHEW LEWIN	12/15/2024	12/10/2024	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	12/15/2024	12/11/2024	TESTING/OBSERVATION-BUILDING PAD	6.00	135.0000	810.00		
MATTHEW LEWIN	12/15/2024	12/11/2024	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	12/15/2024	12/11/2024	TRUCK AND NUCLEAR GAUGE	6.00	20.0000	120.00		
AMANDA FAIR	12/15/2024	12/11/2024	SCHEDULING/DISPATCH/FIELD SUPPORT	1.00	95.0000	95.00		
NEAL BERLINER	12/15/2024	12/12/2024	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	12/15/2024	12/12/2024	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	12/15/2024	12/12/2024	TESTING/OBSERVATION-BUILDING PAD	7.50	135.0000	1,012.50		
MATTHEW LEWIN	12/15/2024	12/12/2024	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
MATTHEW LEWIN	12/15/2024	12/13/2024	TESTING/OBSERVATION-BUILDING PAD	4.00	135.0000	540.00		
MATTHEW LEWIN	12/15/2024	12/13/2024	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	12/22/2024	12/16/2024	TESTING/OBSERVATION-BUILDING PAD	4.00	135.0000	540.00		
MATTHEW LEWIN	12/22/2024	12/16/2024	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
HARRY DERKALOUSDIAN	12/22/2024	12/17/2024	REPORT PREPARATION	3.00	175.0000	525.00		
JAMES ONTIVEROS	12/22/2024	12/17/2024	FIGURE/TABLE PREPARATION	3.00	95.0000	285.00		
HARRY DERKALOUSDIAN	12/22/2024	12/18/2024	REPORT PREPARATION	1.00	175.0000	175.00		
JOSEPH HICKS	12/22/2024	12/18/2024	PROJECT MANAGEMENT QA/QC	2.00	155.0000	310.00		
JAMES ONTIVEROS	12/22/2024	12/18/2024	FIGURE/TABLE PREPARATION	1.00	95.0000	95.00		
KELSEY FILBAN	12/22/2024	12/19/2024	REPORT/LETTER PRODUCTION	2.00	95.0000	190.00		
JOSEPH HICKS	1/26/2025	1/20/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
NEAL BERLINER	1/26/2025	1/21/2025	PROJECT MANAGEMENT QA/QC	0.50	175.0000	87.50		
AGUSTIN MATA	1/26/2025	1/21/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
AGUSTIN MATA	1/26/2025	1/21/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	1/26/2025	1/23/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	1/26/2025	1/23/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.50	135.0000	1,012.50		
MATTHEW LEWIN	1/26/2025	1/23/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
MATTHEW LEWIN	1/26/2025	1/24/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	1/26/2025	1/24/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	2/2/2025	1/27/2025	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	155.0000	155.00		
MATTHEW LEWIN	2/2/2025	1/28/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	2/2/2025	1/28/2025	TESTING/OBSERVATION- UTILITY TRENCH	6.00	135.0000	810.00		
MATTHEW LEWIN	2/2/2025	1/28/2025	TRUCK AND NUCLEAR GAUGE	6.00	20.0000	120.00		
NEAL BERLINER	2/2/2025	1/29/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	2/2/2025	1/29/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.50	135.0000	1,012.50		
MATTHEW LEWIN	2/2/2025	1/29/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	2/2/2025	1/29/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
MATTHEW LEWIN	2/2/2025	1/30/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	2/2/2025	1/30/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.50	135.0000	1,012.50		
MATTHEW LEWIN	2/2/2025	1/30/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
AMANDA FAIR	2/2/2025	1/30/2025	SCHEDULING/DISPATCH/FIELD SUPPORT	1.00	95.0000	95.00		
MATTHEW LEWIN	2/2/2025	1/31/2025	TESTING/OBSERVATION- GRADING	4.00	135.0000	540.00		
MATTHEW LEWIN	2/2/2025	1/31/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	2/23/2025	2/19/2025	FOUNDATION OBSERVATION	8.00	160.0000	1,280.00		
MATTHEW LEWIN	2/23/2025	2/19/2025	TRAVEL TO SITE	0.50	240.0000	120.00		
MATTHEW LEWIN	2/23/2025	2/19/2025	FOUNDATION OBSERVATION	0.50	240.0000	120.00		
MATTHEW LEWIN	2/23/2025	2/19/2025	TRUCK	8.00	10.0000	80.00		
MATTHEW LEWIN	2/23/2025	2/19/2025	TRUCK	0.50	10.0000	5.00		
NEAL BERLINER	2/23/2025	2/20/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	2/23/2025	2/20/2025	FOUNDATION OBSERVATION	4.00	160.0000	640.00		
MATTHEW LEWIN	2/23/2025	2/20/2025	TRUCK	4.00	10.0000	40.00		
MATTHEW LEWIN	3/2/2025	2/24/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	3/2/2025	2/24/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		

Sierra Madre Library Expansion Project
Geo-Con: Geo-technical Services - Construction Phase
12/22/2025

Employee / Vendor / Client Name	Posting Date	Transaction Date	Activity Type Name	Quantity	Effort Rate	Effort	Subtotals	Comment
JOSEPH HICKS	3/2/2025	2/26/2025	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	155.0000	155.00		
MATTHEW LEWIN	3/2/2025	2/27/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	3/2/2025	2/27/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.50	135.0000	1,012.50		
MATTHEW LEWIN	3/2/2025	2/27/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
NEAL BERLINER	3/2/2025	2/28/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	3/2/2025	2/28/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	3/2/2025	2/28/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
AMANDA FAIR	3/2/2025	2/28/2025	SCHEDULING/DISPATCH/FIELD SUPPORT	0.50	95.0000	47.50		
JOSEPH HICKS	3/9/2025	3/4/2025	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	155.0000	155.00		
MATTHEW LEWIN	3/9/2025	3/5/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	3/9/2025	3/5/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
NEAL BERLINER	3/23/2025	3/18/2025	PROJECT MANAGEMENT QA/QC	0.50	175.0000	87.50		
MATTHEW LEWIN	3/23/2025	3/18/2025	FOUNDATION OBSERVATION	4.00	160.0000	640.00		
MATTHEW LEWIN	3/23/2025	3/18/2025	TRUCK	4.00	10.0000	40.00		
NEAL BERLINER	4/6/2025	4/2/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	4/6/2025	4/2/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	4/6/2025	4/2/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	4/6/2025	4/4/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	4/6/2025	4/4/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	4/6/2025	4/4/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	4/13/2025	4/7/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
RICARDO YADID DEL REY	4/13/2025	4/7/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
RICARDO YADID DEL REY	4/13/2025	4/7/2025	TESTING/OBSERVATION- UTILITY TRENCH	5.50	135.0000	742.50		
RICARDO YADID DEL REY	4/13/2025	4/7/2025	TRUCK AND NUCLEAR GAUGE	5.50	20.0000	110.00		
NEAL BERLINER	4/13/2025	4/11/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
JOSEPH HICKS	4/13/2025	4/11/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
RYAN AMARAL	4/13/2025	4/11/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
RYAN AMARAL	4/13/2025	4/11/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	4/20/2025	4/14/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
MATTHEW LEWIN	4/20/2025	4/15/2025	TRAVEL TO SITE	0.50	160.0000	80.00		
MATTHEW LEWIN	4/20/2025	4/15/2025	WATERPROOFING / VAPOR BARRIER	7.50	160.0000	1,200.00		
MATTHEW LEWIN	4/20/2025	4/15/2025	TRUCK	7.50	10.0000	75.00		
NEAL BERLINER	4/20/2025	4/16/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	4/20/2025	4/16/2025	TESTING/OBSERVATION-SIDEWALK/CURB	4.00	135.0000	540.00		
MATTHEW LEWIN	4/20/2025	4/16/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
STANDARD PROCTOR (4" MOLD)	4/20/2025	4/16/2025	STANDARD PROCTOR (4" MOLD)	1.00	300.0000	300.00		
MATTHEW LEWIN	4/20/2025	4/18/2025	WATERPROOFING / VAPOR BARRIER	4.00	160.0000	640.00		
MATTHEW LEWIN	4/20/2025	4/18/2025	TRUCK	4.00	10.0000	40.00		
MATTHEW LEWIN	5/4/2025	4/30/2025	WATERPROOFING / VAPOR BARRIER	4.00	160.0000	640.00		
MATTHEW LEWIN	5/4/2025	4/30/2025	TRUCK	4.00	10.0000	40.00		
NEAL BERLINER	5/4/2025	5/1/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	5/4/2025	5/1/2025	TESTING/OBSERVATION- UTILITY TRENCH	2.50	135.0000	337.50		
MATTHEW LEWIN	5/4/2025	5/1/2025	TRAVEL TO SITE	0.50	160.0000	80.00		
MATTHEW LEWIN	5/4/2025	5/1/2025	WATERPROOFING / VAPOR BARRIER	5.00	160.0000	800.00		
MATTHEW LEWIN	5/4/2025	5/1/2025	TRUCK AND NUCLEAR GAUGE	2.50	20.0000	50.00		
MATTHEW LEWIN	5/4/2025	5/1/2025	TRUCK	5.00	10.0000	50.00		
JOSEPH HICKS	5/11/2025	5/6/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
HARRY DERKALOUSDIAN	5/18/2025	5/16/2025	RESPONSE TO RFI/RFC/SUBMITTAL	1.00	175.0000	175.00		
NEAL BERLINER	6/8/2025	6/6/2025	PROJECT MANAGEMENT QA/QC	0.50	175.0000	87.50		
MATTHEW LEWIN	6/8/2025	6/6/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	6/8/2025	6/6/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	6/8/2025	6/6/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		6/6/2025 - All Budget has been depleted
NICHOLAS PEREZ	6/22/2025	6/18/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		Continuing Inspection on Good Faith Awaitng CO
							$ 32,142.50	Subotal: Initial Contract 12/6/2024 for $32,000
NICHOLAS PEREZ	6/22/2025	6/18/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	6/22/2025	6/19/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
JOSEPH HICKS	7/27/2025	7/23/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
MATTHEW LEWIN	7/27/2025	7/25/2025	TRAVEL TO SITE	0.50	160.0000	80.00		
MATTHEW LEWIN	7/27/2025	7/25/2025	FOUNDATION OBSERVATION	4.50	160.0000	720.00		
MATTHEW LEWIN	7/27/2025	7/25/2025	TRUCK	4.50	10.0000	45.00		
JOSEPH HICKS	8/3/2025	7/30/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		

Sierra Madre Library Expansion Project
Geo-Con: Geo-technical Services - Construction Phase
12/22/2025

Employee / Vendor / Client Name	Posting Date	Transaction Date	Activity Type Name	Quantity	Effort Rate	Effort	Subtotals	Comment
MATTHEW LEWIN	8/10/2025	8/5/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	8/10/2025	8/5/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
NEAL BERLINER	8/10/2025	8/6/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	8/10/2025	8/6/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	8/10/2025	8/6/2025	TESTING/OBSERVATION- UTILITY TRENCH	5.50	135.0000	742.50		
MATTHEW LEWIN	8/10/2025	8/6/2025	TRUCK AND NUCLEAR GAUGE	5.50	20.0000	110.00		
JOSEPH HICKS	8/24/2025	8/20/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
MATTHEW LEWIN	8/31/2025	8/27/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	8/31/2025	8/27/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JOSEPH HICKS	9/7/2025	9/3/2025	PROJECT MANAGEMENT QA/QC	1.00	155.0000	155.00		
MATTHEW LEWIN	9/7/2025	9/4/2025	TRAVEL TO SITE	0.50	202.5000	101.25		
MATTHEW LEWIN	9/7/2025	9/4/2025	TESTING/OBSERVATION- UTILITY TRENCH	8.00	135.0000	1,080.00		
MATTHEW LEWIN	9/7/2025	9/4/2025	TRUCK AND NUCLEAR GAUGE	8.00	20.0000	160.00		
NEAL BERLINER	9/7/2025	9/5/2025	PROJECT MANAGEMENT QA/QC	0.50	175.0000	87.50		
MATTHEW LEWIN	9/7/2025	9/5/2025	TESTING/OBSERVATION- UTILITY TRENCH	5.50	135.0000	742.50		
MATTHEW LEWIN	9/7/2025	9/5/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	9/7/2025	9/5/2025	TRUCK AND NUCLEAR GAUGE	5.50	20.0000	110.00		
NEAL BERLINER	9/14/2025	9/10/2025	PROJECT MANAGEMENT QA/QC	0.50	175.0000	87.50		
MATTHEW LEWIN	9/14/2025	9/10/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	9/14/2025	9/10/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	10/5/2025	10/3/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/5/2025	10/3/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
AMANDA FAIR	10/12/2025	10/6/2025	SCHEDULING/DISPATCH/FIELD SUPPORT	1.00	95.0000	95.00		
NEAL BERLINER	10/12/2025	10/7/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	10/12/2025	10/7/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/12/2025	10/7/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	10/12/2025	10/8/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/12/2025	10/8/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	10/12/2025	10/10/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/12/2025	10/10/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	10/19/2025	10/13/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/19/2025	10/13/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
NEAL BERLINER	10/19/2025	10/15/2025	PROJECT MANAGEMENT QA/QC	0.50	175.0000	87.50		
MATTHEW LEWIN	10/19/2025	10/15/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/19/2025	10/15/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	10/26/2025	10/21/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/26/2025	10/21/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
NEAL BERLINER	10/26/2025	10/22/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MICHAEL CARPENTER	10/26/2025	10/22/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MICHAEL CARPENTER	10/26/2025	10/22/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	10/26/2025	10/24/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	10/26/2025	10/24/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
AMANDA FAIR	10/26/2025	10/24/2025	SCHEDULING/DISPATCH/FIELD SUPPORT	0.50	95.0000	47.50		
BRANDON CROW	11/2/2025	10/27/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.50	135.0000	1,012.50		
BRANDON CROW	11/2/2025	10/27/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
BRANDON CROW	11/2/2025	10/27/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
NEAL BERLINER	11/2/2025	10/29/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	11/2/2025	10/29/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	11/2/2025	10/29/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
AMANDA FAIR	11/2/2025	10/29/2025	SCHEDULING/DISPATCH/FIELD SUPPORT	1.00	95.0000	95.00		
MATTHEW LEWIN	11/2/2025	10/30/2025	TESTING/OBSERVATION- UTILITY TRENCH	6.00	135.0000	810.00		
MATTHEW LEWIN	11/2/2025	10/30/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	11/2/2025	10/30/2025	TRUCK AND NUCLEAR GAUGE	6.00	20.0000	120.00		
MATTHEW LEWIN	11/2/2025	10/31/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.50	135.0000	1,012.50		
MATTHEW LEWIN	11/2/2025	10/31/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	11/2/2025	10/31/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
MATTHEW LEWIN	11/9/2025	11/3/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	11/9/2025	11/3/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
AMANDA FAIR	11/9/2025	11/3/2025	SCHEDULING/DISPATCH/FIELD SUPPORT	1.00	95.0000	95.00		
MATTHEW LEWIN	11/9/2025	11/4/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	11/9/2025	11/4/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		

Sierra Madre Library Expansion Project
Geo-Con: Geo-technical Services - Construction Phase
12/22/2025

Employee / Vendor / Client Name	Posting Date	Transaction Date	Activity Type Name	Quantity	Effort Rate	Effort	Subtotals	Comment
ROBERTO PEREZ BARRERA	11/9/2025	11/5/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
ROBERTO PEREZ BARRERA	11/9/2025	11/5/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
NEAL BERLINER	11/9/2025	11/6/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
MATTHEW LEWIN	11/9/2025	11/6/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	11/9/2025	11/6/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
JACOB BERLINER	11/9/2025	11/7/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
JACOB BERLINER	11/9/2025	11/7/2025	TESTING/OBSERVATION- UTILITY TRENCH	5.50	135.0000	742.50		
JACOB BERLINER	11/9/2025	11/7/2025	TRUCK AND NUCLEAR GAUGE	5.50	20.0000	110.00		
NEAL BERLINER	11/16/2025	11/10/2025	PROJECT MANAGEMENT QA/QC	1.00	175.0000	175.00		
VICTOR GONZALEZ GOMEZ	11/16/2025	11/10/2025	TESTING/OBSERVATION- UTILITY TRENCH	7.00	135.0000	945.00		
VICTOR GONZALEZ GOMEZ	11/16/2025	11/10/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
VICTOR GONZALEZ GOMEZ	11/16/2025	11/10/2025	TRUCK AND NUCLEAR GAUGE	7.00	20.0000	140.00		
MATTHEW LEWIN	11/16/2025	11/12/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	11/16/2025	11/12/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	11/16/2025	11/13/2025	TESTING/OBSERVATION- UTILITY TRENCH	4.00	135.0000	540.00		
MATTHEW LEWIN	11/16/2025	11/13/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	11/23/2025	11/19/2025	TESTING/OBSERVATION- GRADING	4.00	135.0000	540.00		
MATTHEW LEWIN	11/23/2025	11/19/2025	TRUCK AND NUCLEAR GAUGE	4.00	20.0000	80.00		
MATTHEW LEWIN	12/7/2025	12/2/2025	TRAVEL TO SITE	0.50	135.0000	67.50		
MATTHEW LEWIN	12/7/2025	12/2/2025	TESTING/OBSERVATION- GRADING	7.50	135.0000	1,012.50		
MATTHEW LEWIN	12/7/2025	12/2/2025	TRUCK AND NUCLEAR GAUGE	7.50	20.0000	150.00		
				686.00		**57,828.75**	**$ 25,686.25**	Additional services provided since $32,000 was exhausted 6-22-25
							$ 23,313.75	Project Services remaining to complete the project
							$ 49,000.00	Revised CO1 (assuming 53 cummalitive days after 6/6/2025) sent 12/12/2025 for $49,000.00

CITY OF
SIERRA MADRE

STAFF REPORT

PUBLIC WORKS SERVICES

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Miguel Hernandez, Assistant City Manager/Interim Public Works Director
By: Brian A. Dickinson, Public Works Project Manager

SUBJECT: **Revised Amendment No. 1 to the Professional Services Agreement with The Vertex Companies, LLC for Construction Management and Oversight Services for the Library Remodel and Construction Expansion Project**

RECOMMENDATION

It is recommended that the City Council approve Revised Amendment No. 1 to the Professional Services Agreement with The Vertex Companies, LLC, in the amount of $125,200, for additional testing, inspection, and construction management services associated with the Library Remodel and Construction Expansion Project.

SUMMARY

At its February 13, 2024, meeting, the City Council approved a Consulting Services Agreement with The Vertex Companies, LLC ("Vertex") to provide construction management and oversight services for the Library Remodel and Construction Expansion Project. The Agreement commenced on March 11, 2024, and is scheduled to terminate on July 1, 2026, with a not-to-exceed amount of $532,000.

Public Works is requesting City Council authorization to approve an Amendment No. 1 to the Agreement in the amount of $125,200. The revised amendment consolidates previously authorized administrative changes and incorporates additional unanticipated testing, inspection, and construction management support required during the project closeout phase.

DISCUSSION & ANALYSIS

The original Agreement with Vertex established a not-to-exceed amount of $532,000 for construction management and oversight services for the Library Remodel and Construction Expansion Project. Subsequent to the original approval, Amendment No. 1 in the amount of $55,875 was administratively executed to address additional project needs that arose during

construction; however, this amendment was not previously presented to the City Council for formal approval.

As the project progressed, further unanticipated testing, inspection, and construction management services became necessary due to the complexity, duration, and technical requirements of the project, particularly as it enters the closeout phase. These services are critical to ensuring code compliance, completion of punch-list items, and proper documentation for project acceptance.

To ensure transparency, adherence to City contracting policies, and continuity of services, Public Works is recommending approval of a Revised Amendment No. 1, which supersedes the prior administrative amendment and consolidates all additional services into a single amendment totaling $125,200.

Approval of the revised amendment will:

- Ensure required testing and inspection services are completed in compliance with applicable building codes and construction standards;
- Provide continued construction management oversight during the critical project closeout phase;
- Reduce the risk of construction deficiencies, delays, or incomplete closeout documentation; and
- Maintain accountability, quality assurance, and adherence to the approved project schedule

STRATEGIC PLAN RELATIONSHIP

Approval of this item supports Strategy IG 1.3 – Library Renovation, Infrastructure, and Growth Management, by ensuring successful completion and long-term operational readiness of a key community facility.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a “project” under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be determined with certainty that the action will not have a significant effect on the environment.

FISCAL IMPACT

The original Agreement with The Vertex Companies, LLC was approved with a not-to-exceed amount of $532,000. Approval of Amendment No. 1 in the amount of $125,200 increases the total contract authority to $657,200, representing approximately 6.2% of the total estimated

construction cost of $10,545,700. Of the amendment amount, approximately $95,200 is attributable to additional testing and inspection services. Funding for the revised amendment is included within the approved project budget, and there is no additional impact to the General Fund beyond previously authorized appropriations.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. Revised Amendment No. 1 with Vertex

FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT
FOR CONSULTANT SERVICES

This First Amendment to Professional Services Agreement for Consultant Services ("Amendment") is entered into by and between the City of Sierra Madre, a California municipal corporation ("City"), and The Vertex Companies, LLC., a California Corporation ("Consultant"), (collectively, "Parties").

RECITALS

A. On March 12, 2024, the City entered into a Professional Services Agreement with Consultant to provide the City with construction management services for the Library Construction Project, including construction management oversite and inspection services including sub-contracting for inspection services ("Agreement").

B. As the Library Construction Project progressed, further unanticipated testing, inspection, and construction management services became necessary due to the complexity, duration, and technical requirements of the project, particularly as it enters the closeout phase. These services are critical to ensuring code compliance, completion of punch-list items, and proper documentation for project acceptance.

C. The parties desire to amend this Agreement to include this additional work and to increase the compensation authorized under the Agreement.

AMENDMENTS

1. AMENDMENT: Section 3.4 (Maximum Amount) of Section 3 (Definitions) of the Agreement is amended to read as follows, with underlined text denoting additions and struck-through text denoting deletions:

   Section 3.4 "Maximum Amount": The highest total compensation and costs payable to Consultant by City under this Agreement. The Maximum Amount under this Agreement is $657,200.
   .

2. INTEGRATION: This Amendment amends the Agreement and, except as specifically amended hereby, the Agreement shall remain in full force and effect.

3. SEVERABILITY: If any provision of this Amendment is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall nevertheless continue in full force and effect.

IN WITNESS WHEREOF, this Amendment shall be executed by the representatives of the Parties authorized to do so and shall take effect upon the dates set forth below.

"City"

City of Sierra Madre

By:_____
Michael Bruckner
City Manager

Date: _____

"Contractor"

The Vertex Companies, LLC.

By:_____
J.L. Summerlin
Vice President

Date: _____

Attest:

By:_____
Laura Aguilar, City Clerk

Date: _____

Approved as to form:

By:_____
Aleks R. Giragosian, City Attorney

Date: _____

CITY OF
SIERRA MADRE

STAFF REPORT

FIRE DEPARTMENT

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Brent Bartlett, Fire Chief

SUBJECT: **Resolution No. 26-10 Adopting the 2025 City of Sierra Madre Local Hazard Mitigation Plan**

RECOMMENDATION

It is recommended that the City Council adopt Resolution No. 26-10, approving the 2025 City of Sierra Madre Local Hazard Mitigation Plan (LHMP), and authorize staff to submit the adoption documentation to the Federal Emergency Management Agency (FEMA) for final approval.

SUMMARY

The Local Hazard Mitigation Plan (LHMP) is a federally required planning document that identifies natural and human-caused hazards affecting the City of Sierra Madre, and establishes long-term strategies to reduce risks to life, property, critical infrastructure, and the environment.

The City has completed its required five-year update to the LHMP in accordance with the Disaster Mitigation Act of 2000 and Title 44 of the Code of Federal Regulations (CFR), Part 201.6. On December 22, 2025, FEMA issued an Approvable Pending Adoption (APA) determination for the City's updated LHMP, confirming that the Plan meets all federal requirements and is eligible for final approval upon adoption by the City Council.

Adoption of the LHMP is the final step necessary to maintain the City's eligibility for FEMA Hazard Mitigation Assistance grant programs.

DISCUSSION & ANALYSIS

Federal law requires local jurisdictions to adopt and maintain a FEMA-approved Local Hazard Mitigation Plan as a condition of eligibility for federal hazard mitigation funding. These funds support projects that reduce long-term risks from disasters such as wildfires, earthquakes, flooding, severe weather, and other hazards.

The 2025 City of Sierra Madre Local Hazard Mitigation Plan was developed through a collaborative planning process led by the Fire Department, with participation from City departments and stakeholders. The Plan includes:

- A comprehensive assessment of hazards and associated risks affecting the City;
- An evaluation of vulnerabilities to people, property, and critical facilities;
- A mitigation strategy identifying prioritized actions and projects to reduce risk; and
- A framework for ongoing plan maintenance and implementation.

FEMA's Approvable Pending Adoption determination confirms that the Plan satisfies all federal mitigation planning requirements; however, FEMA cannot grant final approval until the Plan is formally adopted by the City Council. FEMA requires that adoption documentation be submitted within one calendar year of the APA letter date. Failure to do so would require the Plan to be updated and resubmitted for review.

Adoption of the LHMP allows the City to remain eligible for FEMA Hazard Mitigation Assistance programs, including the Hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC), and Flood Mitigation Assistance (FMA). These programs provide critical funding opportunities to support wildfire mitigation, infrastructure hardening, emergency preparedness, and other resilience projects that align with the City's public safety and fiscal responsibility goals.

STRATEGIC PLAN RELATIONSHIP

Adoption of the LHMP supports the City's Strategic Plan goal of Public Safety by strengthening disaster preparedness, reducing long-term risk, and improving the City's ability to secure external funding for mitigation projects that protect the community.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute as a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be determined with certainty that it will have no impact on the environment.

FISCAL IMPACT

There is no impact to the General Fund as a result of adopting Resolution No. 26-10.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. Resolution No. 26-10
2. FEMA's Hazard Mitigation Plan Approvable Pending Adoption Letter
3. Sierra Madre LHMP 2025

RESOLUTION NO. 26-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE CALIFORNIA, ADOPTING THE 2025 CITY OF SIERRA MADRE LOCAL HAZARD MITIGATION PLAN

RECITALS

WHEREAS, the City of Sierra Madre is vulnerable to natural and human-caused hazards that may result in loss of life, injury, property damage, economic hardship, and threats to public health and safety; and;

WHEREAS, the Disaster Mitigation Act of 2000 (Public Law 106-390) and Title 44 of the Code of Federal Regulations, Part 201, require local governments to adopt a FEMA-approved Local Hazard Mitigation Plan as a condition of eligibility for federal hazard mitigation assistance; and;

WHEREAS, the City of Sierra Madre has prepared the 2025 Local Hazard Mitigation Plan, which identifies hazards, assesses risks and vulnerabilities, and establishes mitigation strategies to reduce long-term impacts from disasters; and;

WHEREAS, the Local Hazard Mitigation Plan was developed through a planning process that included City staff participation and public involvement, consistent with federal mitigation planning requirements; and;

WHEREAS, on December 22, 2025, the Federal Emergency Management Agency (FEMA) issued a determination that the City of Sierra Madre Local Hazard Mitigation Plan is Approvable Pending Adoption; and;

WHEREAS, FEMA requires formal adoption of the Local Hazard Mitigation Plan by the City Council in order to grant final approval and maintain eligibility for funding under FEMA's Hazard Mitigation Assistance programs.

THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by reference.

SECTION 2. Adoption of Local Hazard Mitigation Plan. The 2025 City of Sierra Madre Local Hazard Mitigation Plan is hereby adopted.

SECTION 3. Authorization to Submit Adoption Documentation. City staff are authorized and directed to submit this Resolution and all required adoption documentation to FEMA Region IX for final approval of the Local Hazard Mitigation Plan.

SECTION 4. Plan Implementation and Use. The adopted Local Hazard Mitigation Plan shall serve as a guiding document for hazard mitigation planning and

implementation within the City of Sierra Madre.

SECTION 5. CEQA. The adoption of the Local Hazard Mitigation Plan does not constitute a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment.

SECTION 6. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Resolution or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Resolution or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 7. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Resolution by the City Council.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED, AND ADOPTED this 27th day of January, 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY the foregoing Resolution was duly passed, approved, and adopted by the City Council of the City of Sierra Madre, California, at a meeting held on the 27th day of January by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

U.S. Department of Homeland Security
FEMA Region 9
1111 Broadway, Suite 1200
Oakland, CA 94607-4052

FEMA

December 22, 2025

Brent Bartlett
Fire Chief
Fire Department
242 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

Reference: Hazard Mitigation Plan Approvable Pending Adoption
City of Sierra Madre, CA

Dear Brent Bartlett:

The Federal Emergency Management Agency (FEMA) has completed its review of the 2025 City of Sierra Madre Hazard Mitigation Plan and has determined that the plan is eligible for final approval, pending its formal adoption by the City of Sierra Madre.

Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year from the date of this letter. If the adoption is not received within that timeframe, the plan must be updated and resubmitted for review.

FEMA will issue formal approval of the plan upon receipt of the adoption documentation. Adoption of the plan is required to maintain eligibility for funding under FEMA's Hazard Mitigation Assistance (HMA) programs. All funding requests will be evaluated individually based on the specific eligibility criteria and requirements of the applicable HMA program.

Please note that while local hazard mitigation plans may include additional content to meet Element H: Additional State Requirements or other local objectives, FEMA's Approvable Pending Adoption (APA) status does not constitute review or approval of any content exceeding FEMA's standard mitigation planning requirements.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at fema-r9-mitigation-planning@fema.dhs.gov.

Sincerely,

ZACHARY M MALCARNE
Digitally signed by ZACHARY M MALCARNE
Date: 2025.12.22 12:04:05 -08'00'

For Alison Kearns
Planning and Implementation Branch Chief
Mitigation Division
FEMA Region 9

Enclosure (1)
City of Sierra Madre Plan Review Tool, dated December 22, 2025

cc: Robyn Fennig, State Hazard Mitigation Officer, California Governor's Office of Emergency Services
Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of Emergency Services

October 20, 2025 | Hazard Mitigation Plan





CITY OF SIERRA MADRE





Credits

Hazard Mitigation Planning Team

Name	*Department - Division*	*Position (*also a resident)*
City of Sierra Madre		
Brent Bartlett, Planning Team Chair	Fire Department	Fire Chief
Laura Aguilar	City Manager's Office	Deputy City Manager / City Clerk
Gustavo Barrientos	Police Department	Police Chief
Michael Bruckner	City Manager's Office	City Manager
James Carlson	Public Works Department	Management Analyst
Miguel Hernandez	City Manager's Office	Assistant City Manager
Amy Hsu	Fire Department	Administrative Analyst
Clare Lin	Planning & Community Preservation Department	Director of Planning & Community Preservation
Anthony Rainey	Finance Department	Finance Director
Leila Regan	Library	City Librarian
Jose Reynoso	City Manager's Office	City Manager (former)
Bob Spears	Fire Department	Emergency Services Manager*
Arnulfo Yanez	Public Works Department	Director of Public Works
Emergency Planning Consultants		
Carolyn J. Harshman	Emergency Planning Consultants	Planning Director
Jill Caputi	Independent Contractor	Planning Associate and Mapping Analyst
Megan Fritzler	Independent Contractor	Planning Assistant

Point of Contact

To request information or provide comments regarding this mitigation plan, please contact:

Name and Position Title	Brent Bartlett, Fire Chief
Email	bbartlett@sierramadreca.gov
Mailing Address	242 W. Sierra Madre Boulevard, Sierra Madre, CA, 91024
Telephone Number	(626) 355-3611 x601

Consulting Services

Emergency Planning Consultants

- ✓ Planning Director: Carolyn J. Harshman, MPA, CEM
- ✓ Planning Associate and Mapping Analyst: Jill Caputi, MS, CEM
- ✓ Planning Assistant: Megan R. Fritzler, BA

3665 Ethan Allen Avenue
San Diego, California 92117
Cell: 858-922-6964
epc@pacbell.net
www.carolynharshman.com

Acknowledgements

City Council

- ✓ Robert Parkhurst, Mayor
- ✓ Kristine Lowe, Mayor Pro Tem
- ✓ Edward Garcia, Council Member
- ✓ Gene Goss, Council Member
- ✓ Kelly Kriebs, Council Member

Mapping

The maps in this plan were provided by the City of Sierra Madre, County of Los Angeles, Federal Emergency Management Agency (FEMA), or were acquired from public sources. Care was taken in the creation of the maps contained in this plan, however they are provided "as is". The City of Sierra Madre cannot accept any responsibility for any errors, omissions or positional accuracy, and therefore, there are no warranties that accompany these products (the maps). Although information from land surveys may have been used in the creation of these products, in no way does this product represent or constitute a land survey. Users are cautioned to field-verify information on this product before making any decisions.

Mandated Content

In an effort to assist the readers and reviewers of this document, the jurisdiction has inserted "markers" emphasizing mandated content as identified in the Disaster Mitigation Act of 2000 (Public Law – 390). The following is a sample marker:

EXAMPLE

Q&A | ELEMENT A: PLANNING PROCESS | A1-a.
Q Does the plan document how the plan was prepared, including the schedule or time frame and activities that made up the plan's development, as well as who was involved? (Requirement 44 CFR § 201.6(c)(1)) **A:**

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Executive Summary

The City of Sierra Madre's Hazard Mitigation Plan (HMP) is a strategic framework designed to reduce the loss of life and property by lessening the impact of disasters. The primary goal of the HMP is to identify potential hazards, assess their risks, and implement long-term strategies to mitigate their effects on a community. This comprehensive plan involves a systematic process of identifying hazards, evaluating vulnerabilities, and developing actions to minimize the damage and disruption caused by natural hazard events.

Before we go into the details of the planning process, it's important to define hazard mitigation as actions taken to minimize or eliminate threats associated with hazards.

In 2019, the National Institute of Building Sciences issued an update to its landmark report "Natural Hazard Mitigation Saves". The study analyzed the benefit cost ratio of a range of mitigation activities including mitigation planning and building retrofits. The findings revealed a dramatic return on investment. For mitigation activities**,** every dollar spent yielded a six dollar return on avoided losses in the future. For building retrofits, every dollar spent yielded a four dollar return on avoided losses in the future.



FEMA's mitigation website recommends 4 steps in the overall planning process: Step #1 is to organize the planning process and resources. Step #2 is to assess risks and capabilities. Step #3 is to develop a Mitigation Strategy. Step #4 is to Adopt and Implement the Plan.

FEMA's April 11, 2025, Local Mitigation Planning Policy Guide divides requirements into seven elements including A - Planning Process, B - Risk Assessment, C - Mitigation Strategy, D - Plan Maintenance, E - Plan Update, F - Plan Adoption, G - High Hazard Potential Dams.

Element A: Planning Process lays out how the plan was developed, who was involved and what data and information were used to build the plan. Much of the content focuses on the robust community outreach process. In developing the HMP, a Planning Team was formed to undertake a detailed analysis of the City's unique risks and challenges. The Team included department representatives from the Fire, City Manager, Police, Public Works, Planning and Community Preservation, Water, IT, and Finance. The Team met five times with the consultant, contributing to the Initial Draft Plan. In addition to the planning document itself, the Team developed and was actively involved in a community outreach strategy.

The planning process involved collaboration among adjoining local governments and special districts, businesses organization, residents, and other stakeholders to gather data, assess vulnerabilities, and prioritize mitigation actions. The process ensured that the City is better prepared to respond to and recover from disasters, while enhancing overall resilience.

Throughout the entire planning process, the Planning Team kept the public stakeholders informed of the Team's progress and opportunities to provide input. These outreach activities began with a project briefing to the City Council on November 12, 2024, followed by press releases, social media postings, solicitations to participate in a mitigation survey, and to provide input to the First Draft Plan.

Once public and stakeholder input are incorporated, the Second Draft Plan will be submitted for a formal review by Cal OES and FEMA. That process will result in FEMA's issuance of Approvable Pending Adoption. Next, the plan will need to be adopted by the City Council. Following submission of the resolution to adopt the plan, FEMA will issue a Letter of Approval which will grant eligibility for mitigation-related grants for a period of five years. The Planning Team will immediately begin the process of plan implementation which will continue with the tradition of sharing and incorporating input from customers and stakeholders.

The ability to communicate with others during a disaster is imperative for residents to be able to take the necessary precautions related to the disaster. When individuals do not speak the language in which emergency information is presented, it can negatively influence the individual's ability to comprehend the situation and take appropriate action.

Element B: Risk Assessment is divided into three sub-sections: the City Profile, the Hazard Assessment, and the Vulnerability and Impacts. The City Profile describes the features of the planning area as a medium sized local government serving a predominately single-family community with neighborhood commercial.

The Hazard Analysis sub-section includes a comprehensive evaluation of the hazard events that could result in significant losses. In the case of Sierra Madre, the profiled hazards include earthquake, wildfire, power outage, windstorm, landslide, flood, and drought. The sub-section on Vulnerability and Impacts focuses on the City's assets including people, structures, economy, natural, historic, and cultural resources, and activities that bring value to the community.

Element C: Mitigation Strategy includes a discussion on the plan's goals as well as the jurisdiction's existing capabilities to conduct mitigation activities. Also, the Mitigation Actions Matrix identifies more than 50 projects and policies that will create a more resilient community.

Element D: Plan Maintenance describes a planning process for the Planning Team to use once the plan is adopted and approved. Implementation of the mitigation action items, gathering updates on hazards, and keeping the public and stakeholders involved are the priorities for the 5-year life of the plan.

Element E: Plan Update content is applicable only to plans that are being updated from a previous FEMA-approved version. Required information would include significant changes in the jurisdiction's built environment as well as changes in the jurisdiction's priorities since the last version of the plan.

Element F: Plan Adoption identifies the process and documentation involved in the plan's adoption by the City Council.

Element G: High Hazard Potential Dams is an optional section of the plan for those jurisdictions with critical infrastructure like dams and levees. This Element is required if a jurisdiction seeks funding from the High Hazard Potential Dams (HHPD) Grant Program. *Since the City is not planning to seek monies through HHPD, Element G is not included.*

Element A: Planning Process

Q&A | ELEMENT A: PLANNING PROCESS | A1-a.
Q: Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement 44 CFR § 201.6(c)(1)) **A:** See **Graphic A.1, Credits, Tables A.1-4, Plan Writing** below.
Q&A | ELEMENT A: PLANNING PROCESS | A1-b.
Q: Does the plan list the jurisdiction(s) participating in the plan that seek approval, and describe how they participated in the planning process? (Requirement 44 CFR § 201.6(c)(1)) **A:** See **Planning Process** below.
Q&A | ELEMENT A: PLANNING PROCESS | A2-a.
Q: Does the plan identify all stakeholders involved or given an opportunity to be involved in the planning process, and how each stakeholder was presented with this opportunity? (Requirement 44 CFR § 201.6(b)(2)) **A:** See **Table A.1, Stakeholder Outreach, Stakeholder Opportunities for Input by Category, Table A.3, Table A.4** below.
Q&A | ELEMENT A: PLANNING PROCESS | A3-a.
Q: Does the plan document how the public was given the opportunity to be involved in the planning process and how their feedback was included in the plan? (Requirement 44 CFR § 201.6(b)(1)) **A:** See **Public Outreach, Table A.3, Table A.4** below.

Q&A | ELEMENT A: PLANNING PROCESS | A4-a.
Q: Does the plan document what existing plans, studies, reports, and technical information were reviewed for the development of the plan, as well as how they were 44 CFR § 201.6(b)(3)) incorporated into the document? (Requirement **A:** See **Use of Existing Data** below.

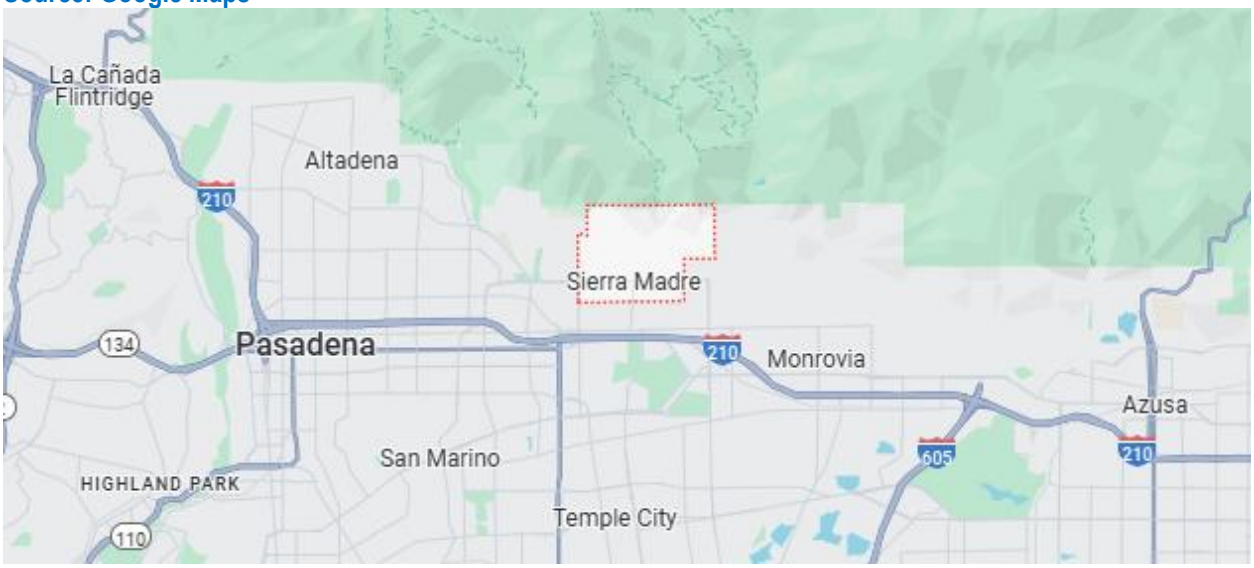
Introduction

This Hazard Mitigation (HMP) update was prepared in response to the Disaster Mitigation Act of 2000 (DMA 2000). DMA 2000 (also known as Public Law 106-390) since 2005 has required state and local governments (including special districts and joint powers authorities) to prepare mitigation plans to document their mitigation planning process, and identify hazards, potential losses, mitigation needs, goals, and strategies. This type of planning supplements the City of Sierra Madre's comprehensive land use planning and emergency management planning programs. The jurisdiction's most recent HMP was approved by FEMA in 2020. Once adopted by the City Council and approved by FEMA, the Plan will ensure eligibility for Hazard Mitigation Grant Program (HMGP) and other funding requiring hazard mitigation plans.

Planning Area

The boundary of the City of Sierra Madre constitutes the planning area and the city government served as what FEMA refers to as the "planning participant." Therefore, this is a single-jurisdiction plan.

Map A.1: Map of Planning Area
Source: Google Maps



Regulations and Guidance

DMA 2000 was designed to establish a national program for pre-disaster mitigation, streamline disaster relief at the federal and state levels, and control federal disaster assistance costs. Congress believed these requirements would produce the following benefits:

- ✓ Reduce loss of life and property, human suffering, economic disruption, and disaster costs.
- ✓ Prioritize hazard mitigation at the local level with increased emphasis on planning and public involvement, assessing risks, implementing loss reduction measures, and ensuring critical facilities/services survive a disaster.
- ✓ Promote education and economic incentives to form community-based partnerships and leverage non-federal resources to commit to and implement long-term hazard mitigation activities.

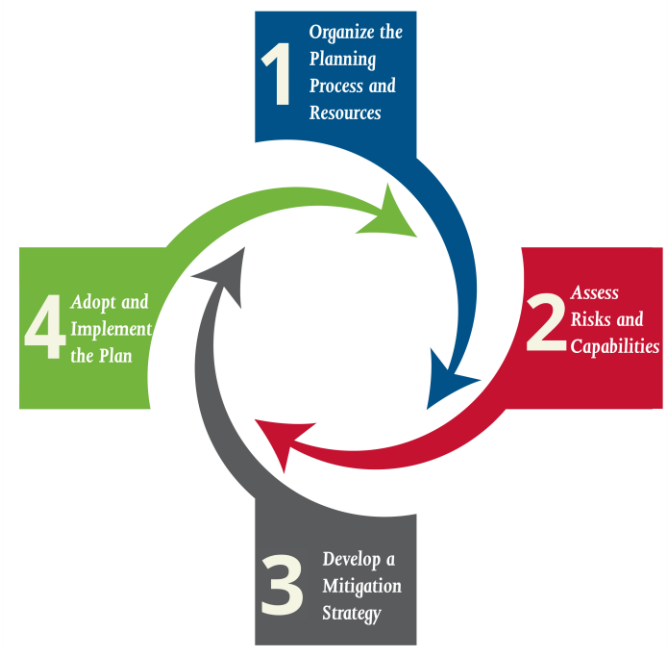
Planning Approach

The four-step planning approach outlined below is from FEMA. It is the approach used by the Planning Team during the plan update.

Step 1: Organize the Planning Process and Resources

At the start, a state, local, tribal nation, or territorial government should focus on assembling the resources needed for a successful mitigation planning process. This includes securing technical expertise, defining the planning area, and identifying key individuals, agencies, neighboring jurisdictions, businesses, and/or other stakeholders to participate in the process. The planning process for local governments and tribal nations must include opportunities for the public to comment on the plan.

Graphic A.1: Planning Approach
Source: FEMA's Hazard Mitigation Planning Website



Step 2: Assess Risks and Capabilities
Next, the state, local, tribal nation, or territorial government needs to identify the characteristics and potential consequences of hazards. It is important to understand what geographic areas the hazards might impact and how people, property, or other assets might be vulnerable. The four basic components of a risk assessment are:

- Hazard identification
- Profiling of hazard events
- Inventory of assets
- Estimation of potential human and economic losses based on the exposure and vulnerability of people, buildings, and infrastructure

Step 3: Develop a Mitigation Strategy
The state, local, tribal nation, or territorial government then sets priorities and develops long-term strategies for avoiding or minimizing the undesired effects of disasters. The strategy is based on an assessment of the unique set of regulatory, administrative, and financial capabilities to undertake mitigation. The mitigation strategy also includes a description of how the mitigation actions will be implemented and administered.

Step 4: Adopt and Implement the Plan
Once FEMA has received proof of adoption from the governing body, the plan will be approved by FEMA. Next, the state, local, tribal nation, or territorial government can bring the mitigation plan to life in a variety of ways, ranging from implementing specific mitigation actions to changing aspects of day-to-day organizational operations. To ensure success, the plan must remain a relevant, living document through routine maintenance. The state, local, tribal nation needs to conduct periodic evaluations to assess changing risks and priorities and make revisions as needed.

Planning Process

Planning Team

Throughout the entire planning process, the departments represented on the Planning Team served as stakeholders while also making a concerted effort to gather input and ideas from other stakeholders and the public.

The City's Hazard Mitigation Planning Team was the core group of people responsible for:

- Developing and reviewing drafts of the plan
- Informing the risk assessment
- Developing the mitigation goals and strategy
- Submitting the plan for local adoption
- Promoting the project through various community outreach venues

The City of Sierra Madre chose to build a Planning Team from city departments with expertise about the community's assets as defined by FEMA to include people, structures (including community lifelines), economy, and other assets. Other assets include natural, historic, and cultural resources as well as activities bringing value to the community. Represented departments included the City Manager's Office, Finance, Fire, IT, Planning and Community Preservation, Police, Public Works, and Water Departments.

The Planning Team worked with Emergency Planning Consultants to create the updated plan. Planning Team members were sent email invitations on January 30, 2025, announcing the purpose of the Team and overall schedule and expectations. The department representatives on the Planning Team served as active stakeholders and contributors to the plan's update. Throughout the plan development process, the Team confirmed the planning approach, drafted and reviewed content, made revisions, and engaged members of the public. As indicated below, the meetings were designed to maximize contributions from the Team. Insights, opinions, and facts were gathered ranging from hazard history and rankings, capabilities, ongoing and future mitigation activities, and opportunities to engage the public through existing venues and meetings. See **Attachments** for Planning Team Meeting Minutes.

Table A.1: Planning Team Level of Participation

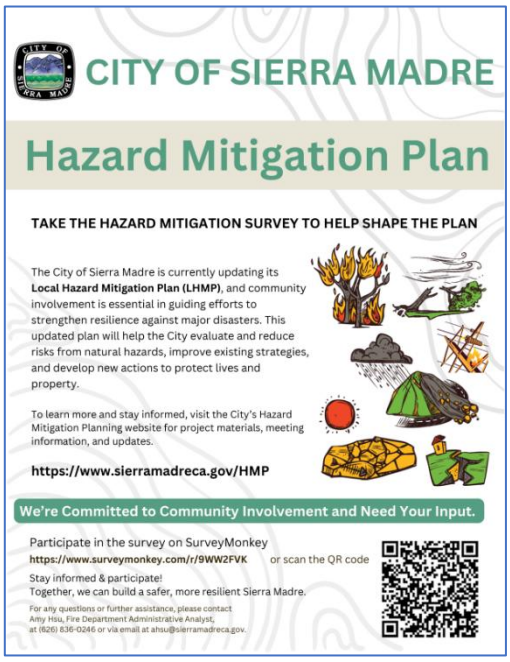
	City of Sierra Madre	Brent Bartlett, Planning Team Chair	Laura Aguilar	Gustavo Barrientos	Michael Bruckner	James Carlson	Miguel Hernandez	Amy Hsu	Clare Lin	Anthony Rainey	Leila Regan	Jose Reynoso	Bob Spears	Arnulfo Yanez	**Emergency Planning Consultants**	Carolyn Harshman	Jill Caputi	Megan Fritzler
Outreach – Announce Upcoming Planning Process at City Council		X																
Research and Writing of Plan		X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
Planning Team Meeting #1		X	X				X		X	X			X			X		
Outreach – Inform Public and Stakeholders of Planning Process and Encourage Participation in Mitigation Survey and Video		X						X										
Planning Team Meeting #2		X		X		X	X	X	X	X		X				X		
Planning Team Meeting #3		X				X	X	X	X	X			X			X		
Planning Team Meeting #4		X		X	X		X	X	X		X		X	X		X		
Outreach – Inform Public and Stakeholders of Opportunity to Provide Input to the First Draft Plan																		
Submit Second Draft Plan to Cal OES and FEMA. Revise as mandated																		
FEMA Issues Approvable Pending Adoption																		
Outreach – Invite Public and Stakeholders to Adoption Meeting.																		
Post Final Draft Plan for City Council meeting																		
Submit Resolution to FEMA																		
FEMA Issues Letter of Approval																		
Incorporate Letter of Approval into Final Plan																		

Table A.2: Project Timeline

Tasks	November 12, 2024	December 2025	January 2025	February 12, 2025 Planning Team #1	February 19, 2025 Planning Team #2	March 12, 2025	March 26, 2025 Planning Team #3	August 13, 2025 Planning Team #4	September 23, 2025							
Outreach - Announce Planning Process at City Council																
Research and Writing of Plan			X													
Planning Team Meeting #1 – Discuss Outreach Strategy				X												
Planning Team Meeting #2 – Risk Assessment					X											
Outreach – Inform Public and Stakeholders of Planning Process and Encourage Participation in Mitigation Survey and Video						X										
Planning Team Meeting #3 – Mitigation Action Items							X									
Planning Team Meeting #4 – Review Initial Draft Plan								X								
Outreach – Inform Public and Stakeholders of Opportunity to Provide Input to First Draft Plan									X							
Submit Second Draft Plan to Cal OES and FEMA. Revise as mandated																
FEMA Issues Approvable Pending Adoption																
Outreach – Invite Public and Stakeholders to Adoption Meeting																
Post Final Draft Plan for City Council Meeting																
Submit Resolution to FEMA																
FEMA Issues Letter of Approval																
Incorporate Resolution and Letter of Approval into Final Plan																

Plan Writing

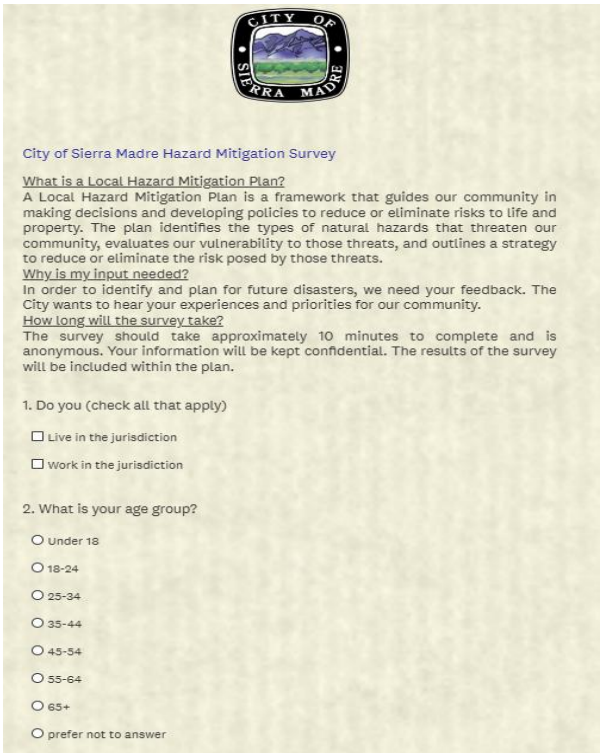
The first community outreach activity took place in November 12, 2024, during the announcement of the planning process to the City Council. The Planning Team's first meeting was on February 12, 2025.



A total of four Planning Team Meetings gathered vital information and insights. During the first meeting, the Community Outreach Strategy was developed. The second meeting included a briefing on the progress of the Community Outreach Strategy along with a discussion on the initial Hazard Analysis. The third meeting focused on providing updates to the 2020 capability assessment and Mitigation Actions Matrix.

An Initial Draft Plan was prepared by the consultant with considerable input from the Planning Team. The Initial Draft Plan was distributed in advance of the fourth meeting. The day of the meeting, the consultant facilitated a discussion of the Initial Draft Plan while soliciting input, corrections, and other suggestions from the Planning Team.

On March 12, 2025, the second community outreach event announced the availability of the Mitigation Survey and Video. Flyers, email, and social media were used to inform the public and stakeholders of the planning process as well as asking for participation in the Survey and Video. While the Video was designed to be informative, the Survey was designed to provide guidance and insights to the Planning Team on the hazards as well as possible mitigation activities. A dedicated website was created for the Hazard Mitigation Plan. As Planning Team Meetings took place, minutes and handouts were posted to the website. Planning Team Meeting #4 reviewed the input gathered from the Survey (see **Attachments**).



Next, the First Draft Plan was ready for notice and distribution to the public and stakeholders. The third outreach event took place in September 2025 which focused on the availability of the First Draft Plan and the Team's stated desire for input. The Planning Team wanted to ensure gathering as many perspectives as possible. Also, sharing and gathering input served as an excellent means to enlist local champions interested in mitigation opportunities regarding their own homes and businesses.

After documenting the input gathered on the First Draft Plan, the Second Draft Plan was ready for submission to Cal OES and FEMA along with a request for a formal review and a determination of "approvable pending adoption". Throughout the formal review process, the Planning Team and consultant completed amendments to the Plan as mandated by Cal OES and FEMA.

Upon receipt of FEMA's Approvable Pending Adoption notice, the Final Draft Plan will be posted in advance of City of Sierra Madre's City Council public meeting. During the fourth community outreach event, the public and stakeholders will be informed of the City Council meeting through email and social media. The purpose of the meeting will be to provide a public forum where additional comments can be gathered from the Council and attendees. The public meeting will include a presentation of a staff report and PowerPoint outlining the planning process and benefits of hazard mitigation. Staff will request the plan be adopted by the City Council and will follow up with forwarding a signed resolution to FEMA. Upon receipt of the proof of adoption, FEMA will issue a Letter of Approval.

Community Outreach Strategy

The planning process was powered by City staff, the public and stakeholders from across the private, public and non-governmental sectors. All of these resources were needed to assist with technical expertise, historical knowledge, and insights into hazards and mitigation strategies.

Stakeholder Outreach

The FEMA Handbook defines the need to identify specific stakeholders with a vested interest in the jurisdiction's mitigation planning. **Table A.3** defines each of the stakeholder categories as defined in the Handbook. Outreach to stakeholders was accomplished through direct emails and mail.

Table A.3: Stakeholder Categories Defined

Stakeholder Categories Defined
Local and Regional Agencies Involved in Hazard Mitigation Activities. Examples include public works, emergency management, local floodplain administration and Geographic Information Systems (GIS) departments.
Agencies that have the Authority to Regulate Development. Examples include zoning, planning, community and economic development departments, building officials, planning commission, and other elected officials.
Neighboring Communities. Examples include adjacent local governments, including special districts, such as those that are affected by similar hazard events or may share a mitigation action or project that crosses jurisdictional boundaries. Neighboring communities may be partners in hazard mitigation and response activities, or maybe where critical assets, such as dams, are located.
Businesses, Academia and other Private Organizations. Examples include a chamber of commerce, institutions of learning, private utilities or major employers that sustain community lifelines (providers of vital services in a community that when stabilized enable all other aspects of society to function).
Nonprofit Organizations and Community-Based Organizations. These organizations work directly with and/or provide support to underserved communities and socially vulnerable populations, among others. It is key to bringing partners to the table who can speak to the unique needs of these groups. Examples include housing, healthcare and social services agencies.

Table A.4 is the Stakeholder List by Category prepared by the Planning Team.

Table A.4: Stakeholder List by Category

Agency Name	Department Name	Individual's Name	Individual's Job Title
Local and Regional Agencies Involved in Hazard Mitigation Activities. Need to include agencies and departments identified with responsibilities on the Mitigation Actions Matrix.			
City of Sierra Madre Planning Team	City Manager Office	Jose Reynoso	City Manager
		Miguel Hernandez	Assistant City Manager
		Laura Aguilar	Deputy City Manager
	Police Department	Gustavo Barrientos	Chief of Police
	Fire Department	Brent Bartlett	Fire Chief
	Public Works	Arnulfo Yanez	Public Works Director
	Water Department	Steven McGee	Water Superintendent
	Planning	Clare Lin	Director of Planning & Community Preservation
	Code Enforcement	Clare Lin	Director of Planning & Community Preservation
	Finance	Anthony Rainey	Finance Director
	IT Department	Oscar Millan	Information Technology Manager
	Fire Department	Bob Spears	Emergency Services Manager
Office of Disaster Management	Area D	Diana Manzano-Garcia	Disaster Management Area Coordinator
City of Glendale	Verdugo Fire Communications Center	Brian Murphy	Fire Chief
Sierra Madre CERT		Pat Alcorn	President
Sierra Madre Search and Rescue		Robert Klusman	President
Los Angeles City	Emergency Management Department	Jim McDonnell	Chief of Police
Los Angeles County Sheriff	Temple City Station	Dispatch	Temple City
Agencies with Authority to Regulate Development. Need to include agencies responsible for enforcing regulatory standards like zoning, building code, and general plan on buildings and facilities owned by the City. Should include departments as well as any commissions or boards with authority to change standards.			
	City Council	Robert Parkhurst	Mayor
		Kristine Lowe	Mayor Pro Tem
		Edward Garcia	Council Member
		Kelly Kriebs	Council Member
		Gene Goss	Council Member
		Sue Spears	City Treasurer
Willdan	Building and Safety	Daren Raskin	Deputy Director
	Fire	Sandie Hastings	Fire Marshall
Hong Tam	Building and Safety	Hog Tam	Structural Engineer

Agency Name	Department Name	Individual's Name	Individual's Job Title
Los Angeles County	Fire	Leticia Pacillas	Community Services Liaison
California State	Department of Fish and Wildlife	Jane McKeever	Senior Environmental Scientist Supervisor
Community Services Commission		Lisa Carlson	Chair
		Roxanne Bartlett	Vice Chair
		Ashley Bonenfant	Commissioner
		Ann Palmer	Commissioner
		Geoffrey Woods	Commissioner
Natural Resources Commission		Allison Evans	Chair
		Jane Nelsen	Commissioner
		Kimberly Rodriguez	Commissioner
		Vicky Ryan	Commissioner
		William Patzert	Commissioner
Planning Commission		Tom Denison	Chair
		Pat Simcock	Vice Chair
		General	
Senior Community Commission		Patricia Krok	Chair
		Jacquie Pergola	Vice Chair
		Mary Carney	Commissioner
		Stephen Heydorff	Commissioner
		Marlene Enmark	Commissioner
Neighboring Communities. Includes jurisdictions and special districts within the service area and adjoining jurisdictions.			
Adjoining & Nearby Cities			
City of Arcadia	City Manager Office	Dominic Lazzaretto	City Manager
City of Pasadena	City Manager Office	Miguel Márquez	City Manager
City of Monrovia	City Manager Office	Dylan Feik	City Manager
City of San Marino	City Manager Office	Philippe Eskandar	City Manager
City of South Pasadena	City Manager Office	Sean Joyce	City Manager
City of San Gabriel	City Manager Office	Mark Lazzaretto	City Manager
City of Glendale	City Manager Office	Roubik Golanian	City Manager
City of Burbank	City Manager Office	Justin Hess	City Manager
Special Districts (providing services to the community)			
Pasadena Unified School District	Unknown	Shannon Malone	Senior Director
Business Organizations, Academia, and other Private Interests. Private Interests are community lifelines and major employers located in the service area.			
Businesses Organizations			

Agency Name	Department Name	Individual's Name	Individual's Job Title
Chamber of Commerce	Sierra Madre Chamber	Chris Cimino	President
The Kensington		Jodie Kendall	Director of Community Relations
Academia			
Pasadena Unified School District		Shannon Malone	Senior Director
Sierra Madre Elementary School		Jodi Marchesso	Principal
Sierra Madre Middlw School		Garret Newsom	Principal
St. Rita School		Jon McMaster	Office Manager
The Gooden School		Sam Enriquez	Director, Facilities, Safety and Security
Bethany Christian School		Jon Hawes	Head of Bethany Christian School
Sierra Madre Community Nursery School		Thais Anderson	Director of Operations
Major Employers			
The Kensington		Jodie Kendall	Director of Community Relations
The British Home in California, Ltd		Unknown	Unknown
Taylor's Ol' Fashion Market		Unknown	Unknown
Poppy Cake Baking Company		Unknown	Unknown
The Only Place in Town		Unknown	Unknown
Nonprofit and Community-Based Organizations that work directly with and/or provide support to underserved communities and socially vulnerable populations. FEMA categorizes "socially vulnerable populations" as including but not limited to high poverty, limited access to a vehicle, age (very old or very young), limited English language skills, disability status, race, and ethnicity. The focus with this part of the list is to contact groups that have direct contact with socially vulnerable populations who can share information about the distribution of your materials.			
Nonprofit Organizations			
Pasadena-Sierra Madre YMCA		Kurt Knop	Executive Director
Faith-Based Organizations			
Christ Church Sierra Madre		Jonathan Wee	Director of Outreach
Bethany Church of Sierra Madre		Frank Schifani	Front Office
St. Rita Catholic Parish		Aida Saldaña	Director of Parish Administration
Sierra Madre United Methodist Church			Administrative Assistant

Agency Name	Department Name	Individual's Name	Individual's Job Title
Disability Services Agencies			
Public Counsel		Stephanie Carroll	Directing Attorney
Health and Social Services	Cancer Support Community	Philip Herrera	Office Manager
Service Clubs			
Sierra Madre Rotary Club		Robert Stockly	President
Sierra Madre Kiwanis Club		Judy Webb-Martin	President
Sierra Madre Civic Club		Colleen McKernan	President
Community-Based Organizations			
Sierra Madre Woman's Club		Mary Carney	
Sierra Madre Canyon		Catherine Adde	Canyon Captain
Other. List other individuals/agencies that are not specifically identified above that you like to include in the distribution of materials.			
California State Senate	Senator Pérez Office	Edmundo Cuevas	Chief of Staff
California State Assembly	Assembly Member	Tom Steel	Chief of Staff
U. S. House of Representatives	Representative Judy Chu Office	Ellen Hamilton	Chief of Staff
City of Los Angeles	Angeles National Forest Services	Robert Garcia	Fire Chief
Charter Spectrum		Peter Hidalgo	Director of Government Affairs
Athens Services		Brandon Stansell	Government Liaison
Southern California Edison		Thomas Wong	Senior Advisor, Local Public Affairs
Southern California Gas Company		Jessica Alvarenga	Manager, Public Affairs
SGV Municipal Water District		Darin Kasamoto	General Manager
Los Angeles County	Public Works	Dai Bui	Area Engineer
	Planning	Amy Bodek	Director
State of California	Hazard Mitigation Branch Director & Building Code Enforcement	Melissa Boudrye	Chief

Public Outreach

Equally important are the individuals who reside, work, study, and play in the Sierra Madre community. Outreach to the public was accomplished through social media, flyers, public forums, newsletters, a dedicated website, and public postings.

Outreach Methods and Activities
The outreach methods identified in **Table A.5** include an extensive list of activities utilized throughout the planning process.

Table A.5: Outreach Methods and Activities for Public and Stakeholders

Outreach Methods and Activities (See **Attachments** for samples)	**Stakeholder Categories**					**Public**
	Local and Regional Agencies Involved in Hazard Mitigation	**Agencies with Authority to Regulate Development**	**Neighboring Communities (including adjacent local governments and special districts)**	**Businesses, Academia, and other Private Organizations**	**Nonprofit Organizations, Community-Based Organizations**	
Email or Mail to Stakeholders – direct communication for each of the community outreach events.	X	X	X	X	X	
Public Forums – City Council	X	X				X
Flyer (electronic and hard copy)– shared via Website, Social Media, and posted at: City Hall, Senior Center, Community Center, City Facilities, Library, Local Businesses on Sierra Madre Boulevard	X	X	X	X	X	X
City's Website – Posted plan- related documents and community outreach materials.	X	X	X	X	X	X
Social Media – Facebook, X, and Instagram	X	X	X	X	X	X
Local Newsletter – Village View	X	X	X	X	X	X
DMAC Area D Meetings	X	X	X			

Public and Stakeholder Input

Table A.6 provides details on the results of the Mitigation Survey as well as comments received via the website and the First Draft Plan. Any generalized comments are also included.

Input gathered from the public or stakeholders is listed in the right column. In addition to the input gathered, and how the information was utilized in the plan.

Table A.6: Public and Stakeholder Input

Date(s) of Invite/Input	Agency, Recipient's Name, Position Title	Information Received and Incorporated into Plan
PUBLIC and STAKEHOLDERS		
March 2025/March 2025	Received via website survey	**Information Received**: Please see the Attachments. **Incorporated into Plan**: Planning Team reviewed all of the results and comments gathered through the Survey. Information gathered influenced additions to the Mitigation Actions Matrix.
PUBLIC		
September 23, 2025/October 7, 2025	Bob Spears, Resident	**Information Received:** See Attachments for complete submission and annotated responses. Comments related to clarifications and corrections in Element B. **Incorporated into Plan:** Element B – Risk Assessment and Vulnerability & Impacts – numerous changes.
September 23, 2025/October 8, 2025	Glenn Hickman, Resident	**Information Received:** See Attachments for complete submission and annotated responses. Comments related to missing and existing content in Elements A, B, and E. Element A needs to include information in the City of Sierra Madre Eaton Fire Response After-Action Report and Improvement Plan (AAR/IP) **Incorporated into Plan:** Element A – AAR/IP was added to "Use of Existing Documents". Element B – Risk Assessment was revised to include more clarity on the purpose of the Calculated Priority Risk Index, Landslide (slope stabilization), and Vulnerability & Impacts – Structures. Element C – Mitigation-related actions in the Improvement Plan have been added to the Mitigation Actions Matrix. Element E Changes in Development.
September 23, 2025/September 24, 2025	Allen Ma, Resident	**Information Received:** Email (see Attachments) with general questions and comments relating to use of 2020 HMP, historical disaster declarations, selected hazard profiles, structure vulnerability analysis, sharing mitigation resources with other communities, and engaging asset owners. **Incorporated into Plan:** 2020 HMP was added to Element A: Planning Process – Use of Existing Data. As for historical declarations – not all disasters receive both state and federal declarations. As for the hazard profiles, the Team and consultant spent considerable time researching and reviewing possible natural hazards. Debris flow is discussed under the Landslide Profile. FEMA regulations for HMPs do not require information on the specific structural status/improvements to the listed buildings and infrastructure. As for sharing mitigation resources, the Stakeholder List includes a robust collection of neighboring communities, utilities, businesses, and local / regional agencies involved in mitigation and development. As per FEMA regulations, this outreach is intended to inform asset owners of the City's intentions to mitigation hazards for City-owned buildings and infrastructure. As for CEQA requirements, generally attorneys for local governments recommend a Negative Declaration since the Mitigation Action Items do not contain project-specific details.
September 23, 2025/September 27, 2025	Allen Ma, Resident	**Information Received:** Email (see Attachments) with question about incorporating the Eaton Fire AAR/IP. **Incorporated into Plan:** Although the AAR/IP was not included in the First Draft Plan, it has since been incorporated into the Second Draft Plan.
STAKEHOLDERS		
Local and Regional Agencies Involved in Hazard Mitigation Activities		

Date(s) of Invite/Input	Agency, Recipient's Name, Position Title	Information Received and Incorporated into Plan
September 23, 2025/October 7, 2025	City of Sierra Madre, Bob Spears, Emergency Services Manager	See Bob Spears, Resident comments above.
September 23, 2025/October 16, 2025	City of Sierra Madre, Debbie Roberts, Associate Librarian	**Information Received**: Email (see Amendments) providing questions and clarifications with most relating to Element B: Risk Assessment. **Incorporated into Plan**: Recommendations within the scope of the planning regulations were incorporated into the Second Draft Plan.
Agencies with Authority to Regulate Development		
September 23, 2025/October 7, 2025	Los Angeles County Public Works, Loni Eazell, Disaster Services Specialist	**Information Received:** Email (see Attachments) providing clarifications and corrections to Element B: Risk Assessment – Hazard Profiles. **Incorporated into Plan:** All of the clarifications and corrections have been incorporated into the plan.
September 23, 2025/October 7, 2025	Willdan Engineering Company, Sandie Hastings, Principal Project Manager	**Information Received:** Email stating "no comments".
September 23, 2025/September 23, 2025	Sierra Madre Energy, Environment and Natural Resources Commission, William Patzert, Commissioner	**Information Received:** Email (see Attachments) providing serious concerns about the status of Eaton Canyon as an "all-natural" environment. **Incorporated into Plan:** Eaton Canyon is not with Sierra Madre jurisdiction.
Neighboring Communities		
		None Received
Business Organizations, Academia, and Private Organizations		
		None Received
Nonprofit Organizations and Community-Based Organizations		
		None Received

Use of Existing Data

The Planning Team gathered and reviewed existing data and plans during plan writing and specifically noted as "sources". Numerous documents were used to support the planning process:

City of Sierra Madre Hazard Mitigation Plan 2020

No longer posted online

Applicable Incorporation: The 2025 document contains numerous references and content from the 2020 HMP.

City of Sierra Madre Website 2025

https://www.sierramadreca.gov/

Applicable Incorporation: Department Information used in Element B: Risk Assessment - Capability Assessment, Element B: Risk Assessment - City Profile
Element B: Risk Assessment – Hazard Profiles

City of Sierra Madre General Plan 2015

https://www.sierramadreca.gov/cityhall/strategic_planning/general_plan

Applicable Incorporation: Information about hazards contributed to Element B: Risk Assessment - City Profile, and Element B: Risk Assessment – Hazard Profiles.

City of Sierra Madre Safety Element 2023
https://www.sierramadreca.gov/cityhall/strategic_planning/general_plan
Applicable Incorporation: Information about hazards contributed to Element B: Risk Assessment - City Profile, and Element B: Risk Assessment – Hazard Profiles.

City of Sierra Madre Circulation Element 2021
https://www.sierramadreca.gov/cityhall/strategic_planning/general_plan
Applicable Incorporation: Information about the planning area used in Element B: Risk Assessment – City Profile

Sierra Madre Fire Department Annual Report 2025
https://www.cityofsierramadre.com/cms/One.aspx?portalId=212393&pageId=7371294
Element B: Risk Assessment – Hazard Profiles—Wildfire and Landslide

County of Los Angeles General Plan 2035
https://planning.lacounty.gov/long-range-planning/general-plan/
Applicable Incorporation: Information about the planning area and geography used in Element B: Risk Assessment - City Profile, and Element B: Risk Assessment – Hazard Profiles.

Draft County of Los Angeles All-Hazards Mitigation Plan 2025
https://ceo.lacounty.gov/emergency-management/hazard-mitigation-planning-update/
Applicable Incorporation: Information about hazards in the County contributed to Element B: Risk Assessment – Identify Hazards.

State of California Hazard Mitigation Plan 2023
https://www.caloes.ca.gov/office-of-the-director/operations/recovery-directorate/hazard-mitigation/state-mitigation-planning/
Applicable Incorporation: Hazard identification information used in Element B: Risk Assessment – Identify Hazards.

HAZUS Maps and Reports 2025
Created by Emergency Planning Consultants
Applicable Incorporation: Numerous HAZUS maps and reports have been included in Element B: Risk Assessment – Hazard Profiles - Earthquake.

National Flood Insurance Program 2025
www.fema.gov/national-flood-insurance-program
Applicable Incorporation: Element C: Mitigation Strategy – Capabilities.

California Department of Forestry and Fire Protection (CAL FIRE) 2025
https://www.fire.ca.gov/
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles - Wildfire.

California Department of Conservation 2025
www.conservation.ca.gov/cgs
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles – Earthquake, Landslide.

U.S. Geological Survey 2025
www.usgs.gov
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles – Earthquake, Landslide

California's Fourth Climate Change Assessment: Los Angeles Region Report 2019
https://www.ioes.ucla.edu/project/los-angeles-regional-climate-assessment/
Applicable Incorporation: Element B: Risk Assessment – Vulnerability and Impacts Assessment.

National Weather Service Website 2025
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles - Windstorm

NOAA National Severe Storms Laboratory 2025
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles - Flooding

Department of Water Resources, Division of Safety of Dams 2025
https://fmds.water.ca.gov/maps/damim/
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles – Flooding

NOAA Storm Events Database 2025
https://www.ncdc.noaa.gov/stormevents/
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles - Wildfire.

U.S. Drought Monitor 2025
https://www.drought.gov/data-maps-tools/us-drought-monitor
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles – Drought

City of Sierra Madre Eaton Fire Response After Action Report and Improvement Plan 2025
https://www.sierramadreca.gov/cityhall/city_manager_s_office/transparency/sierra_madre_eaton_fire_after_action_report
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles – Wildfire

CalMatters – February 2025 How Debris Flows Endanger Fire Ravaged Communities
https://calmatters.org/environment/wildfires/2025/02/debris-flows-eaton-fire-la-montecito/
Applicable Incorporation: Element B: Risk Assessment – Hazard Profiles - Landslides

Element B: Risk Assessment

Q&A | ELEMENT B: RISK ASSESSMENT | B1-a.
Q: Does the plan describe all natural hazards that can affect the jurisdiction(s) in the planning area, and does it provide the rationale if omitting any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area? (Requirement 44 CFR § 201.6(c)(2)(i)) **A:** See **Identify Hazards, Table B.1, Table B.2, Hazard Profiles,** and **Table B.5** below.
Q&A | ELEMENT B: RISK ASSESSMENT | B1-b.
Q: Does the plan include information on the location of each identified hazard? (Requirement 44 CFR § 201.6(c)(2)(i)) **A:** See **Local Conditions, Map B.1** below.
Q&A | ELEMENT B: RISK ASSESSMENT | B1-c.
Q: Does the plan describe the extent for each identified hazard? (Requirement 44 CFR § 201.6(c)(2)(ii)) **A:** See **Map B.2-B.4** below.
Q&A | ELEMENT B: RISK ASSESSMENT | B1-d.
Q: Does the plan include the history of **previous** hazard events for each identified hazard? (Requirement 44 CFR § 201.6(c)(2)(i)) **A:** See **Previous Earthquakes Impacting City of Sierra Madre, Previous Earthquakes Impacting Los Angeles County,** and **Table B.7** below.
Q&A | ELEMENT B: RISK ASSESSMENT | B1-e.
Q: Does the plan include the probability of future events for each identified hazard? Does the plan describe the effects of future conditions, including the type, location and range of anticipated intensities of identified hazards? (Requirement 44 CFR § 201.6(c)(2)(i)) **A:** See **Probability of Future Earthquakes**

FEMA requires this part of the plan to include a description of the type, location, and extent of all natural hazards that can affect the jurisdiction. In addition, the plan includes information on previous occurrences of hazard events and on the probability of future hazard events. Also, the plan is required to include a summary of the jurisdiction's vulnerability and the impacts on the community from the identified hazards. This includes the National Flood Insurance Program - insured structures that have been repetitively damaged by floods.

Element B: Risk Assessment is divided into three sections: 1) City Profile which provides a brief look at the history and facts about the community, 2) Risk Assessment which focuses on the hazards, and 3) Vulnerability and Impacts Assessment which analyzes the hazards and community assets.

Before delving into the hazards and vulnerability, the jurisdiction believes it is important to share history and background information in the form of a City Profile. Additional information on the assets (People, Structures, Economy, Natural/Historic/Cultural Resources, and Activities Bringing Value to the Community) can be found later in Element B: Risk Assessment – Vulnerability and Impacts Assessment.

City Profile

The City is one of 29 cities in the San Gabriel Valley region of Los Angeles County. The City encompasses approximately 3.2 square miles with a population of 11,268 people, according to the 2020 census. It is located approximately 17 miles northeast of downtown Los Angeles at the base of the San Gabriel Mountains. Sierra Madre is bounded by the cities of Arcadia to the east and south, Pasadena to the west, and the Angeles National Forest to the north.

Sierra Madre's General Plan - Circulation Element explains there are no regional transportation facilities located within the City boundaries of Sierra Madre. The City is served by Interstate 210 Foothill Freeway located approximately one-half mile south of the City. The Los Angeles County Metropolitan Transportation Authority (Metro) maintains a local, on-demand ridesharing service that serves Sierra Madre, Altadena, and Pasadena as well as nearby light rail service (the Sierra Madre Villa L Line Station is approximately two miles from the center of town and the Arcadia L Line Station is approximately 2.6 miles from downtown Sierra Madre). Major streets which are operated by the City include Michillinda Avenue, Santa Anita Avenue, Grandview Avenue, Sierra Madre Boulevard, and Orange Grove Avenue. The circulation system in the City of Sierra Madre includes a network of surface streets which serve two distinct and equally important functions: access to adjacent properties, and movement of persons and goods into and out of the City.

Considerably more information about "community profile" is located later in Element B: Risk Assessment – Vulnerability and Impacts Assessment – People.

What is a Risk Assessment?

Conducting a risk assessment can provide information regarding: the types of hazards a jurisdiction is exposed to; the location where the hazard might occur; the history of the hazard in the City of Sierra Madre and surrounding area; and the future risk they pose. Specifically, the five levels of a risk assessment are as follows:

1. *Identify Hazards*
2. *Hazard Profiles*
3. *Identify Community Assets*
4. *Analyze Impacts*
5. *Summarize Vulnerability*

Identify Hazards

This section is the description of the geographic extent, potential intensity, and the probability of occurrence of a given hazard. Maps are used in this plan to display hazard identification data. To determine the hazard with significant potential to impact the Planning Team examined four resources: California's 2023 State Hazard Mitigation Plan, the Draft Los Angeles County All-Hazard Mitigation Plan 2025, the City's 2015 General Plan, and the General Plan - Safety Element 2023.

The Planning Team reviewed existing documents to determine which of the hazards posed the most significant threat to the planning area and its ability to deliver services. In other words, which hazard would likely result in a local declaration of emergency. The Planning Team also reviewed

Federal Disaster Declarations for Los Angeles County. Los Angeles County experienced 15 federal disaster declarations from 2018 – 2024. **Table B.1** outlines those disaster declarations.

Table B.1: Federal Disaster Declarations 2018-2024 Los Angeles County
Source: FEMA website State and County Disaster Declarations, 2024

Year	Federal Declaration Number	State of Emergency Declaration Issued by California	Declaration Title
2024	DR-4769-CA	Yes	Severe Winter Storms, Tornadoes
2023	DR-4699-CA	Yes	Severe Winter Storms, Straight-Line Winds, Flooding, Landslides, and Mudslides
2023	EM-3591-CA	Yes	Severe Winter Storms, Flooding, and Mudslides
2023	EM-3592-CA	Yes	Severe Winter Storms, Flooding, Landslides, and Mudslides
2023	DR-4683-CA		Severe Winter Storms, Flooding, Landslides, and Mudslides
2022	N/A	Yes	Extreme Heat
2022	N/A	Yes	Tropical Storm Kay
2021	DR-4569-CA		Wildfires
2021	FM-5381-CA		Blue Ridge Fire
2021	N/A	Yes	Winter Storms
2021	N/A	Yes	Drought
2020	DR-4482-CA		Covid-19 Pandemic
2020	EM-3428-CA		Covid-19
2020	N/A	Yes	Extreme Heat Event
2020	FM-5374-CA		Bobcat Fire
2019	FM-5297-CA		Getty Fire
2019	FM-5296-CA		Wildfires
2019	FM-5293-CA		Saddleridge Fire
2018	EM-3409-CA		Wildfire
2018	DR-4407-CA	Yes	Wildfires
2018	DR-5280-CA	Yes	Woolsey Fire

The Team utilized FEMA's Calculated Priority Risk Index (CPRI) ranking technique to quantify the probability, magnitude/severity, warning time and duration for each of the hazards. The hazard ranking system is described below in **Table B.2**.

Table B.2: Calculated Priority Risk Index
Source: Federal Emergency Management Agency

CPRI Category	Degree of Risk			Assigned Weighting Factor
	Level ID	Description	Index Value	
Probability	Unlikely	Extremely rare with no documented history of occurrences or events. Annual probability of less than 1 in 1,000 years.	1	45%
	Possibly	Rare occurrences. Annual probability of between 1 in 100 years and 1 in 1,000 years.	2	
	Likely	Occasional occurrences with at least 2 or more documented historic events. Annual probability of between 1 in 10 years and 1 in 100 years.	3	
	Highly Likely	Frequent events with a well-documented history of occurrence. Annual probability of greater than 1 every year.	4	
Magnitude and Severity	Negligible	Negligible property damage (less than 5% of critical and non-critical facilities and infrastructure. Injuries or illnesses are treatable with first aid and there are no deaths. Negligible loss of quality of life. Shut down of critical public facilities for less than 24 hours.	1	30%
	Limited	Slight property damage (greater than 5% and less than 25% of critical and non-critical facilities and infrastructure). Injuries or illnesses do not result in permanent disability, and there are no deaths. Moderate loss of quality of life. Shut down of critical public facilities for more than 1 day and less than 1 week.	2	
	Critical	Moderate property damage (greater than 25% and less than 50% of critical and non-critical facilities and infrastructure). Injuries or illnesses result in permanent disability and at least 1 death. Shut down of critical public facilities for more than 1 week and less than 1 month.	3	
	Catastrophic	Severe property damage (greater than 50% of critical and non-critical facilities and infrastructure). Injuries and illnesses result in permanent disability and multiple deaths. Shut down of critical public facilities for more than 1 month.	4	
Warning Time	> 24 hours	Population will receive greater than 24 hours of warning.	1	15%
	12–24 hours	Population will receive between 12-24 hours of warning.	2	
	6-12 hours	Population will receive between 6-12 hours of warning.	3	
	< 6 hours	Population will receive less than 6 hours of warning.	4	
Duration	< 6 hours	Disaster event will last less than 6 hours.	1	10%
	< 24 hours	Disaster event will last less than 6-24 hours.	2	
	< 1 week	Disaster event will last between 24 hours and 1 week.	3	
	> 1 week	Disaster event will last more than 1 week.	4	

Table B.3: Calculated Priority Risk Index Ranking for the City of Sierra Madre
Source: City of Sierra Madre Planning Team

Hazard	Probability	Weighted 45% (x.45)	Magnitude Severity	Weighted 30% (x.3)	Warning Time	Weighted 15% (x.15)	Duration	Weighted 10% (x.1)	CPRI Total	Hazard Priority Ranking * (H-High, M-Medium, L-Low)
Earthquake	3	1.35	4	1.20	4	0.60	1	0.10	**3.25**	**H**
Wildfire	3	1.35	4	1.20	4	0.60	3	0.30	**3.45**	**H**
Power Outage	4	1.60	2	0.60	3	0.45	2	0.20	**2.85**	**H**
Windstorm	3	1.35	2	0.60	2	0.30	2	0.20	**2.45**	**M**
Landslide	2	0.90	3	0.90	4	0.60	1	0.10	**2.5**	**M**
Flood	3	1.35	3	0.90	2	0.30	2	0.20	**2.75**	**H**
Drought	3	1.35	2	0.60	1	0.15	4	0.40	**2.50**	**M**
Contagious Disease	2	0.90	2	0.60	1	0.15	4	0.40	**2.05**	**L**

***Hazard Priority Ranking**
High=CPRI score for probability + magnitude/severity (impact) = 6 or higher
Medium=CPRI score for probability + magnitude/severity (impact) = 5
Low=CPRI score for probability + magnitude/severity (impact) = 3 or 4
N/A=CPRI score for probability + magnitude/severity (impact) = 2

Table B.4: Hazard Source Review and Inclusion/Omission by Planning Team
Source: Planning Team (PT); California State Hazard Mitigation Plan (SHMP); Los Angeles County All-Hazard Mitigation Plan, (AHMP); Safety Element (SE), National Risk Index (NRI)

Hazard	Source	Profiled in HMP	Reason for Inclusion	Reason for Omission
Avalanche	NRI, SHMP	N		Does not pose a significant threat to the community.
Climate Change	AHMP, SE, PT	N		The Planning Team chose to integrate climate change information into each of the profiled hazards.
Coastal Flooding	NRI	N		Does not pose a significant threat to the community.
Cold Wave	NRI, SHMP	N		Does not pose a significant threat to the community.

Hazard	Source	Profiled in HMP	Reason for Inclusion	Reason for Omission
Dam Inundation	SHMP, AHMP, SE	N		Does not pose a significant threat to the community.
Disease	PT	N		The Planning Team assigned hazard priority ranking of "Low".
Drought	NRI, SHMP, AHMP, SE, PT	Y	The Planning Team assigned hazard priority ranking of "Medium".	
Earthquake	NRI, SHMP, AHMP, SE, PT	Y	The Planning Team assigned hazard priority ranking of "High".	
Riverine Flooding	NRI, SHMP, AHMP	Y	The Planning Team assigned hazard priority ranking of "High".	
Hail	NRI	N		Does not pose a significant threat to the community.
Heat Wave	NRI, SHMP	N		Does not pose a significant threat to the community.
Hurricane	NRI	N		Does not pose a significant threat to the community.
Ice Storm	NRI	N		Does not pose a significant threat to the community.
Landslide	NRI, SHMP, AHMP, SE, PT	Y	The Planning Team assigned hazard priority ranking of "Medium".	
Levee Failure	SHMP	N		Does not pose a significant threat to the community.
Lighting	NRI	N		Does not pose a significant threat to the community.
Power Outage	PT	Y	The Planning Team assigned hazard priority ranking of "High".	
Strong Wind	NRI, SHMP	Y	The Planning Team assigned hazard priority ranking of "Medium".	
Subsidence	SHMP	N		Does not pose a significant threat to the community.

Hazard	Source	Profiled in HMP	Reason for Inclusion	Reason for Omission
Tornado	NRI	N		Does not pose a significant threat to the community.
Tsunami	NRI, SHMP, AHMP	N		Does not pose a significant threat to the community.
Volcanic Activity	NRI, SHMP	N		Does not pose a significant threat to the community.
Wildfire	NRI, SHMP, AHMP, SE PT	Y	The Planning Team assigned hazard priority ranking of "High".	
Winter Weather	NRI	N		Does not pose a significant threat to the community.

Hazard Profiles

Table B.2 (Calculated Priority Risk Index) included all of the natural hazards that can affect the jurisdiction. **Table B.3** (CPRI Ranking) emphasizes the importance of considering the "scope and scale" of a possible event. In other words, the Planning Team members were reminded to envision an event of such significance that a local declaration of emergency would likely be issued. The planning team chose to profile only those hazards with a medium or high hazard priority ranking (probability + magnitude/severity). In total, these hazards include earthquake, wildfire, power outage, windstorm, landslide, flood, and drought. **Table B.4** provided a justification for why or why not a hazard was profiled in the plan. Next, **Table B.5** provides a summary of the profiled hazards indicating a generalized perspective of the community's vulnerability according to extent, location, and probability, and previous significant event.

Table B.5: Hazard Profile of Location, Extent, Probability, Most Recent Previous Significant Event
Source: Safety Element, Planning Team

Hazard	Location (Where)	Extent (How Big an Event)	Probability * (How Often)	Most Recent Previous Significant Event
Earthquake	Entire Project Area	The Southern California Earthquake Center (SCEC) in 2007 concluded that there is a 99.7 % probability that an earthquake of M6.7 or greater will hit California within 30 years.[1]	Likely	1991 - Sierra Madre M5.6
Wildfire	From Highland Avenue North	Moderate, High and Very High Fire Hazard Zones	Likely	January 2025 Eaton Fire destroyed 14 homes and 25 other structures. Severe effects on the Sierra Madre Historical Wilderness

Hazard	Location (Where)	Extent (How Big an Event)	Probability * (How Often)	Most Recent Previous Significant Event
				Area and Mount Wilson Trail.
Power Outage	Entire Project Area	Broad range of extent based on the scope and scale of the utility event.	Likely	January 2025 Public Safety Power Shutoff due to damage from strong winds and wildfire.
Windstorm	Entire Project Area	50 miles per hour or greater.	Likely	January 2025 Santa Ana winds between 60-70mph. Caused downed power lines and fueled wildfire.
Landslide	Northwest, North, and Northeastern areas	Earthquake-induced and rain-induced landslide events could impact dozens of structures.	Possible	February 2025 Dangerous debris flows and heavy flooding led to road closures, evacuation orders, and damage to homes.
Flood	Eastern, Northwest, North, and Northeastern portions of the project area All areas against the foothills Canyon/urban wildland above the City	Urban flooding from severe weather, particularly after wildfire.	Possible	February 2025 Heavy rainfall and flash flooding led to road closures, evacuation orders, and damage to homes.
Drought	City Wide	The US Drought Website determined Sierra Madre's drought severity as moderate.	Likely	2021-2022, the city was included in the Executive order declaring a statewide drought emergency.
* Probability is defined as: Unlikely = 1:1,000 years, Possibly = 1:100-1:1,000 years, Likely = 1:10-1:100 years, Highly Likely = 1:1 year				
[1] Uniform California Earthquake Rupture Forecast				

Earthquake

Description

An earthquake is a sudden motion or trembling that is caused by a release of strain accumulated within or along the edge of the Earth's tectonic plates. The effects of an earthquake can be felt far beyond the site of its occurrence. They usually occur without warning and, after just a few seconds, can cause massive damage and extensive casualties. Common effects of earthquakes are ground motion and shaking, surface fault ruptures, and ground failure.

Ground Shaking

Ground shaking is the motion felt on the earth's surface caused by seismic waves generated by the earthquake. It is the primary cause of earthquake damage. The strength of ground shaking depends on the magnitude of the earthquake, the type of fault, and distance from the epicenter (where the earthquake originates). Buildings on poorly consolidated and thick soil will typically see more damage than buildings on consolidated soil and bedrock.

Liquefaction

Liquefaction is a phenomenon in which the strength and stiffness of soil is reduced by earthquake shaking or other events. Liquefaction occurs in saturated soils, which are soils in which the space between individual soil particles is completely filled with water. This water exerts pressure on the soil particles that influences how tightly the particles themselves are pressed together. Prior to an earthquake, the water pressure was relatively low. However, earthquake shaking can cause water pressure to increase to the point where the soil particles can readily move with respect to each other. Because liquefaction only occurs in saturated soil, its effects are most commonly observed in low lying areas. Typically, liquefaction is associated with shallow groundwater, which is less than 50 feet beneath the earth's surface. See Liquefaction Areas discussion below for more information.

Modified Mercalli Scale and Peak Ground Acceleration Comparison

One tool used to describe earthquake intensity is the Magnitude Scale. The Magnitude Scale is sometimes referred to as the Richter Scale. The two are similar but not exactly the same. The Magnitude Scale was devised as a means of rating earthquake strength and is an indirect measure of seismic energy released. The Scale is logarithmic with each one-point increase corresponding to a 10-fold increase in the amplitude of the seismic shock waves generated by the earthquake. In terms of actual energy released, however, each one-point increase on the Richter scale corresponds to about a 32-fold increase in energy released. Therefore, a Magnitude 7 (M7) earthquake is 100 times (10 X 10) more powerful than a M5 earthquake and releases 1,024 times (32 X 32) the energy. **Table B.6** compares the Modified Mercalli Scale and Peak Ground Acceleration.

Table B.6: Modified Mercalli Scale and Peak Ground Acceleration Comparison
Source: USGS

Modified Mercalli Scale	Perceived Shaking	Potential Structure Damage		Estimated PGA (%g)
		Resistant Buildings	Vulnerable Buildings	
I	Not Felt	None	None	<0.17%
II-III	Weak	None	None	0.17% - 1.4%
IV	Light	None	None	1.4% - 3.9%
V	Moderate	Very Light	Light	3.9% - 9.2%

VI	Strong	Light	Moderate	9.2% - 18%
VII	Very Strong	Moderate	Moderate/Heavy	18%-34%
VIII	Severe	Moderate/Heavy	Heavy	34%-65%
IX	Violent	Heavy	Very Heavy	65% - 124%
X-XIII	Extreme	Very Heavy	Very Heavy	>124%

a. PGA = peak ground acceleration. Measured in percent of g, where g is the acceleration of gravity

Sources: USGS, 2008; USGS, 2010

Local Conditions

According to the Safety Element, the City of Sierra Madre is located in a geologically complex area that has a very active history of seismic activity due to the large number of faults in the region.

There are several active and potentially active faults located in the vicinity of the City. The nearest fault is the Sierra Madre Fault Zone which passes through the northern part of the City in a west-northwesterly direction. This fault zone consists of several sub- parallel branches found at the base of the mountains and within the one-quarter mile of slope above the mountain base. The Clamshell- Sawpit Fault, an off-shoot of the Sierra Madre Fault Zone, located approximately 1.5 miles east of Sierra Madre, and which generated the 1991 Sierra Madre earthquake, is a branch of the Sierra Madre Fault Zone.

Scientists have identified almost 100 faults in the Los Angeles area that are suspected of being capable of generating earthquakes with magnitudes of 6.0 or greater. Included within the newly discovered faults are faults that are classified as “blind thrusts”. These faults do not reach the ground surface but do connect many of the known surficial faults at depth and underlie nearly the entire Los Angeles, San Fernando and San Gabriel basins.

The U.S. Geological Survey and the Southern California Earthquake Center say that the Los Angeles area could expect one earthquake every year of magnitude 5.0 for the foreseeable future. The most likely major seismic events to affect Sierra Madre within the next 50 to 200 years most likely would occur as the result of movement along the Sierra Madre Fault, a blind thrust, or the San Andreas Fault.

On a citywide basis, the Sierra Madre, the Raymond, a blind thrust, and the San Andreas are faults considered to represent the greatest hazard to the City. Although significant earthquakes may occur on faults other than those identified, these faults are considered most likely to cause damage in the City. The Sierra Madre Fault Zone is the principal seismic hazard due not only to its potential for ground rupture, but also potential for seismic shaking. The consequences of strong seismic shaking are of greater significance over a far wider area than is ground rupture by active faulting.

The potential hazards that the City could face in an earthquake include the following: ground rupture, ground shaking, liquefaction, and landslides.

Map B.2 shows the geographic relationship of the City to surrounding active and potentially active faults.

Map B.2: Earthquake Faults near Sierra Madre
Source: General Plan, 2015



Estimation of Potential Human and Economic Losses Based on the Exposure and Vulnerability of People, Buildings, and Infrastructure

A vulnerability assessment in its simplest form is a simultaneous look at the geographical location of hazards and an inventory of the underlying land uses (populations, structures, etc.). Facilities that provide critical and essential services following a major emergency are of particular concern because these locations house staff and equipment necessary to provide important public safety, emergency response, and/or disaster recovery functions.

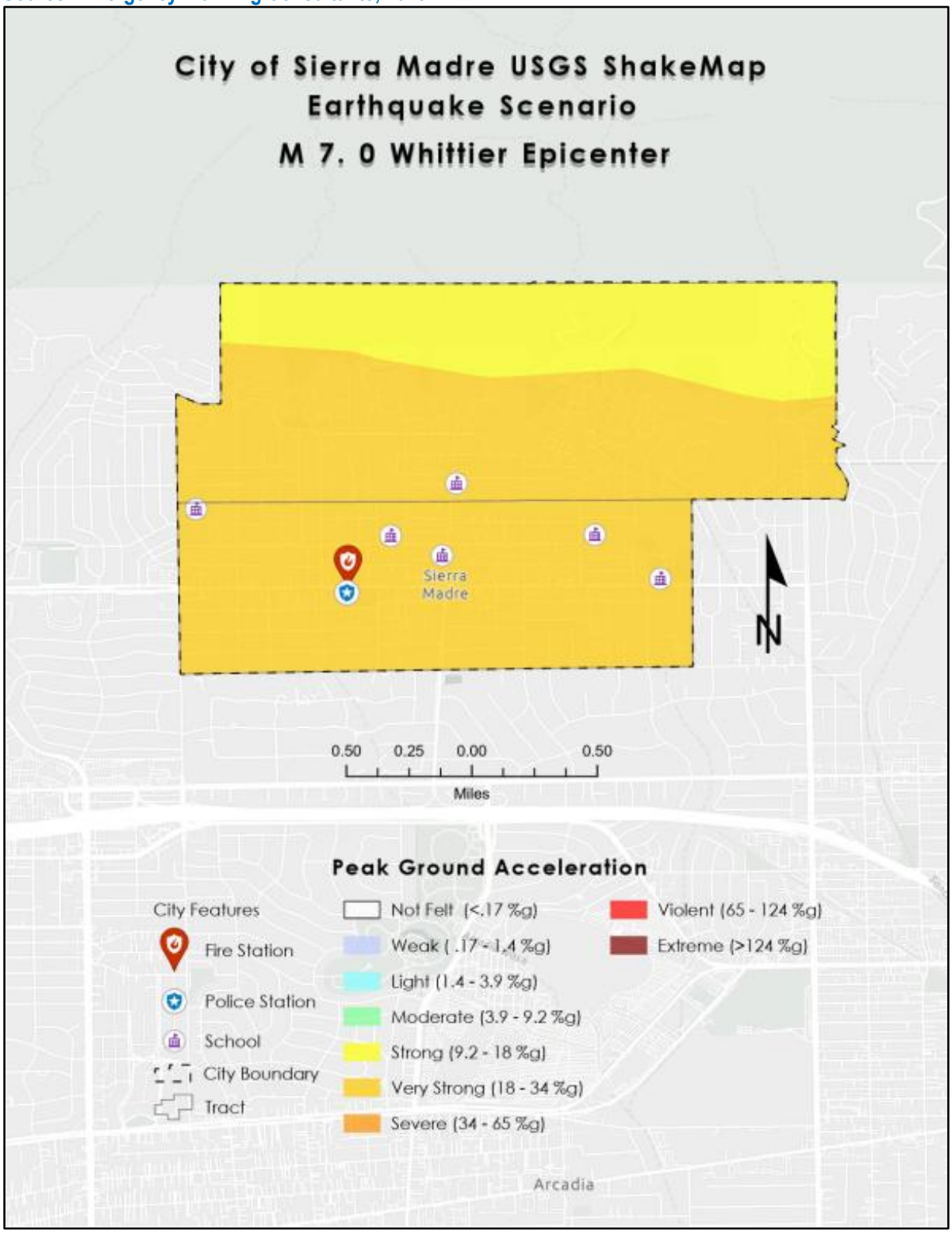
HAZUS

The hazard maps in the mitigation plan were generated by Emergency Planning Consultants using FEMA's Hazards United States – Multi Hazard (HAZUS-MH) software program. Below are the maps generated by HAZUS. The associated reports are available separately. Once the location and size of a hypothetical earthquake are identified, HAZUS-MH estimates the intensity of the ground shaking, the number of buildings damaged, the number of casualties, the amount of damage to transportation systems and utilities, the number of people displaced from their homes, and the estimated cost of repair and clean up. It's important to note that the "project area" is based on Census tracts not jurisdictional boundaries.

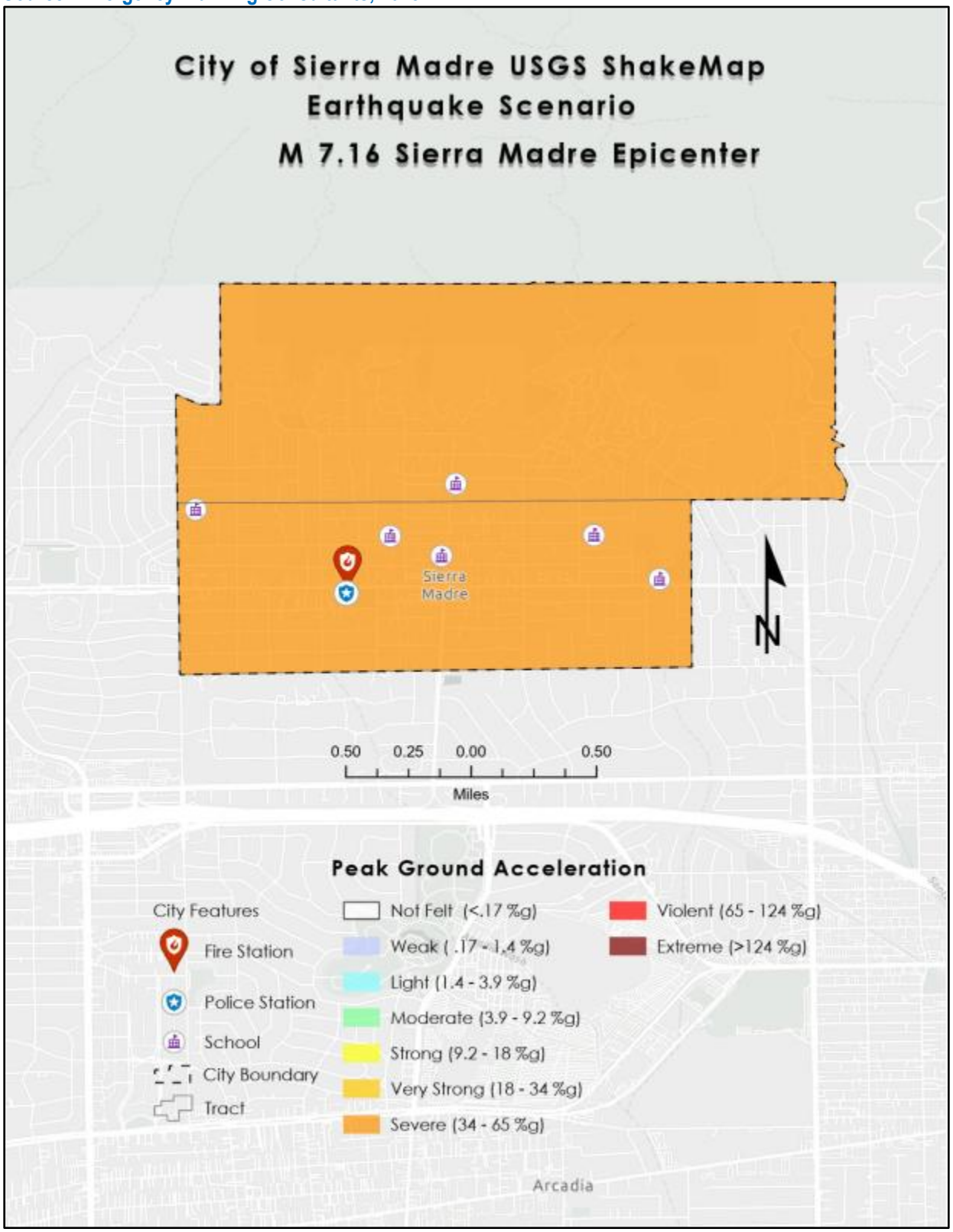
Map B.3: Sierra Madre Earthquake Scenarios
Source: Emergency Planning Consultants, 2025



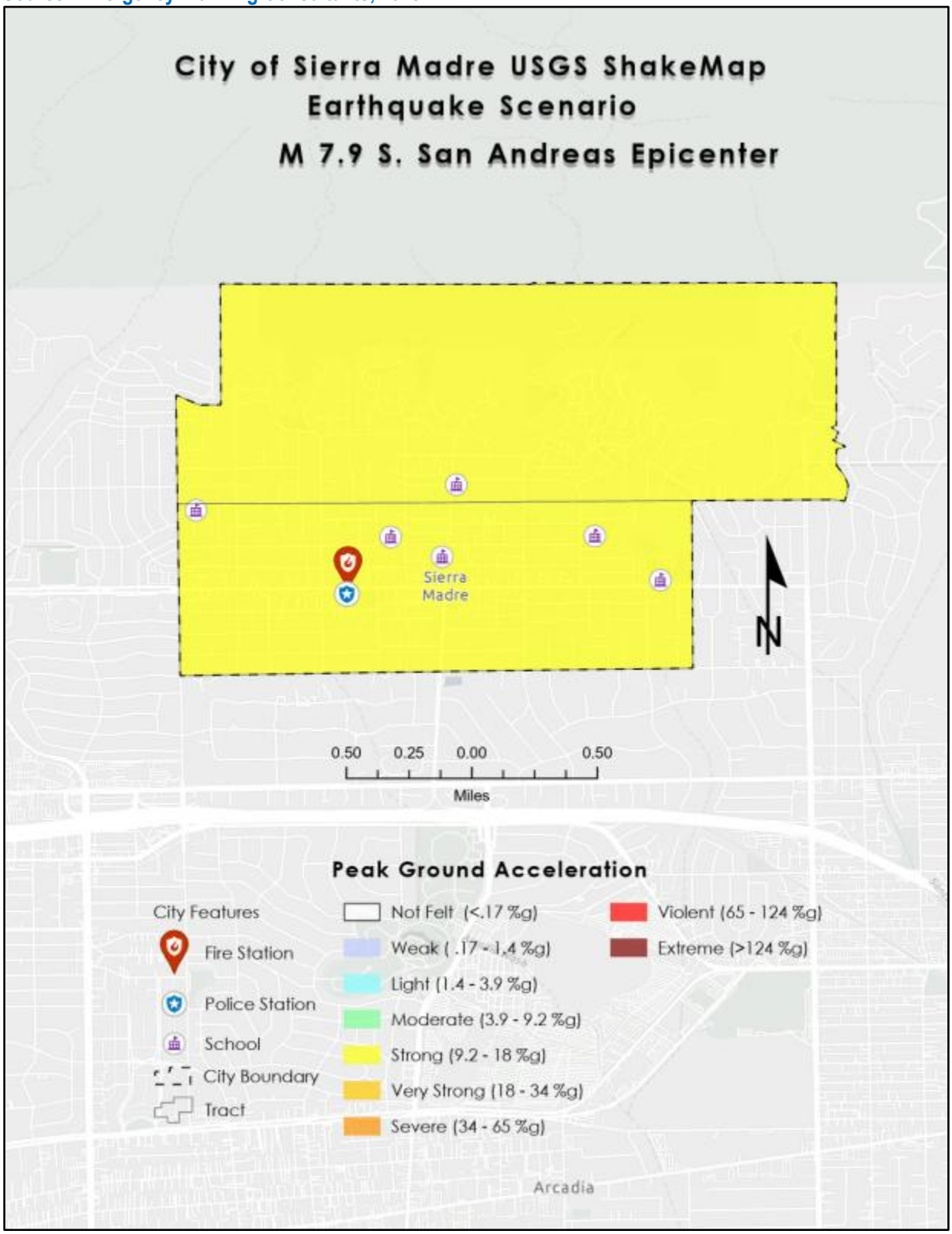
Map B.4: HAZUS – Whittier Fault M7.0
Source: Emergency Planning Consultants, 2025



Map B.5: HAZUS – Sierra Madre Fault M7.16
Source: Emergency Planning Consultants, 2025



Map B.6: HAZUS – San Andreas Fault M7.9
Source: Emergency Planning Consultants, 2025



Ground Rupture

Ground rupture represents the primary hazard associated with earthquakes since it is the initial result of seismic events. Surface rupture poses a difficult seismic problem from an engineering standpoint because it is far more expensive and complicated to design a foundation and structure to withstand the displacement of even fractions of a foot than to build without consideration of rupture. Such ground fractures can cause parallel displacement in the foundation, causing buildings to crack and split. Development should be avoided in areas of high fault rupture potential.

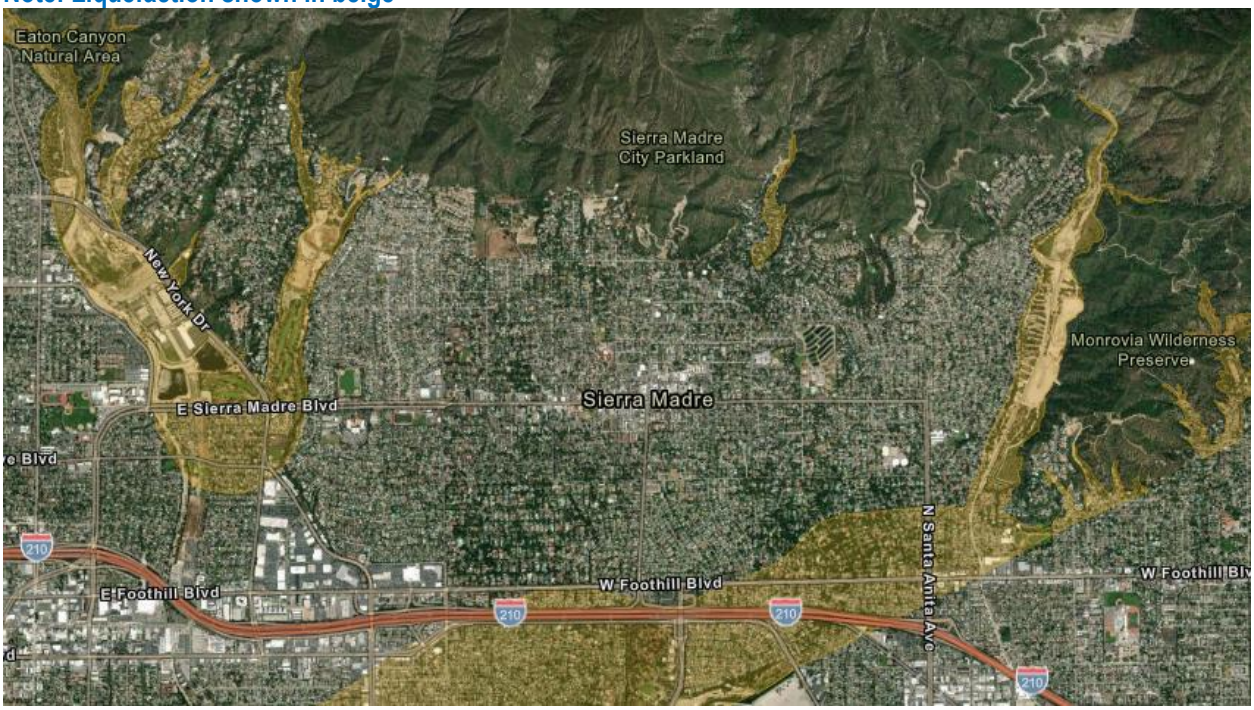
Ground Shaking

The most significant earthquake action in terms of potential structural damage and loss of life is ground shaking. Ground shaking is the movement of the earth's surface in response to a seismic event. The intensity of the ground shaking and the resultant damage is determined by the magnitude of the earthquake, distance from the epicenter, and characteristics of surface geology. This hazard is the primary cause of the collapse of buildings and other structures. Increased hazards from earthquakes occur when seismic activity occurs in a highly urbanized area. The significance of ground shaking action from an earthquake is directly related to the density and type of buildings, and the number of people exposed to its effect.

Liquefaction

According to the Safety Element, liquefaction is a phenomenon involving the loss of shear strength of soil. Liquefaction occurs in saturated soils, in which the space between individual soil particles is completely filled with water. This water exerts pressure on the soil particles that influences how tightly the soil particles themselves are pressed together. Prior to an earthquake, the water pressure is relatively low. However, earthquake shaking can cause water pressure to increase to the point where the soil particles can readily move with respect to each other. If the liquefying layer is near the surface, the effects are much like that of quicksand on any structure located on it. If the layer is in the subsurface, it may provide a sliding surface for the material above it. Liquefaction typically occurs in areas where the groundwater surface is less than 30 feet below the ground surface and where the soils are composed predominantly of poorly consolidated fine sand. During and after severe rain, liquefaction could occur should a moderate to severe earthquake take place. There is one area of the City vulnerable to liquefaction as illustrated in **Map B.7** below.

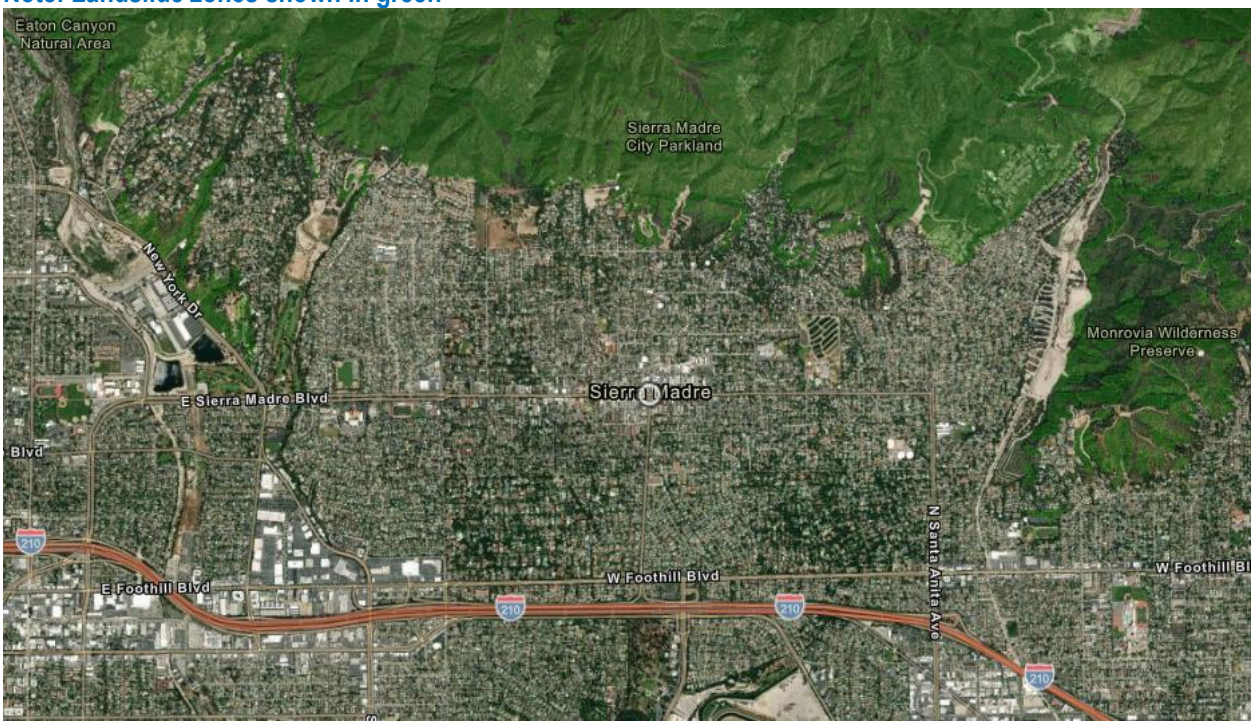
Map B.7: Liquefaction Hazard Areas
Source: CAL OES MyPlan 2.0 Risk Assessment Explorer
Note: Liquefaction shown in beige



Landslides

Landslides can occur for various reasons. For example, severe flooding can undermine the integrity of the soils in the hillsides, therefore causing instability. Landslides may also occur as the result of brush fires, which weaken the soil by removing vegetation integral to its support structure. Ground shaking from an earthquake presents an additional risk; seismic activity of this type can easily initiate a downslope movement. Landslides in the City typically occur at elevations of between 1,400 and 2,000 feet, well above the urban area of the City. A common type of landslide experienced in Sierra Madre is known as a mudflow. This type of landslide involves very rapid downslope movement of saturated soil, sub soil and weathered bedrock. Large mudflows may have enough force to uproot trees and to carry along boulders several feet in diameter. Due to their fast speeds, mudflows can be very destructive especially along the bottom and the mouths of canyons. Mudslides have generally occurred in several locations within the northern foothill areas of the City. The City's policies and programs for seismic safety are designed to reduce death, injuries, damage to property and economic and social dislocation that could result from earthquakes and related geologic hazards, as well as to enhance the preparedness of City agencies and the community in general to survive, respond to, and recover from a major earthquake. **Map B.8** depicts the areas in Sierra Madre at most risk of earthquake-induced landslides.

Map B.8: Landslide Hazard Areas
Source: CAL OES MyPlan 2.0 Risk Assessment Explorer
Note: Landslide zones shown in green



Previous Earthquakes Impacting City of Sierra Madre

The most significant earthquake in the City was the Sierra Madre Earthquake. At 7:43 a.m. on June 28, 1991, this 5.8 earthquake struck. The epicenter (Sierra Madre fault) was 7.5 miles northeast of Sierra Madre and damage totaled $12.5 million. There were 18 personal injuries, but no injuries to hikers; 403 structures damaged; 2 businesses uninhabitable; 22 homes condemned (many in west Sierra Madre Sunnyside and Lima Streets), and 3 religious institutions remained unoccupied; other problems included 36 toppled chimneys; 2 damaged church bell towers, 17 natural gas leaks, 6 water leaks, 4 hazardous materials leaks. The fire department received 150 calls. Sierra Madre School served as an emergency shelter. Other nearby communities that were affected were the cities of Arcadia, Azusa, Irwindale, Monrovia, Pasadena and Rosemead. This was the most recent major rupture of the Sierra Madre fault.

Previous Earthquakes Impacting Los Angeles County

Significant earthquakes in the county over the past 50 years included the following:

Table B.7: Previous Earthquakes Impacting Los Angeles County
Source: County of Los Angeles AHMP; FEMA Disaster Declaration, 2024

Date	Location	Federal Declaration	Impact
July 6, 2019	Ridgecrest (M 7.1)	NA	fires reported as a result of gas leaks no reported major injuries, deaths or major building damage
March 28, 2014	La Habra (M 5.1)	NA	few injuries and $10 million dollars in damages
July 29, 2008	Chino Hills (M 5.5)	NA	8 injuries and limited damages
January 17, 1994	Northridge (M 6.7)	DR-1008-CA	57 deaths, 8,700 injuries and up to $40 billion dollars in damages
June 28, 1991	Sierra Madre (M 5.6)	NA	1 death, 100+ injuries and up to $40 million dollars in damages
February 28, 1990	Upland (M 5.7)	NA	30 injuries and $12.7 million dollars in damages
October 1, 1987	Whitter (M 5.9)	DR-799-CA	8 deaths, 200 injuries and $358 million in damages
February 9, 1971	San Fernando (M 6.6)	DR-299-CA	58 – 65 deaths, 200 – 2,000 injuries and up to $553 million in damages

Probability of Future Earthquakes

The U.S. Geological Survey and the Southern California Earthquake Center say that the Los Angeles area could expect one earthquake every year of magnitude 5.0 for the foreseeable future. The most likely major seismic events to affect Sierra Madre within the next 50 to 200 years most likely would occur as the result of movement along the Sierra Madre Fault, a blind thrust, or the San Andreas Fault. As identified in **Table B.3**, the Planning Team has rated the probability of future earthquakes as "likely".

Wildfire

Description

Wildfire is an uncontrolled fire spreading through vegetative fuels and exposing or possibly consuming structures. They often begin unnoticed and spread quickly. Naturally occurring and non-native species of grass, brush, and trees fuel wildfires. A wildland fire is a wildfire in an area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities. A wildland/urban interface fire is a wildfire in a geographical area where structures and other human development meet or intermingle with wildland or vegetative fuels.

Wildfire Characteristics
There are three categories of wildland/urban interface fire: classic, mixed, and occluded.

The classic wildland/urban interface exists where well-defined urban and suburban development presses up against open expanses of wildland areas. The mixed wildland/urban interface is characterized by isolated homes, subdivisions, and small communities situated predominantly in wildland settings. The occluded wildland/urban interface exists where islands of wildland vegetation occur inside a largely urbanized area.

Certain conditions must be present for significant interface fires to occur. The most common conditions include hot, dry and windy weather; the inability of fire protection forces to contain or suppress the fire; the occurrence of multiple fires that overwhelm committed resources; and a large fuel load (dense vegetation).

Once a fire has started, several conditions influence its behavior, including fuel, topography, and weather.

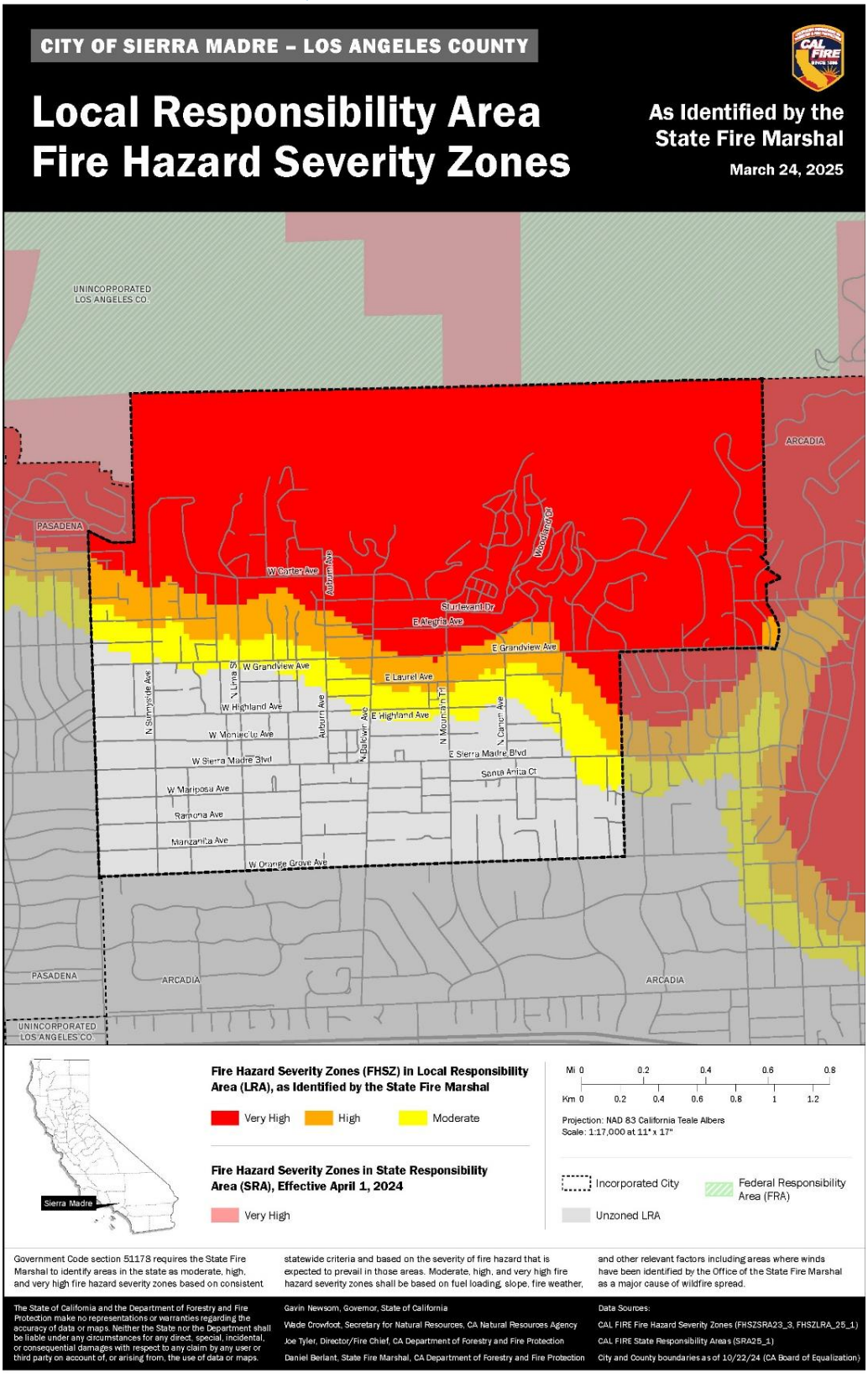
Local Conditions

The Safety Element explains that, while Sierra Madre's location at the base (southern foothills) of the San Gabriel Mountains affords the City with stunning views and other natural amenities, it also presents a significant wildfire hazard to people and structures. The natural, undeveloped slopes of the hillside areas within the City support open coastal sage scrub and chaparral habitats that are susceptible to wildfires common to the San Gabriel Mountains. Additionally, development in the canyon areas is characterized by narrow roads with tree canopy coverage. These tree canopies provide opportunities for hillside wildfires to spread, creating a potential fire hazard for residents of Sierra Madre.

The State of California maps Fire Hazard Severity Zones (FHSZ) throughout the state. An FHSZ is a mapped area that designates zones (based on factors such as fuel, slope, and fire weather) with varying degrees of fire hazard (i.e., moderate, high, and very high). FHSZ maps evaluate wildfire hazards, which are physical conditions that create a likelihood that an area will burn over a 30- to 50-year period. The Zones also include FHSZ for State Responsibility Area lands and separate Very High Fire Hazard Severity Zones for Local Responsibility Area lands. Moderate, high, and very high FHSZs are found in areas where the State has financial responsibility for fire protection and prevention (SRA). Only very high FHSZs are found in Local Responsibility Areas (LRAs).

Map B.9 shows Fire Hazard Severity Zones, which shows moderate to very high Fire Hazard Severity Zones impacting the City.

Map B.9: Fire Hazard Severity Zones
Source: CAL FIRE FHSZ Viewer, 2025



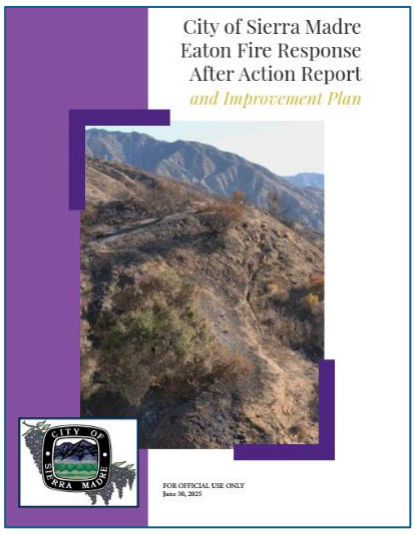
Previous Wildfires Impacting City of Sierra Madre

Large fires have been part of southern California for many years. In April and May 2008, the Santa Anita Fire raged through the foothills above Sierra Madre, forcing the evacuation of all the residents who lived on Grand View Avenue north to the foothills. This fire resulted in over 500 acres being burned, but no houses were destroyed.



According to the 2024-2025 Sierra Madre Fire Department Annual Report, the City experienced significant impacts from the Eaton Fire, which ignited on January 7, 2025, and rapidly spread due to extreme Santa Ana winds. At 8:46am that day, the City issued a NIXLE alert for a Red Flag Warning, accompanied by parking restrictions due to severe wind conditions. As fire conditions worsened, a voluntary evacuation order was issued at 8:06pm for Zone 1 and Zone 16, covering areas north of Grandview Ave and west of Grove Street. By 9:32pm, evacuation orders expanded to include seven zones as the fire spread aggressively.

Burning over 14,000 acres before containment on January 31, the fire devastated portions of the city, destroying 14 homes and 25 additional structures. The Sierra Madre Historical Wilderness Area and Mount Wilson Trail were severely affected, heightening the risk of post-fire erosion and environmental damage. In response, the City mobilized fire crews, law enforcement, and emergency personnel who worked tirelessly under challenging conditions to protect lives and property. SMFD entered into unified command with CAL FIRE, the U.S. Forest Service, and the Pasadena Fire Department. Together, they worked for 36 hours straight, alongside SMFD's 11 firefighters, battling the blaze under extreme conditions. On the afternoon of January 9, some evacuation orders were downgraded to evacuation warnings as conditions improved. As the fire was contained, the City turned the attention to post-fire recovery, particularly in stabilizing slopes and preventing landslides. Experts warned that the recovery process would be extensive, requiring ongoing efforts to restore the resilience of the affected areas.



Following the January 7, 2025 Eaton Fire which burned for 24 days and required a coordinated multi-agency response, the City conducted public listening sessions and gathered input from residents, responders, and stakeholders.

The resulting After-Action Report and Improvement Plan (AAR/IP) documents community feedback, operational findings, and key recommendations to strengthen Sierra Madre's emergency preparedness, response, and recovery capabilities. By sharing this report publicly, the City reaffirmed its dedication to accountability, collaboration, and building resilience against future wildfire threats. Improvement Plan actions relating to hazard mitigation were added to the Element: C Mitigation Strategies – Mitigation Actions Matrix.

Previous Wildfires Impacting Los Angeles County

Previously, the most recent significant wildfire events to impact Los Angeles County were the Palisades Fire and Eaton Fire in January 2025. The Palisades Fire was a devastating wildfire that ignited on January 7, 2025, in the Santa Monica Mountains of Los Angeles County. Over 24 days, it consumed approximately 23,000 acres, leading to the destruction of nearly 6,800 homes and resulting in at least 29 fatalities. The fire prompted the evacuation of over 100,000 residents from areas including Pacific Palisades, Topanga, and Malibu. Significant cultural landmarks were affected, such as the Getty Villa Museum grounds and historic structures in Will Rogers State Historic Park

The Eaton Fire, which began on January 7, 2025, had a significant impact on Los Angeles County, particularly affecting the San Gabriel Mountains and nearby communities like Altadena, Pasadena, Sierra Madre, arcadia, and Duarte. The fire burned over 9,400 acres, destroying thousands of structures and resulting in 17 fatalities. It prompted widespread evacuations, including residents from at-risk neighborhoods and key facilities like the City of Hope cancer treatment center in Duarte. The fire also brought attention to environmental concerns, as the U.S. Environmental Protection Agency (EPA) designated a local site, Lario Park, for hazardous debris processing, sparking opposition from local communities over potential contamination risks. The Eaton Fire's destruction and the challenges faced in recovery, including slow rebuilding efforts, highlighted the vulnerability of Los Angeles County to wildfire risks and the need for improved fire prevention, preparedness, and resilience in urban and wildland areas.

Table B.9: Wildfires Impacting Los Angeles County 2018-2025
Source: NOAA Storm Events Database

Date	Fire	Damage
01/07/2025	Palisades Fire	Burned over 23,000 acres. The fire destroyed nearly 6,800 homes and resulted in at least 29 fatalities. Extensive damage to critical infrastructure and roadside facilities.
01/07/2025	Eaton Fire	Burned over 9,400 acres. The fire destroyed over 9,400 structures and resulted in 17 fatalities.
9/6/2020	Bobcat Fire	The Bobcat Fire burned 115,796 acres in the Angeles National Forest as well as the foothills of the Antelope Valley and San Gabriel Valleys. Overall, 87 homes were destroyed, and 28 more homes were damaged.
10/28/2019	The Getty Fire	Burned 745 acres. The fire destroyed 10 residences and damaged 15 other residences.
10/24/2019	The Tick Fire	Burned 4,615 acres in the Canyon County area of Los Angeles County. The fire destroyed 23 homes and damaged 40 other homes. During the incident, four firefighter injuries were reported.
10/10/2019	The Saddle Ridge Fire	Burned 8,799 acres across the foothills of the San Fernando Valley as well as the Santa Clarita Valley and the Los Angeles County mountains. The fire destroyed 19 residences and damaged 88 additional residences. One civilian death was reported (due to cardiac arrest) and eight firefighters were injured.
11/8/2018	The Woolsey Fire	Burned a total of 96,949 acres in Los Angeles and Ventura Counties including Thousand Oaks, Agoura Hills, Calabasas, the Santa Monica Mountains, Malibu, and West Hills. A total of 1,643 structures were destroyed and 3 people were killed.
6/4/2018	The Stone Fire	Burned 1,352 acres in the mountains of Los Angeles County.

Probability of Future Wildfires

When conducting the risk assessment, the Planning Team determined that the probability of wildfire affecting the City of Sierra Madre is likely with an annual probability of occurrence being between 1 in 10 and 1 in 100 years.

Power Outage

Description

Utility providers provide communities with vital services. Because of training and rigorous safety programs, delivery of services is typically very reliable and without incident. However, in certain hazardous circumstances, like an earthquake, power outage, or high wind, utility providers are impacted just like their customers. In an effort to minimize this vulnerability, power utility providers have developed protocols like Public Safety Power Shutoff.

Over the last decade, California has experienced increased, intense, and record-breaking wildfires in California. These wildfires have resulted in a devastating loss of life and billions of dollars in property and infrastructure damage. Historically, electric utility infrastructure has been responsible for less than 10% of reported wildfires. However, wildfires attributed to electrical infrastructure consist of roughly half of the most destructive wildfires in California history. With the continuing threat of wildfire, the electric investor-owned utilities (IOUs) may proactively cut power to electrical lines as a measure of last resort if the utility reasonably believes that there is an imminent and significant risk that strong winds may topple power lines or cause major vegetation-related issues leading to increased risk of wildfires. This effort is called a Public Safety Power Shutoff (PSPS). While PSPS events may reduce the risk of utility-associated wildfires, PSPS events can leave communities and essential facilities without power, which brings its own risks and hardships, especially for vulnerable communities and individuals.

Local Conditions

According to the Safety Element, electricity throughout the planning areas is provided by Southern California Edison. In 2018, the California Public Utilities Commission (CPUC) directed California's three largest energy companies to coordinate to prepare all Californians for the threat of wildfires and power outages during times of extreme weather. To help protect customers and communities during extreme weather events, electric power may now be shut off for reasons of public safety in an effort to prevent wildfire. This new protocol is referred to as Public Safety Power Shutoff (PSPS).

Additionally, although a power outage would affect all occupants of the City, it would potentially more critically impact medically challenged individuals with health care equipment reliant on electricity (e.g. oxygen), businesses, emergency service locations, and vulnerable populations center (e.g. schools).

Previous Power Outages Impacting City of Sierra Madre

In December 2011, severe winds contributed to downed power lines, causing complete power outages for up to 7 days for portions of the City.

On January 7, 2025, the Eaton Fire ignited and spread quickly due to Santa Ana winds. On January 9, the City informed residents of power outages. On January 11, Southern California

Edison deployed over 40 units to the City with no estimated timeline for full restoration. Portions of the City were without power for several days.

Previous Power Outages Impacting Los Angeles County

The Draft Los Angeles County All-Hazard Mitigation Plan 2025 described previous power outages affecting the county. In August 2020, a severe heatwave led to widespread power outages, affecting nearly 500,000 residents. From February – March 2024, an Atmospheric River Storm caused one of the most intense rainfall events in recent history, resulting in severe flash floods, mudslides, and power outages.

The County of Los Angeles also experienced widespread power outages due to Public Power Safety Shutoff in January 2025. By the night of January 7, nearly 50,000 customers suffered power outages, 28,300 under the Los Angeles Department of Water and Power and 21,699 under Southern California Edison (SCE). The number in the Los Angeles metropolitan area alone increased to over 200,000 by around 9:30p.m. PST, with outages reported in Los Angeles, Glendale, Pasadena, and Burbank. SCE later stated that, at 4p.m. PST on January 8, about 414,000 of its customers were without power and 454,000 customers are under a Public Safety Power Shutoff program watch. As of January 12, 2025, 35,000 customers were still left without electricity.

Probability of Future Power Outages

The Planning Team determined that the probability of a catastrophic power outage related hazard affecting the City of Sierra Madre is highly likely. The Planning Team expects an annual probability of occurrence being greater than 1 every year.

Windstorm

Description

A windstorm is a storm with high winds and little to no precipitation. Wind speeds typically exceed 34 mph, which can include gusts of wind or longer periods of sustained winds. Windstorms can cause damage to trees or structures.

According to the National Weather Service, Santa Ana Winds occur when air from a region of high pressure over the dry, desert region of the southwestern U.S. flows westward towards low pressure located off the California coast. This creates dry winds that flow east to west through the mountain passages in Southern California. These winds are most common during the cooler months of the year, occurring from September through May. Santa Ana winds typically feel warm (or even hot) because as the cool desert air moves down the side of the mountain, it is compressed, which causes the temperature of the air to rise. These strong winds can cause major property damage. They also increase wildfire risk because of the dryness of the winds and the speed at which they can spread a flame across the landscape.

Local Conditions

The Safety Element confirms severe windstorms can pose a significant risk to life and property in Sierra Madre by creating conditions that disrupt essential systems such as public utilities, telecommunications and transportation routes. High winds can and do occasionally cause

tornado-like damage to local homes and businesses. High winds can have destructive impacts, especially on trees, power lines, and utility services.

Previous Windstorms Impacting City of Sierra Madre

In November 30, 2011, severe winds caused building damage to 34 residences in Sierra Madre, including eight homes which reported major structural damage and were forced to evacuate and seven homes and one business which had restricted access. The severe winds uprooted many trees and snapped limbs, which attributed to structure damage. Downed electrical power lines significantly impacted the City, which caused complete power outages for up to seven days for portions of the City. Preliminary cost estimates to repair damaged residential structures was costly, including the costs for the extensive clean-up of vegetation debris that obstructed street access following the windstorm.

On January 7, 2025, the Eaton Fire ignited. Due to extreme Santa Ana winds, it spread rapidly. Before containment on January 31, the fire devastated portions of the city, destroying 14 homes and 25 additional structures. Santa Ana Winds often fall between 30-40 mph, and the winds present during the Easton Fire were 60-70 mph. The extreme wind conditions caused downed power lines, which led to residents being without power for several days.

Previous Windstorms Impacting Los Angeles County

According to the Draft Los Angeles County All-Hazard Mitigation Plan 2025, the County has experienced multiple severe wind events and occasional tornadoes in recent history which caused destruction and wildfires. Some notable incidents include:

Table B.10: History of Windstorms in Los Angeles County
Source: Draft Los Angeles County All-Hazard Mitigation Plan, 2025

December 2019	An EF-0 tornado touched down in South Los Angeles, causing minor roof damage and downing power lines.
January 2021	A severe windstorm impacted the region, leading to damage across multiple communities and emergency response efforts to clear roadways.
September 2021	September 2021: An EF-0 tornado developed near the community of Lake of Los Angeles; % no damage was reported.
April 2023	An EF-0 tornado recorded in Cerritos causing tree damage.
March 2023	An EF-1 tornado struck Montebello, one of the strongest tornadoes recorded in the area, causing significant damage to commercial structures and vehicles.
May 2023	An EF-0 tornado occurred near the communities of Carson and Compton damaging buildings and vehicles.
August 2023	Tropical Storm Hillary impacting Los Angeles County.
February 2024	Strong winds impacting across Eastern Santa Monica Mountain and Santa Clarita Valley.
March 2024	Strong winds impacting areas around San Gabriel Valley.
January 2025	A severe windstorm impacted the region, leading to a Potentially Dangerous Situation (PDS), red flag conditions. Several fires broke out in the area, which exhibited extreme fire behavior, causing widespread destruction.
March 2025	As part of a storm event, an EF-0 tornado struck Pico Rivera, California, at 3:15am, with wind speeds reaching up to 85 mph.

Probability of Future Events

Based on the risk assessment, it is evident that windstorms are likely to occur and continue to have potentially devastating economic impact on certain areas of the city.

Landslide

Description

According to the USGS, landslides are the downslope movement of earth materials (rock, debris, and soil) at rates that range from inches per year to tens of miles per hour. Some landslides can move faster than a person can run. Landslides can happen with no notice or can take place over a period of days, weeks, or longer. Landslides occur in every state and U.S. territory including the Appalachian Mountains, the Rocky Mountains, the Pacific Coastal Ranges, and some parts of Alaska and Hawaii. Any area composed of very weak or fractured materials resting on a steep slope can and will likely experience landslides. Landslides are dangerous and very difficult to predict. Some landslides may provide clues that they are about to happen; others may happen suddenly without any warning signs.

Local Conditions

According to the Safety Element, severe flooding can also undermine the integrity of the soils in the hillsides and cause landslides. Landslides represent only one step in the continuous natural erosion process and represent a basic geologic hazard. Ground shaking from an earthquake could provide the stimulus to initiate downslope movement of an already unstable earth mass. Movement could also be triggered by heavy rains or by grading. The landslide areas in the City occur at elevations between 1,400 and 2,000 feet, thus above the urban areas.

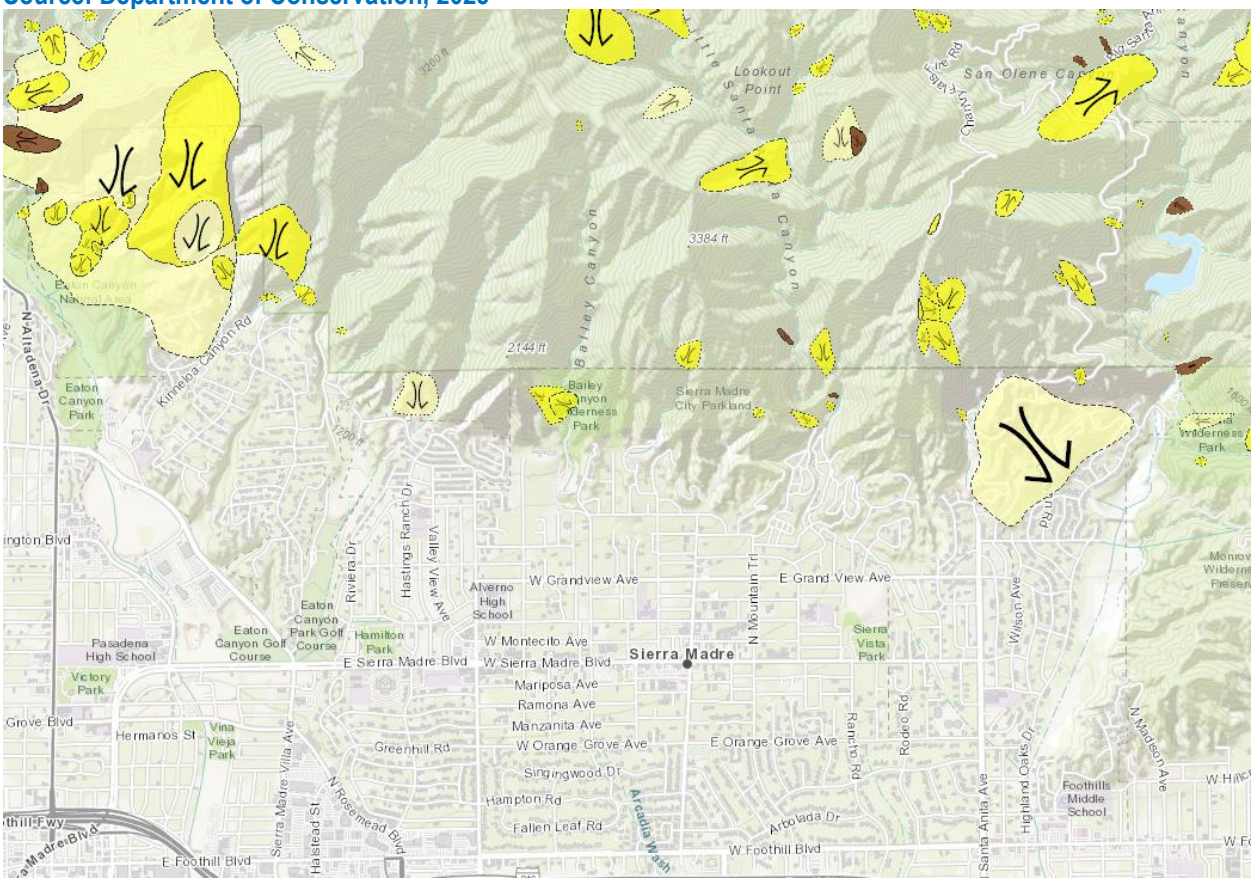
One of the local conditions that magnifies landslides, debris flow, mudflows, flooding, etc. in Sierra Madre is the angle of repose of the San Gabriel Mountains. Above Sierra Madre the angle is mostly above 65%, which increases the velocity of any debris or water moving downhill into the town.

The same amount of rainfall in most cities will not have the impact that it does above Sierra Madre. According to several sources, the exact angle of repose, defined as the steepest angle at which loose material can remain stable without moving, varies locally throughout the San Gabriel Mountains depending on factors like soil type, rock strength, and shape. Studies have shown that the average slope gradient in the San Gabriels is often well over 30° to 45°, with some research citing an average of over 65% (approximately 33°). Due to rapid tectonic uplift along faults like the Sierra Madre, many slopes in the mountains are considered "over steepened"—exceeding the natural angle of repose. While average slopes are very steep, catchment-mean slopes across the range can vary considerably, from around 15° to over 48°. Slopes of bare bedrock are often steeper than those that are soil-mantled. (Sources are listed in Element A: Planning Process – Use of Existing Data, Attachments – Comments from Bob Spears, Resident).

Debris flows are a type of landslide experienced in Sierra Madre. Debris flows involve very rapid downslope movement of saturated soil, sub-soil and weathered bedrock. Debris flows also include burned or partially burned plant materials. They originate in hillside areas where the soil horizon is well developed, but the soil has poor drainage characteristics. Large debris flows may have the energy to uproot trees and to carry along boulders several feet in diameter. Because they can happen with little or no warning and because of the speed with which they move, debris

flows can be quite destructive, especially along the bottom and at the mouths of canyons. Historically, debris flows have occurred in several locations within the northern portion of the City.

Map B.10: Landslide Zones
Source: Department of Conservation, 2025



Deposits:

- Debris Flow
- Debris Slide, Soil Slide, or Soil Topple
- Earth Flow
- Rock Fall, Rock Topple, or Soil Fall
- Rock Slide
- Rock Spread
- Debris Fan
- Uncertain
- Type Undifferentiated

Sources:

- Scarp or Main Scarp
- Internal Scarp
- Debris Flow or Slide Scarp
- Debris Flow Track
- Gully or Rock Fall Chute
- Track or Rock Fall Source
- Inner Gorge
- Small Debris Flow Scarp or Track
- Small Slide Source, Type Undifferentiated
- Source Scarp

Landslide Activity

Applies to CGS Mapped, Current Standard Deposit and Single Features
Click for more information

- Active/Historic
- Dormant Young
- Dormant Mature
- Dormant Old/Relict
- Dormant Age Not Specified

Interpretation Confidence

Applies to CGS Mapped, Current Standard Deposit and Single Features
Click for more information

- Definite
- Probable
- Questionable

Previous Landslides Impacting City of Sierra Madre

In January 1954, 2,000 residents were urged to evacuate north of Grand View between Grove and Mountain Trail Avenues and evacuation centers were established at the Monastery and the Woman's Club. Areas hardest hit included North Lima, Bailey Canyon, Carter Avenue, North Auburn Avenue, Woodland Avenue, Brookside Lane; silt, boulders, mud and debris strewn down as far as Sierra Madre Boulevard. Silt was 8-10 feet in some places while catch basins filled with mud (30,000 cubic feet). Boulders broke City water lines in the north section of town while runoff led to water contamination and many residents became sick with abdominal pain.

On March 6, 1994, a cloudburst below Mount Wilson caused a flash flood and mudslide in Bailey Canyon. An inch of rain fell between 4pm and 6pm that afternoon causing 15 feet of mud to collect in the Bailey Canyon catch basin. The mudslide claimed the lives of two hikers, both Sierra Madre residents. Underbrush and grass in the area had been burned by the October 1993 fire.

In February 2025, severe rainfall led to dangerous mudflows throughout Sierra Madre, exacerbating the challenges faced in the Eaton Fire's aftermath. As a precaution, the City issued a NIXLE alert announcing evacuation orders for portions of Sierra Madre affected by the Eaton Fire burn areas. As heavy flooding led to road closures, evacuation orders, and damage to homes as several feet of mud, rocks, and debris cascaded into residential areas. The City responded swiftly, deploying emergency crews to clear debris, restore infrastructure, and provide support to impacted residents. No injuries were reported, though property damage resulted. While evacuation orders were eventually downgraded to warnings, the risk of future debris flows remains high.

As described below, when rains are projected, Los Angeles County Public Works goes into action to create debris flow maps for areas recently impacted by wildfire:

LOS ANGELES COUNTY PUBLIC WORKS
DEBRIS FLOW FORECASTS

Los Angeles County Public Works' (Public Works') Debris Flow Forecasts are based upon a review of watershed conditions, weather forecasts from the National Weather Service (NWS) and other weather predicting sources, and the functionality of flood control facilities. The purpose of the Debris Flow Forecasts is to provide emergency response agencies and the public with an assessment of the magnitude of potential debris flows associated with forecasted storms in recently burned watershed areas.

What Areas Are Covered by Debris Flow Forecasts

Public Works generally prepares Debris Flow Forecasts for all areas in which a major fire has occurred within the last 4 years. Each forecast includes qualitative descriptions of the estimated severity of debris flow impacts (see below).

Debris Flow Forecast Determinations

Approximately 36 to 48 hours prior to the arrival of a forecasted storm, Public Works will begin tracking the storm closely and will make a preliminary assessment of the potential for debris flows.

Public Works considers several of factors when preparing Debris Flow Forecasts, including:

- The degree of watershed recovery
- Estimated rainfall totals
- Estimated rainfall intensities
- Whether thunderstorms are being forecasted and if so, their likelihood.
- The degree of confidence in the forecasts, including the forecasters' level of confidence in the models upon which their forecasts are based and the accuracy of the forecasts for prior storm events.
- National Weather Service advisories for flood watch, warnings, and advisories, including summary of greatest impacts for mud flows/rock falls impacts.
- Estimated soil moisture in the burned watersheds.
    - Whether the forecasted storm is the first storm after a dry or relatively dry period, or will occur soon after one or more previous storms.
    - If there have been recent storms over the fire area, whether the previous storms produced enough rainfall to saturate or nearly-saturate the soil in the fire area.

Beginning 24 hours prior to the storm's arrival, Public Works makes a Debris Flow Phase estimate (as described below) for each fire area. It should be noted that, notwithstanding Public Works' best engineering judgment, **debris and mudflows are highly unpredictable**

events.

The purpose of the following Debris Flow Phase descriptions is to assist storm response Divisions, members of the public and emergency response agencies in their emergency planning:

NO PHASE (light rainfall –minimal debris flow potential)

Rain is forecast by the NWS, but the amount of rain and/or watershed conditions are not anticipated to produce appreciable amounts of debris on streets or specific public infrastructure locations above those normally observed under unburned watershed conditions. Reports of debris on private property may be received by emergency response agencies. Few, if any, structures are anticipated to be impacted, other than those advised to be prepared to evacuate with any forecast of rain.

PHASE I (light to moderate rainfall – light to moderate debris flow potential)

Small isolated debris and mudflows possible at specific public infrastructure locations. Some streets may be flooded or partially/significantly blocked by debris at these locations. Reports of debris on private property may be received by emergency response agencies. A few structures may be impacted, in addition to those advised to be prepared to evacuate with any forecast of rain.

PHASE II (moderate to heavy rainfall – moderate to heavy debris flow potential)

Moderate debris and mudflows possible at more widespread locations. Several streets may be completely blocked by debris. Depending on location and terrain, some structures may be impacted, in addition to those advised to be prepared to evacuate with any forecast of rain.

PHASE III (heavy rainfall – large amounts of debris flow potential)

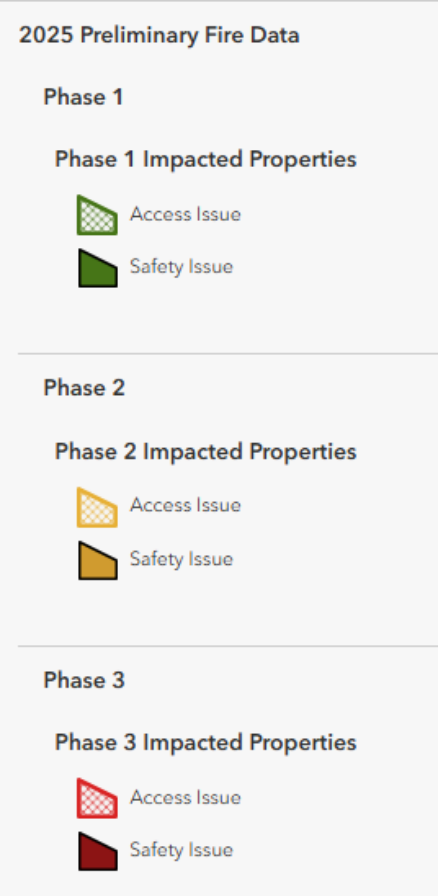
The potential exists for **significant debris and mudflows** to be widespread over specific areas. Significant numbers and/or extents of streets may be blocked and considered unsafe for travel. Many structures could be impacted by debris and mudflows. Extreme caution should be exercised below uncontrolled canyons due to sudden debris flows.

Debris Flow Forecast Postings

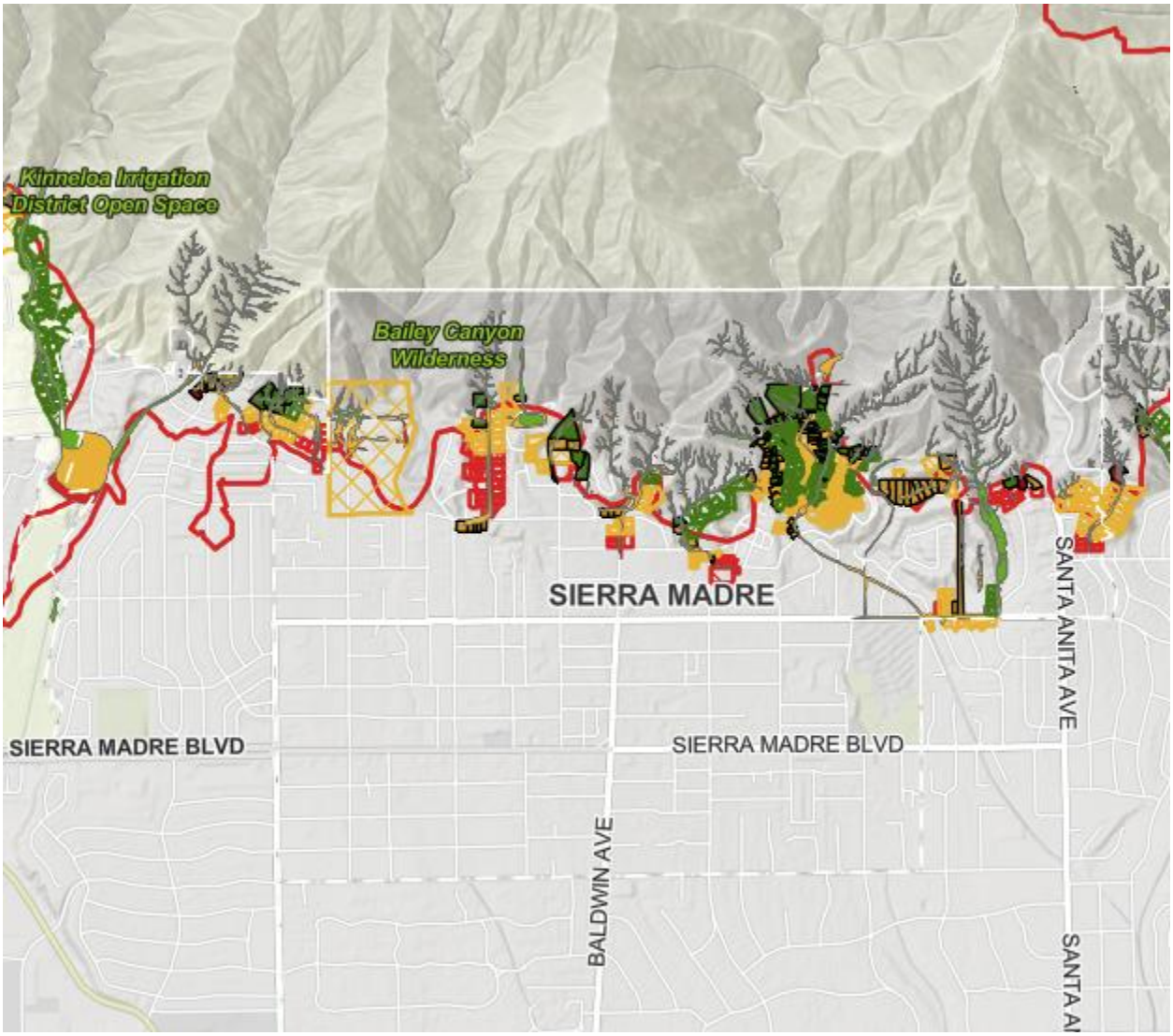
Debris Flow Forecasts are posted to the Internet on Public Works' **Fire Disaster Information website**: http://dpw.lacounty.gov/wrd/Fire/. In addition, residents as well as public agencies can sign up for Public Works' eNotify system to receive Phase alerts. Similarly, residents can sign up for "Alert LA County" to receive emergency notifications.

The Los Angeles County Public Works **Post-Fire Debris Flow Hazards App** showing the City of Sierra Madre is shown below using the following legend:

Figure B.1: Post-Fire Debris Flow Hazards Legend
Source: Los Angeles County Public Works, 2025



Map B.11: Post-Fire Debris Flow Hazards Map
Source: Los Angeles County Public Works, 2025



Previous Landslides Impacting Los Angeles County

According to the 2025 Draft Los Angeles County All-Hazard Mitigation Plan, land movement has historically caused significant damage in Los Angeles County, often resulting in property destruction, infrastructure damage, and road closures. No federal declaration has been made in the planning area in the last five years. Some of the most notable events include:

Table B.11: History of Landslides in Los Angeles County
Source: Draft Los Angeles County All-Hazard Mitigation Plan, 2025

1956 – Portuguese Bend Landslide	A massive landslide on the Palos Verdes Peninsula began in 1956 and remains active today. The movement of land has displaced homes and infrastructure, highlighting the region's ongoing geologic instability.
1994 – Northridge Earthquake-Induced Land movement	The earthquake triggered more than 11,000 moving events, primarily in the Santa Susana Mountains and San Gabriel Mountains, causing extensive road and structural damage.
March 1995 – Pacific Palisades Landslide	Heavy rains weakened the coastal bluffs, leading to a 300-foot-wide collapse that buried part of the Pacific Coast Highway under 30 feet of debris.
March 2005 – Sunset Mesa Landslide	A slope failure near Malibu caused over 20,000 cubic yards of debris to block roadways and damage property.
July 2023 – Peartree Lane Land Movement (Rolling Hills Estates)	A sudden slope failure resulted in the displacement of 12 homes, which were red tagged due to structural instability.
September 2024 – Accelerated Land Movement in Rancho Palos Verdes	A significant increase in land movement, with certain areas shifting up to four inches per week toward the ocean, threatening roads and over 250 residential properties.

Probability of Future Events

Based on the risk assessment, the Planning Team determined that landslides continue to have a possible impact on the City.

Flooding

Description

According to the NOAA National Severe Storms Laboratory, flooding is an overflowing of water onto land that is normally dry. Floods can happen during heavy rains, when ocean waves come on shore, when snow melts quickly, or when dams or levees break. Damaging flooding may happen with only a few inches of water, or it may cover a house to the rooftop. Floods can occur within minutes or over a long period, and may last days, weeks, or longer. Floods are the most common and widespread of all weather-related natural disasters.

Flash floods are the most dangerous kinds of floods, because they combine the destructive power of a flood with incredible speed. Flash floods occur when heavy rainfall exceeds the ability of the ground to absorb it. They also occur when water fills normally dry creeks or streams or enough water accumulates for streams to overtop their banks, causing rapid rises of water in a short amount of time. They can happen within minutes of causative rainfall, limiting the time available to warn and protect the public.

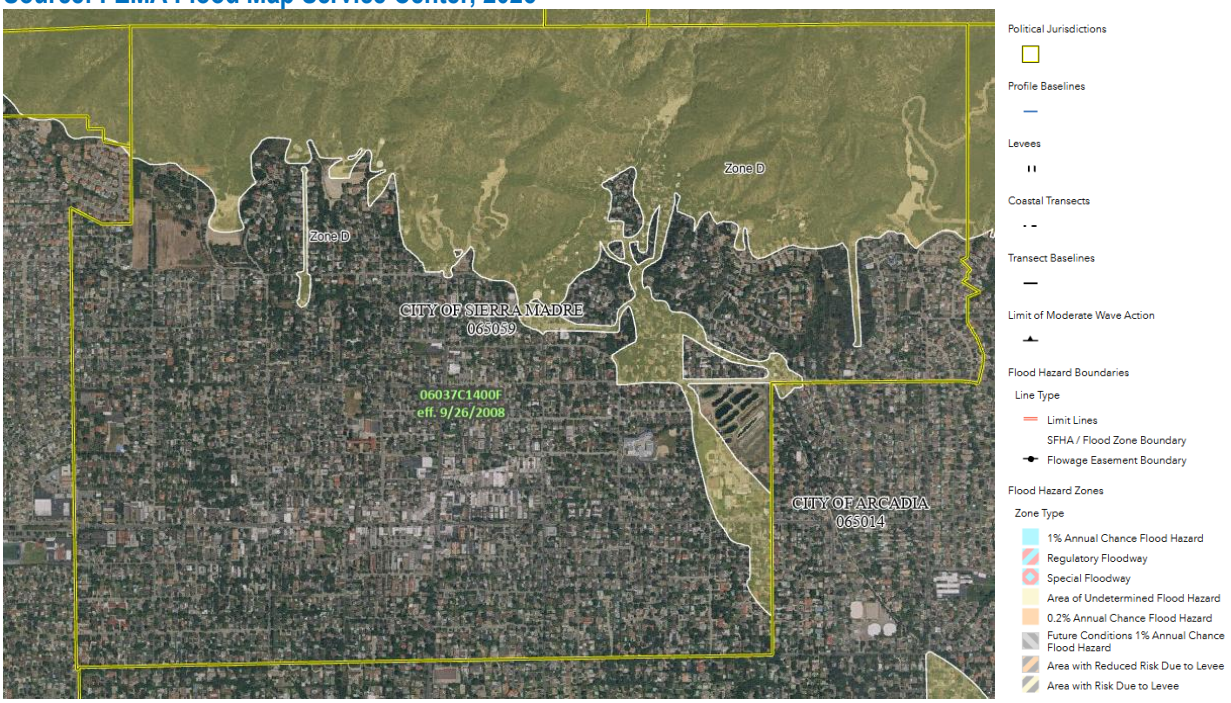
Local Conditions

The Safety Element explains that flooding represents a potential hazard to population and buildings, and as such, it is a component of the State-mandated safety element. This section addresses the risks of flooding due to the City's natural terrain, vegetation, rainfall, runoff, and risks associated with flooding due to dam failure.

Flood Insurance Rate Maps (FIRM) are published by the Federal Emergency Management Agency (FEMA.) The 2008 FIRM for Sierra Madre designates the overwhelming majority of the City as Flood Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain." A small segment of the community, centered along the Little Santa Anita Creek channel, is classified as Zone D, an "area in which flood hazards are undetermined, but possible."

However, there are specific areas unmapped by FEMA within the City that are considered to be at risk for flooding. All of these areas are against the foothills and are of significant risk of flooding and landslides, particularly after a brush fire. The canyon urban/wild land interface areas above the city are the most prone to major flooding. In the years immediately following a brush fire in the foothills, these areas can be an extreme hazard to people and property during heavy rainfall events. Flooding in these special risk areas can occur rapidly or slowly depending on the time transpired since the fire, the frequency of rainfall events, the duration of rainfall events, and the intensity of the precipitation.

Map B.12: Flood Hazard Zones in the City of Sierra Madre
Source: FEMA Flood Map Service Center, 2025



Flood hazards associated with stormwater runoff channeled from the mouths of canyons in the northern part of the city have generally been controlled by dams, debris basins, and flood control channels. There is one dam and a total of seven debris basins located within the city. **Table B.12** below lists the existing debris structures and dam in a west to east order.

Table B.12: Existing Debris Structures and Dam (West to East order)
Source: Safety Element

Facility Name	Owned/Operated	Type	Capacity
Sunnyside Debris Basin	LA County Public Works	Earth	Fill .64 DDE
Bailey Canyon Debris Basin	LA County Public Works	Earth	Fill 1.60 DDE
Floral Debris Basin	Sierra Madre Public Works	Earth	Not available.
Auburn Debris Basin	LA County Public Works	Earth	Fill 1.12 DDE
Carter Debris Basin	LA County Public Works	Earth	Fill 1.06 DDE
Sierra Madre Dam	LA County Public Works	Concrete	Arch Dam 0.53 DDE
Sturtevant Debris Basin	LA County Public Works	Earth	Fill 0.85 DDE
Lannan Debris Basin	LA County Public Works	Earth	Fill 1.00 DDE

The acronym DDE in Table B.12 indicates Design Debris Event, a term that Los Angeles County Department of Public Works uses to describe the maximum amount of debris a burned watershed could produce. As noted in **Table B.12**, the Sunnyside, Floral, Sierra Madre Dam, and Sturtevant facilities do not have capacity to contain the amount of debris that their watersheds could produce. Therefore, residential areas below these facilities are potentially subject to post-fire debris flow damage.

While these debris facilities protect most of the large watersheds above Sierra Madre, some watershed areas remain in an unprotected condition. If burned in wildfires, these watersheds will produce debris during rainfall events that will flow unhindered into the community. The most notable of these is Stonehouse Canyon, a 67-acre watershed capable of producing over 20,000 cubic yards of debris. The watershed outlets onto Stonehouse Drive above its intersection with Grandview Avenue. Other uncontrolled watersheds that have been identified are listed in **Table B.13**.

Table B.13: Watershed Location Area Discharges
Source: Safety Element

Unnamed canyon above Mater Dolorosa behind Retreat Center Main Building: 9 acres Mater Dolorosa private property
Hillside above the private extension of Auburn Avenue northeasterly of the north end of the private street: 6 Acres Private and public portions of Auburn Avenue
Unnamed canyon Parallel to and northwesterly from the private street section of Mt. Wilson Trail: 17 Acres across private property into Mt. Wilson Trail at East Mira Monte Avenue
Hillside above Skyland Drive northwesterly of 801 Skyland Drive: 19 Acres across private property into Skyland Drive Unnamed Canyon
Above Woodland Drive southwesterly of Sierra Madre Dam: 16 Acres across private property into the upper intersection of Woodland and Brookside Yucca Canyon* East end of Yucca Trail: 18 Acres Woodland Drive via Yucca Trail
* Los Angeles County Public Works has constructed debris structures in Yucca Canyon

Dam Inundation

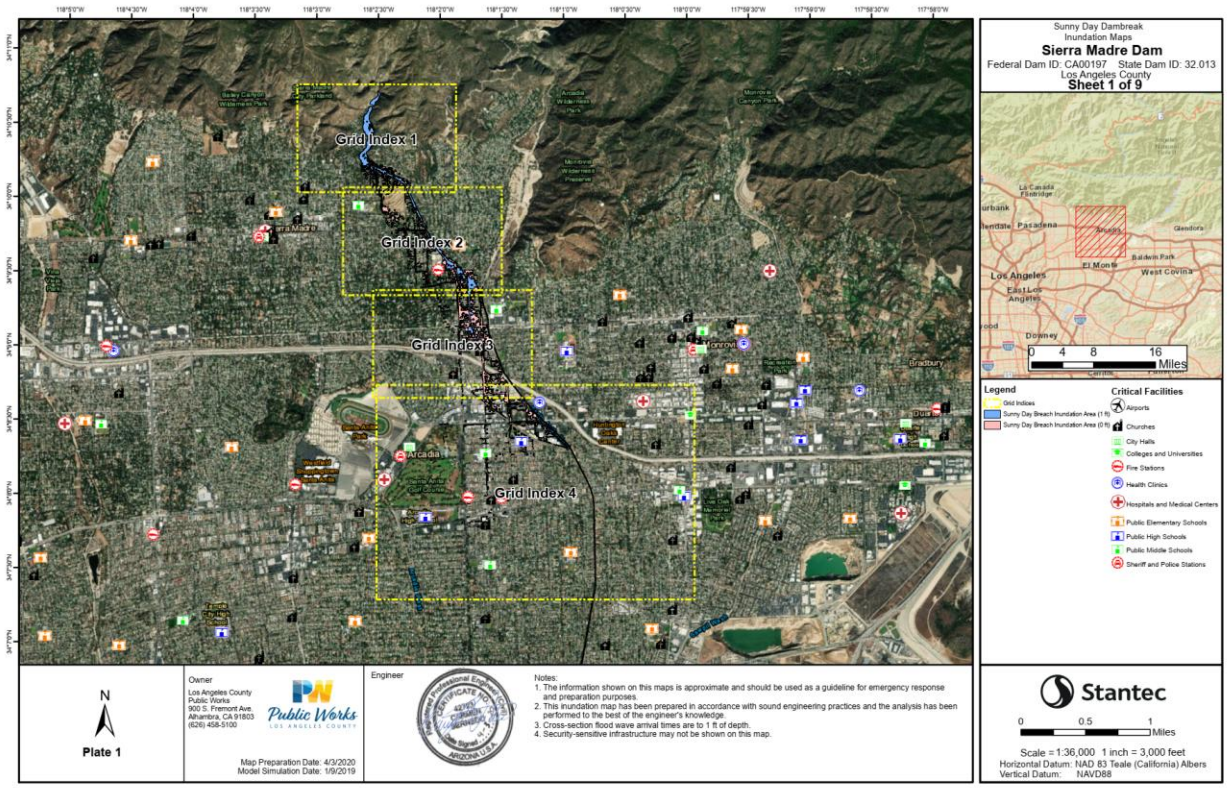
Flooding which occurs as a result of the structural failure of a dam is called dam inundation. Structural failure may be caused by seismic activity. Seismic activity may also cause dam inundation by the action of a seismically induced wave that overtops the dam without also causing dam failure. This action is referred to as a seiche. Landslides flowing into a reservoir are also a source of potential dam failure from overtopping.

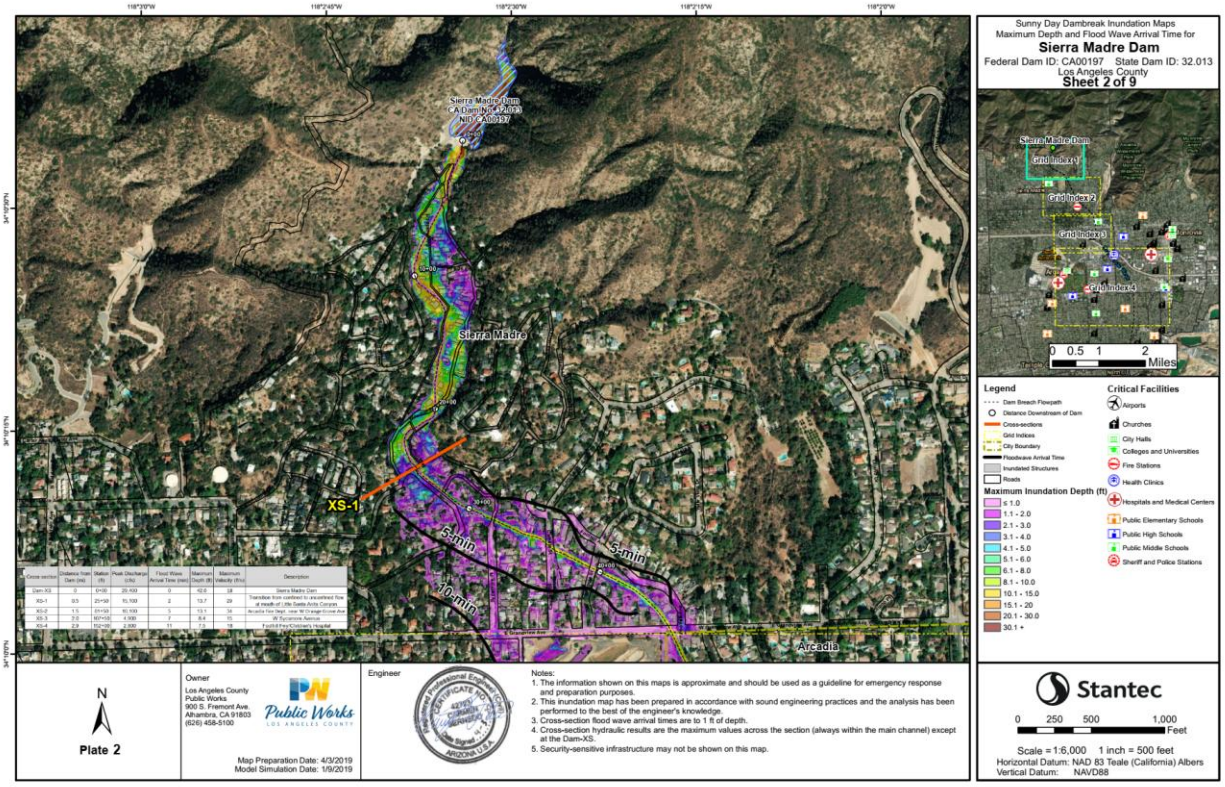
The major dam which could have a significant impact on the City in the event of dam failure is the Little Santa Anita Dam/Sierra Madre Dam. However, failure of this dam during a catastrophic event, such as a severe earthquake, is considered a very unlikely event. Due to the method of construction of this dam, it has performed well in earthquakes, and failure is not expected to occur. The Sierra Madre Dam contains water only during rain as it fulfills its flood control function, the dam may attenuate flows during storm/rain events, however, Los Angeles County Public Works does not currently operate it as a flood control facility, but rather as a debris control facility.

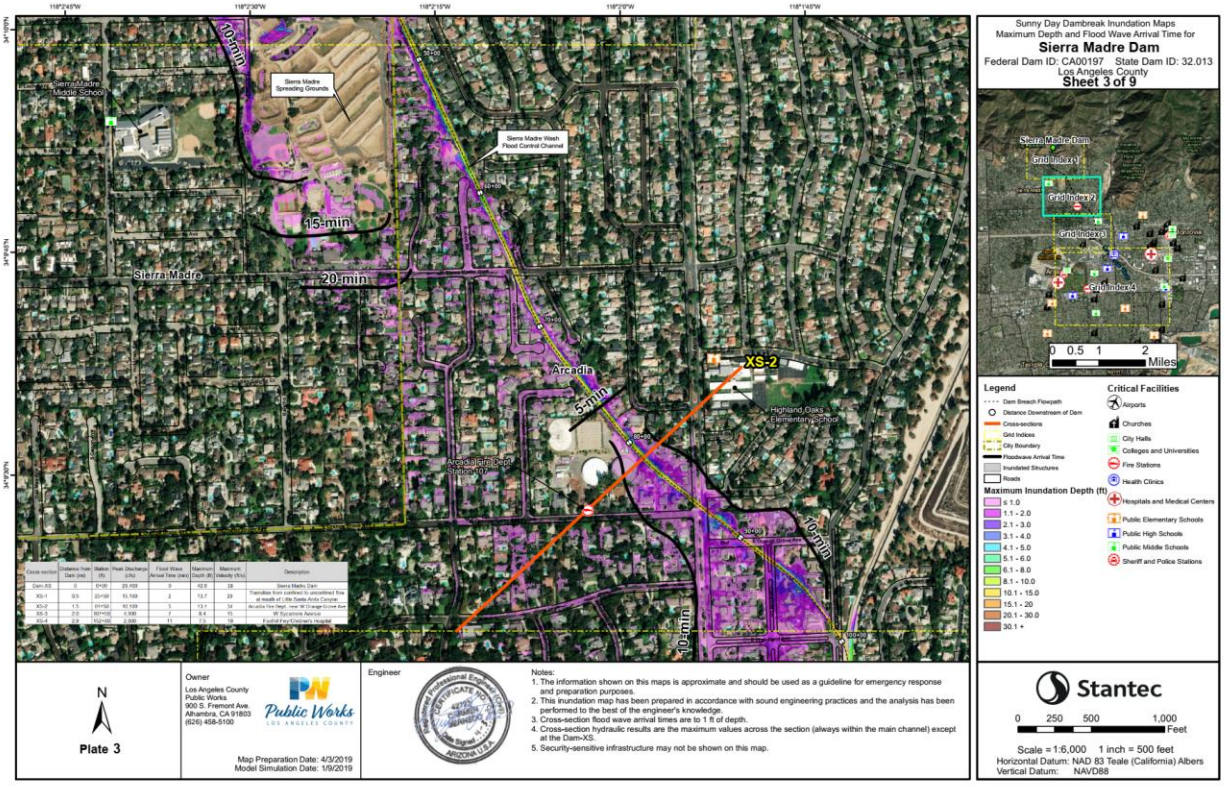
The area one quarter of a mile west of Santa Anita Canyon is an area requiring flood control. According to the Los Angeles County Public Works Department, the city is included in Big Santa Anita Dam's inundation area. However, even though the dam is located 2 miles northeast of the City, the dam is not considered to be a threat to the city in the event of dam failure.

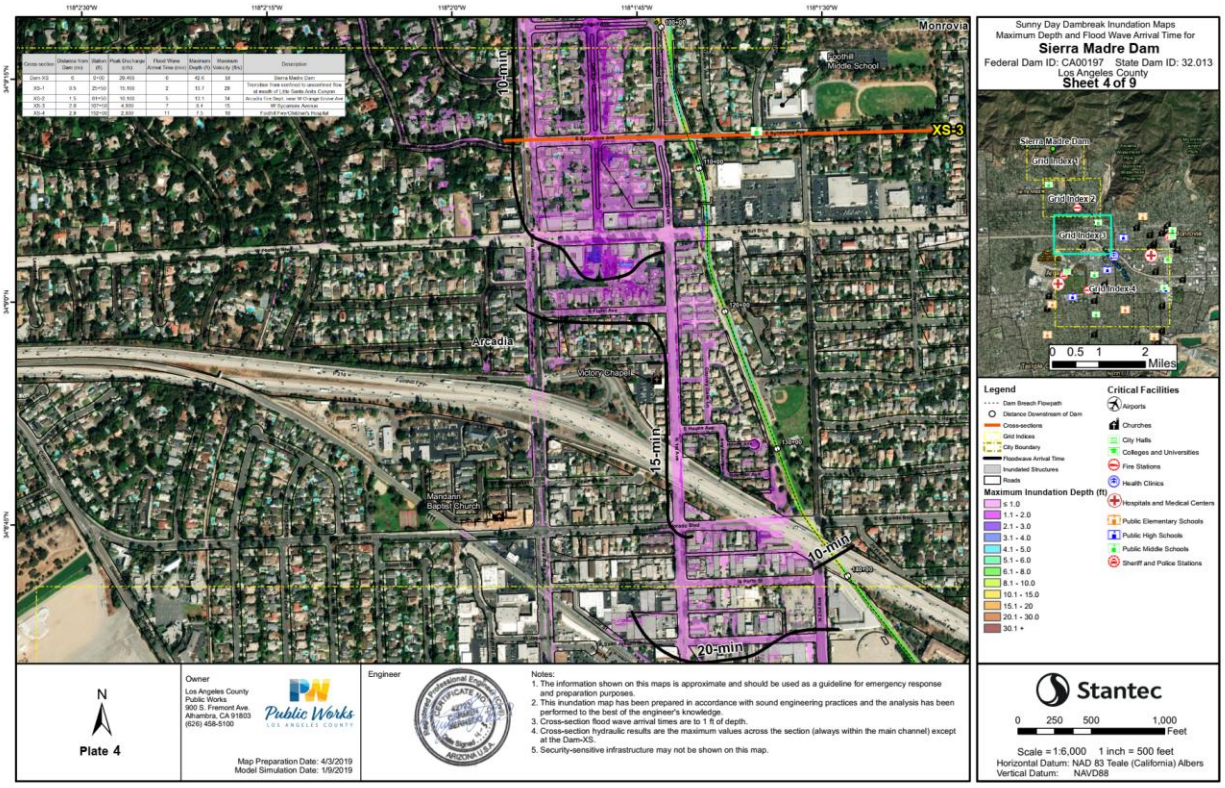
Map B.13 illustrates Dam Inundation Area of the Sierra Madre Dam.

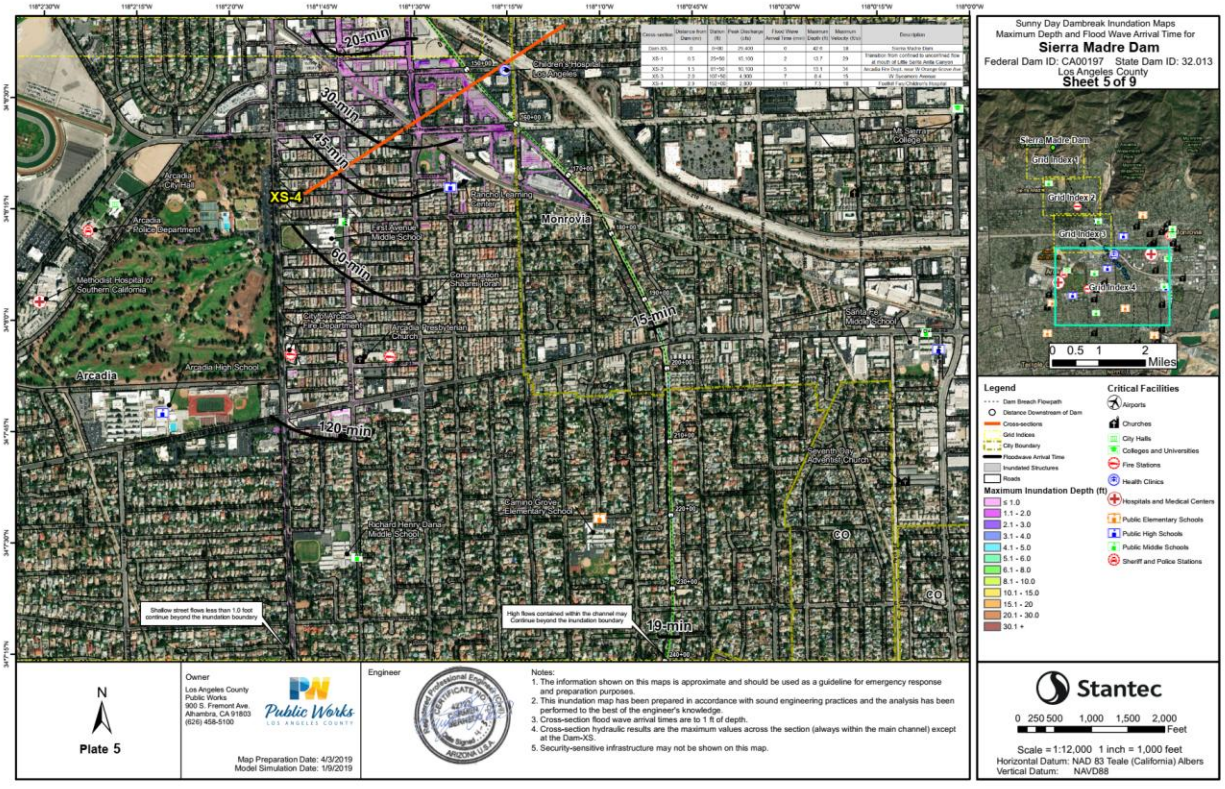
Map B.13: Sierra Madre Dam Inundation Sheets 1-9
Source: Department of Water Resources, Division of Safety of Dams, 2025

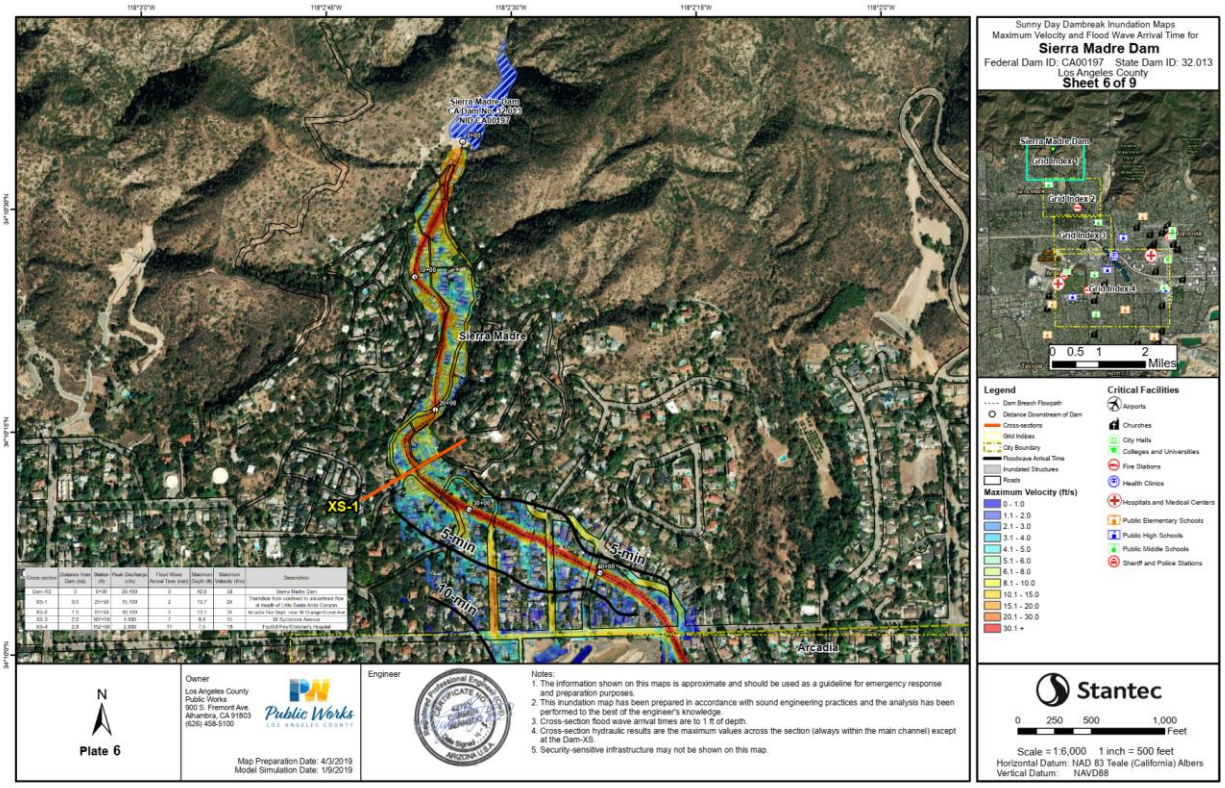


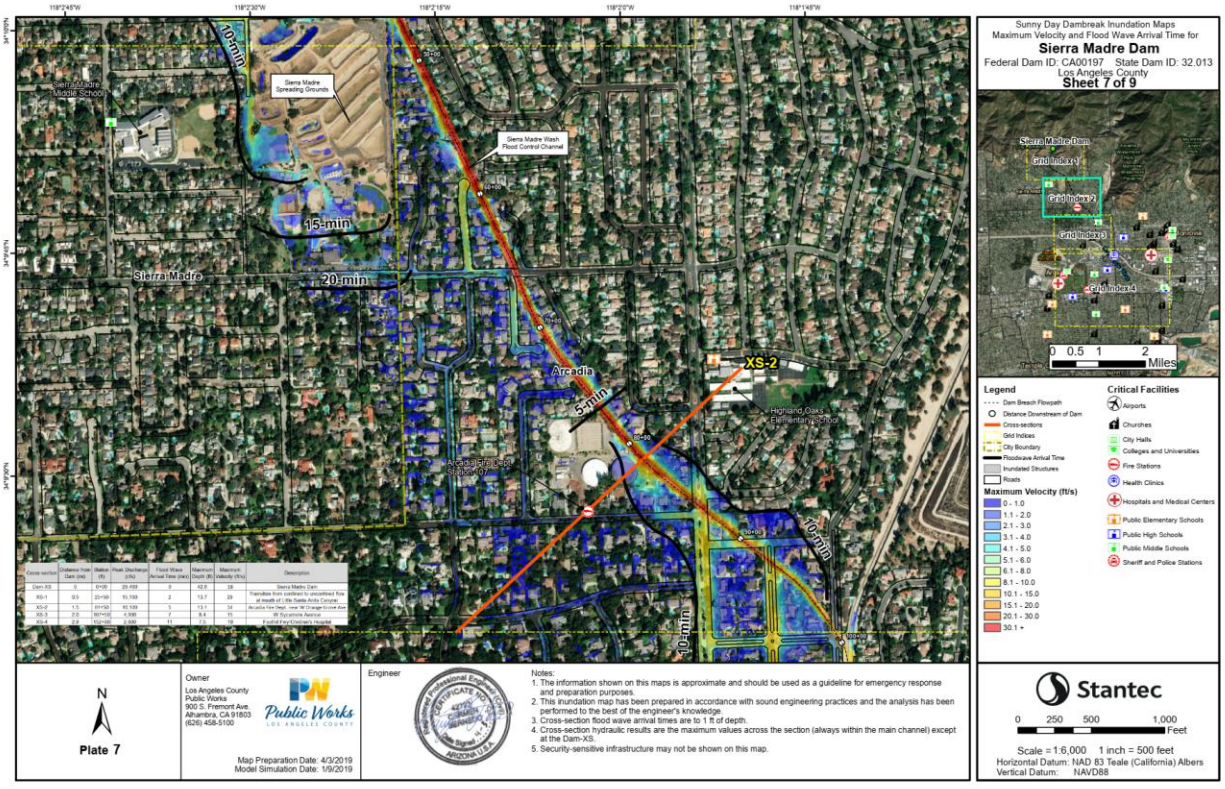

Sunny Day Dambreak Inundation Maps
Maximum Depth and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 2 of 9
Sierra Madre Dam
(Dam ID: CA00197
NID: CA00197)
Sierra Madre
XS-1
5-min
5-min
10-min
Arcadia
Grid Index 1
Grid Index 2
Grid Index 3
Grid Index 4
0 0.5 1 2 Miles
Legend
Dam Breach Flowpath
Distance Downstream of Dam
Cross-sections
Grid Indices
City Boundary
Floodwave Arrival Time
Inundated Structures
Roads
Maximum Inundation Depth (ft)
≤ 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
6.1 - 8.0
8.1 - 10.0
10.1 - 15.0
15.1 - 20
20.1 - 30.0
30.1 +
Critical Facilities
Airports
Churches
City Halls
Colleges and Universities
Fire Stations
Health Clinics
Hospitals and Medical Centers
Public Elementary Schools
Public High Schools
Public Middle Schools
Sheriff and Police Stations
N
Plate 2
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
LOS ANGELES COUNTY
Engineer
Map Preparation Date: 4/3/2019
Model Simulation Date: 1/9/2019
Notes:
1. The information shown on this maps is approximate and should be used as a guideline for emergency response and preparation purposes.
2. This inundation map has been prepared in accordance with sound engineering practices and the analysis has been performed to the best of the engineer's knowledge.
3. Cross-section flood wave arrival times are to 1 ft of depth.
4. Cross-section hydraulic results are the maximum values across the section (always within the main channel) except at the Dam-XS.
5. Security-sensitive infrastructure may not be shown on this map.
Stantec
0 250 500 1,000 Feet
Scale = 1:6,000 1 inch = 500 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88

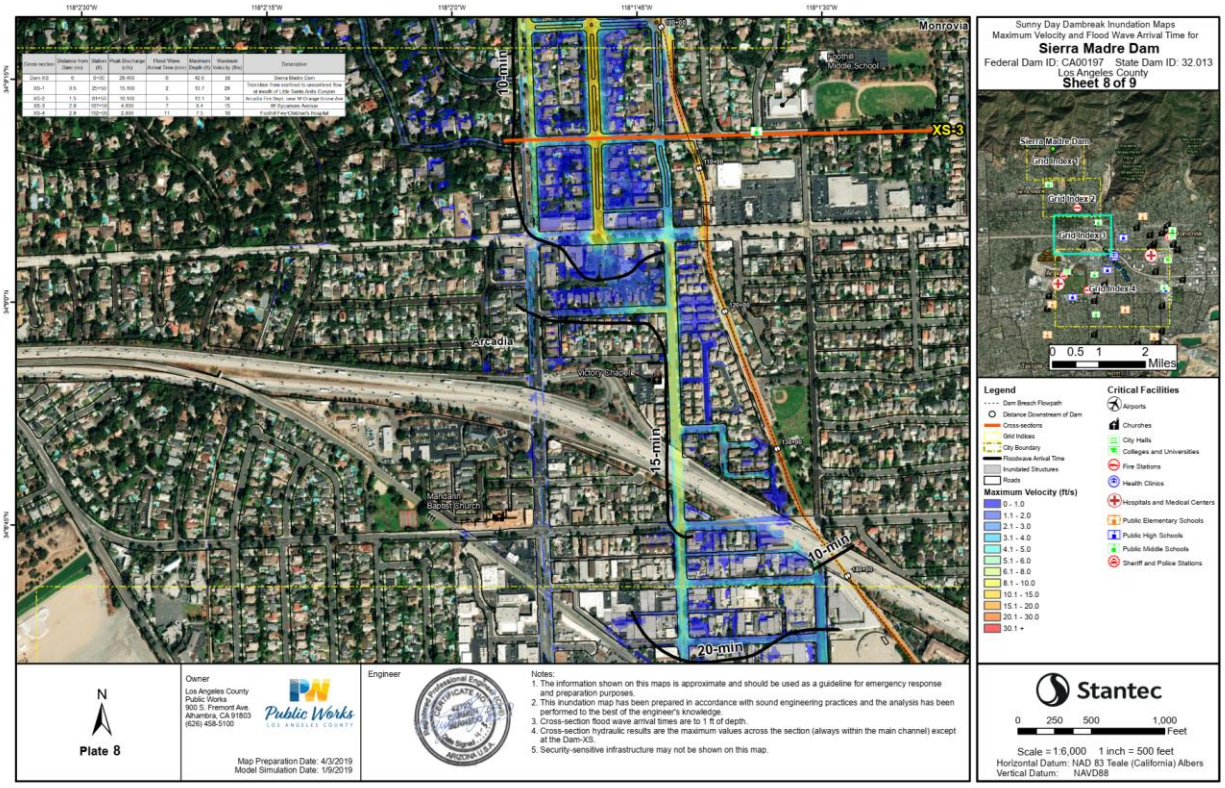

Sunny Day Dambreak Inundation Maps
Maximum Depth and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 3 of 9
10-min
Sierra Madre Middle School
Sierra Madre Spreading Grounds
Sierra Madre Wash Flood Control Channel
15-min
Sierra Madre
20-min
Arcadia
XS-2
5-min
Highland Oaks Elementary School
Arcadia Fire Dept. Station 107
10-min
10-min
Grid Index 1
Grid Index 2
Grid Index 3
Grid Index 4
0 0.5 1 2 Miles
Legend
Dam Breach Flowpath
Distance Downstream of Dam
Cross-sections
Grid Indices
City Boundary
Floodwave Arrival Time
Inundated Structures
Roads
Maximum Inundation Depth (ft)
≤ 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
6.1 - 8.0
8.1 - 10.0
10.1 - 15.0
15.1 - 20
20.1 - 30.0
30.1 +
Critical Facilities
Airports
Churches
City Halls
Colleges and Universities
Fire Stations
Health Clinics
Hospitals and Medical Centers
Public Elementary Schools
Public High Schools
Public Middle Schools
Sheriff and Police Stations
N
Plate 3
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
LOS ANGELES COUNTY
Engineer
Map Preparation Date: 4/3/2019
Model Simulation Date: 1/9/2019
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Stantec
0 250 500 1,000 Feet
Scale = 1:6,000 1 inch = 500 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88

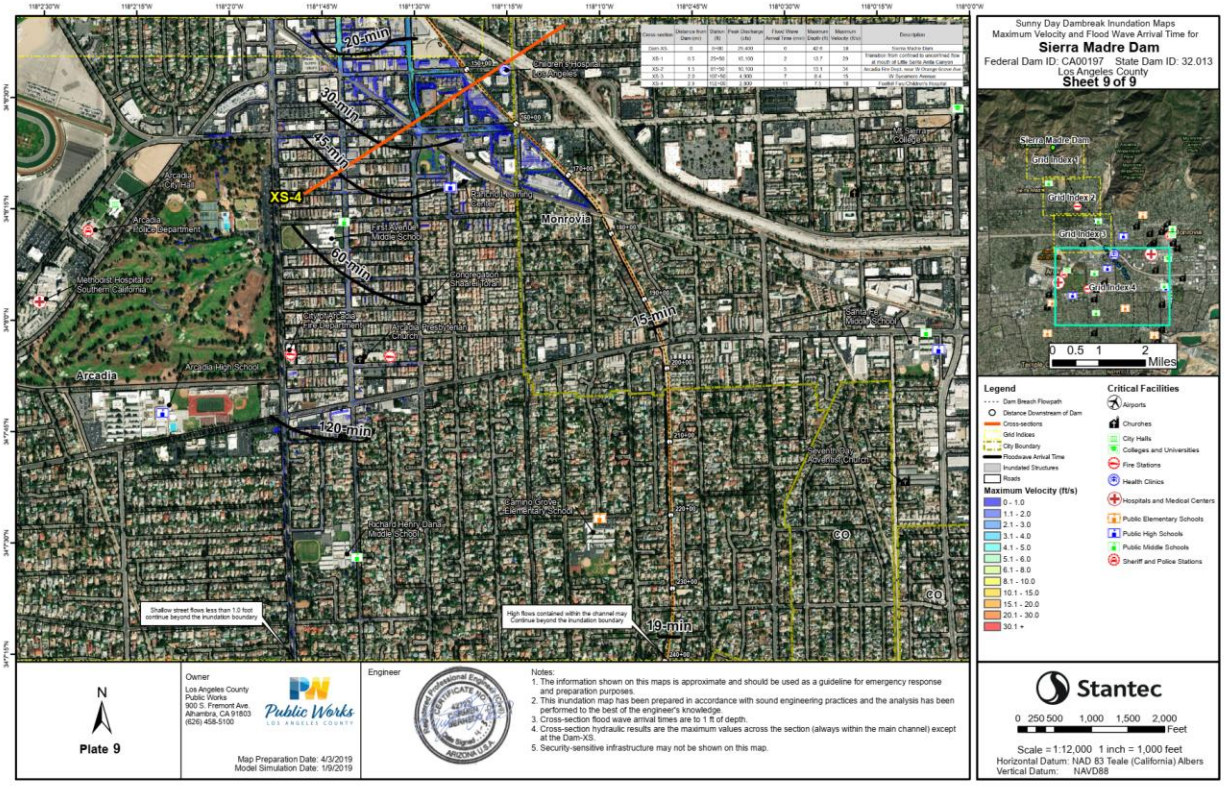

Sunny Day Dambreak Inundation Maps
Maximum Depth and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 4 of 9
Monrovia
Arcadia
XS-3
10-min
15-min
20-min
Legend
Critical Facilities
Maximum Inundation Depth (ft)
Plate 4
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
Engineer
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Map Preparation Date: 4/3/2019
Model Simulation Date: 1/9/2019
Stantec
Scale = 1:6,000 1 inch = 500 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88


Sunny Day Dambreak Inundation Maps
Maximum Depth and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 5 of 9
Monrovia
Arcadia
XS-4
20-min
30-min
45-min
60-min
15-min
120-min
Shallow street flows less than 1.0 foot continue beyond the inundation boundary
High flows contained within the channel may Continue beyond the inundation boundary
Legend
Critical Facilities
Maximum Inundation Depth (ft)
Plate 5
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
Engineer
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Map Preparation Date: 4/3/2019
Model Simulation Date: 1/9/2019
Stantec
Scale = 1:12,000 1 inch = 1,000 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88


Sunny Day Dambreak Inundation Maps
Maximum Velocity and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 6 of 9
Sierra Madre Dam
NID CA00197
Sierra Madre
XS-1
5-min
15-min
10-min
Arcadia
Grid Index 1
Grid Index 2
Grid Index 3
Grid Index 4
0 0.5 1 2 Miles
Legend
Dam Breach Flowpath
Distance Downstream of Dam
Cross-sections
Grid Indices
City Boundary
Roadwave Arrival Time
Inundated Structures
Roads
Maximum Velocity (ft/s)
0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
6.1 - 8.0
8.1 - 10.0
10.1 - 15.0
15.1 - 20.0
20.1 - 30.0
30.1 +
Critical Facilities
Airports
Churches
City Halls
Colleges and Universities
Fire Stations
Health Clinics
Hospitals and Medical Centers
Public Elementary Schools
Public High Schools
Public Middle Schools
Sheriff and Police Stations
N
Plate 6
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
Map Preparation Date: 4/3/2019
Model Simulation Date: 1/9/2019
Engineer
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Stantec
0 250 500 1,000 Feet
Scale = 1:6,000 1 inch = 500 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88


Sunny Day Dambreak Inundation Maps
Maximum Velocity and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 7 of 9
10-min
Sierra Madre Middle School
Sierra Madre Spreading Grounds
Sierra Madre Wash Flood Control Channel
15-min
Sierra Madre
20-min
Arcadia
5-min
XS-2
Highland Oaks Elementary School
Arcadia Fire Station 107
10-min
10-min
Grid Index 1
Grid Index 2
Grid Index 3
Grid Index 4
0 0.5 1 2 Miles
Legend
Maximum Velocity (ft/s)
Critical Facilities
N
Plate 7
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
Map Preparation Date: 4/3/2019
Model Simulation Date: 1/9/2019
Engineer
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Stantec
0 250 500 1,000 Feet
Scale = 1:6,000 1 inch = 500 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88


Sunny Day Dambreak Inundation Maps
Maximum Velocity and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 8 of 9
Monrovia
Arcadia
XS-3
10-min
15-min
20-min
Legend
Critical Facilities
Maximum Velocity (ft/s)
Plate 8
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
Map Preparation Date: 4/3/2019
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Stantec
Scale = 1:6,000 1 inch = 500 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88


Sunny Day Dambreak Inundation Maps
Maximum Velocity and Flood Wave Arrival Time for
Sierra Madre Dam
Federal Dam ID: CA00197 State Dam ID: 32.013
Los Angeles County
Sheet 9 of 9
Monrovia
Arcadia
XS-4
20-min
30-min
45-min
1-hr
1-hr 30-min
2-hr
Legend
Critical Facilities
Maximum Velocity (ft/s)
Plate 9
Owner
Los Angeles County
Public Works
900 S. Fremont Ave.
Alhambra, CA 91803
(626) 458-5100
Public Works
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3. Cross-section flood wave arrival times are to 1 ft of depth.
4. Cross-section hydraulic results are the maximum values across the section (always within the main channel) except at the Dam-XS.
5. Security-sensitive infrastructure may not be shown on this map.
Stantec
Scale = 1:12,000 1 inch = 1,000 feet
Horizontal Datum: NAD 83 Teale (California) Albers
Vertical Datum: NAVD88

Previous Flooding Impacting City of Sierra Madre

Flooding has impacted the city throughout history:

March 1938: Perhaps the worst flooding in the history of Los Angeles County. USGS records indicate over 60,000 cubic yards of debris deposited in the basin behind Sierra Madre Dam. According to Los Angeles County Flood Control District records, the deposit was more than 80 percent of the basin's total capacity.

January 1954: Floods and mudslides tore through Sierra Madre Canyon, damaging hundreds of homes and businesses and depositing up to 8 feet of silt on city streets.

January 1969: A storm dropped between 20.5 and 25.8 inches of rain in Sierra Madre. In February another storm dropped between 7.6 and 9.5 inches in Sierra Madre. Combined, the storms delivered approximately 110,000 cub yards of debris in the basin behind Sierra Madre Dam. Flows at the dam went over spillway level during the February storm. The trapping of this debris prevented extensive damage to the city neighborhoods immediately downstream of the dam.

May 2008: Debris flow from recent burn areas caused $50,000 in damage. Mitigation measures include K-rail installation by Los Angeles County Department of Public Works at a cost of $2.4 million.

February 2025: Following the January 2025 Eaton Fire, the city experienced heavy rainfall and flash flooding. With the hillsides stripped of vegetation due to the Eaton Fire, the storm caused several feet of mud, rocks, and debris moving into residential areas. According to the City's website, 2,500 truckloads of debris were removed from the Sierra Madre Dam debris basin, prioritizing areas affected by burn zones to mitigate mudflow risks. The massive 2025 effort was part of debris flow mitigation to prevent blockages in storm drains and potential property damage.

Previous Flooding Impacting Los Angeles County

According to the 2025 Draft Los Angeles County All-Hazards Mitigation Plan, flood hazards are geographically widespread, with more than 240 square miles of land located within the 100- and 500-year floodplains. Historically significant events, such as the 1938 and 1969 floods, as well as more recent storms in 2023 and 2024, have caused substantial damage to infrastructure, triggered evacuations, and challenged long-term recovery efforts. Socially vulnerable populations, including older adults, individuals with access and functional needs, and low-income households, face disproportionate impacts due to limited financial resources, inadequate insurance coverage, and reduced access to services. The County's flood control system includes concrete river channels, levees, storm drains, debris basins and reservoirs; has helped mitigate some flood risks but remains vulnerable to high-intensity storms that exceed design capacities. Major flood-prone areas include:

- Los Angeles River, San Gabriel River, and Santa Clara River: These major waterways are prone to overflow during extreme storm events, particularly during El Niño years.
- Ballona Creek and Malibu Creek: These urban watersheds experience rapid runoff and flash flooding, especially in developed areas.
- Foothills, Valleys, and Recent Burn Scar Areas: Post-wildfire regions face heightened risk of flash floods and debris flows following storms.

- Antelope Valley: In desert regions, stormwater pools into temporary lakes, causing flooded roadways and infrastructure damage.
- Coastal Communities: Rising sea levels and storm surges threaten beachfront properties, harbors, and businesses.

Los Angeles County has experienced numerous severe flood events, many of which have caused catastrophic damage to infrastructure, property, and human life. Over the decades, climate variability, rapid urbanization, and an aging flood control system have led to repeated flooding disasters. Below are some of the most significant historical and recent flood events affecting the region. **Table B.13** shows the 13 flooding emergencies affecting Los Angeles County:

Table B.13: History of Flood Events in Los Angeles County
Source: 2025 Draft Los Angeles County All-Hazard Mitigation Plan

Date	Description
1938 Los Angeles Floods	One of the deadliest floods in county history, caused by weeks of torrential rainfall, resulting in over 100 deaths, the destruction of thousands of homes, and widespread infrastructure damage, particularly to bridges and roadways
1969 Winter Storms	Heavy rains led to massive debris flows in the San Gabriel Mountains, severe urban flooding across Los Angeles, and multiple dam breaches, prompting major evacuations.
1992-1993 El Niño Floods	A series of storms triggered landslides, flash flooding, and major coastal erosion, with significant damage to Pacific Coast Highway and residential areas
2017 Winter Storms	Record-breaking rainfall led to significant urban flooding, road closures, and mudslides, with severe impacts across multiple communities.
September 2022 Hurricane Kay	A pacific hurricane that caused significant rainfall along with risk of mudflows, coastal flooding, and coastal erosion.
January 2023 Atmospheric River Event	Heavy rainfall overwhelmed storm drains, causing significant flooding in Hollywood, Baldwin Hills, and low-lying inland areas, leading to evacuations and infrastructure damage.
February 2023 Los Angeles Floods	A series of intense storms caused widespread flash flooding, freeway closures, and landslides, demonstrating the increasing vulnerability of the county's urban areas to extreme precipitation events
August 2023 Tropical Storm Hilary	Several locations in the mountains of Southern California received over 10 inches of rainfall which set daily and/or monthly rainfall records, in many locations in Southern California, including within Los Angeles County. It also created significant threat of flash and riverine flooding prompted the evacuation of numerous vulnerable communities near burn scars in the region.
December 2023 Pacific Storm	Storm surges and extreme coastal flooding led to significant erosion along the coastline, particularly impacting Marina del Rey, Long Beach, and Venice Beach.
February - March 2024 Atmospheric River Storm	One of the most intense rainfall events in recent history, resulting in severe flash floods, mudslides, and power outages, with many homes and businesses sustaining flood damage.

Probability of Future Flooding

Floods and their impacts vary by location and severity of any given flood event, and likely only affect certain areas of the city during specific times. Based on the risk assessment, it is evident that floods are likely to have a devastating economic impact to certain areas of the city.

Drought

Description

Drought is defined as a deficiency of precipitation over an extended period of time, usually a season or more. This deficiency results in a water shortage for some activity, group, or environmental sector. Drought should be considered relative to some long-term average condition of balance between precipitation and evapotranspiration (i.e., evaporation + transpiration) in a particular area, a condition often perceived as "normal". It is also related to the timing (e.g., principal season of occurrence, delays in the start of the rainy season, occurrence of rains in relation to principal crop growth stages) and the effectiveness of the rains (e.g., rainfall intensity, number of rainfall events).

Other climatic factors such as high temperature, high wind, and low relative humidity are often associated with it in many regions of the world and can significantly aggravate its severity. Drought should not be viewed as merely a physical phenomenon or natural event. Its impacts on society result from the interplay between a natural event (less precipitation than expected resulting from natural climatic variability) and the demand people place on water supply. Human beings often exacerbate the impact of drought. Recent droughts in both developing and developed countries and the resulting economic and environmental impacts and personal hardships have underscored the vulnerability of all societies to this natural hazard.

One dry year does not normally constitute a drought in California but serves as a reminder of the need to plan for droughts. California's extensive system of water supply infrastructure — its reservoirs, groundwater basins, and inter-regional conveyance facilities — mitigates the effect of short-term dry periods for most water users. Defining when a drought begins is a function of drought impacts to water users. Hydrologic conditions constituting a drought for water users in one location may not constitute a drought for water users elsewhere, or for water users having a different water supply. Individual water suppliers may use criteria such as rainfall/runoff, amount of water in storage, or expected supply from a water wholesaler to define their water supply conditions.

Drought is a gradual phenomenon. Although droughts are sometimes characterized as emergencies, they differ from typical emergency events. Most natural disasters, such as floods or forest fires, occur relatively rapidly and afford little time for preparing for disaster response. Droughts occur slowly, over a multiyear period. There is no universal definition of when a drought begins or ends. Impacts of drought are typically felt first by those most reliant on annual rainfall -- ranchers engaged in dry land grazing, rural residents relying on wells in low-yield rock formations, or small water systems lacking a reliable source. Criteria used to identify statewide drought conditions do not address these localized impacts. Drought impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline.
There are four different ways that drought can be defined:

- **Meteorological** - a measure of departure of precipitation from normal. Due to climatic differences, what is considered a drought in one location may not be a drought in another location.
- **Agricultural** - refers to a situation when the amount of moisture in the soil no longer meets the needs of a particular crop.
- **Hydrological** - occurs when surface and subsurface water supplies are below normal.

- **Socioeconomic** - refers to the situation that occurs when physical water shortage begins to affect people.

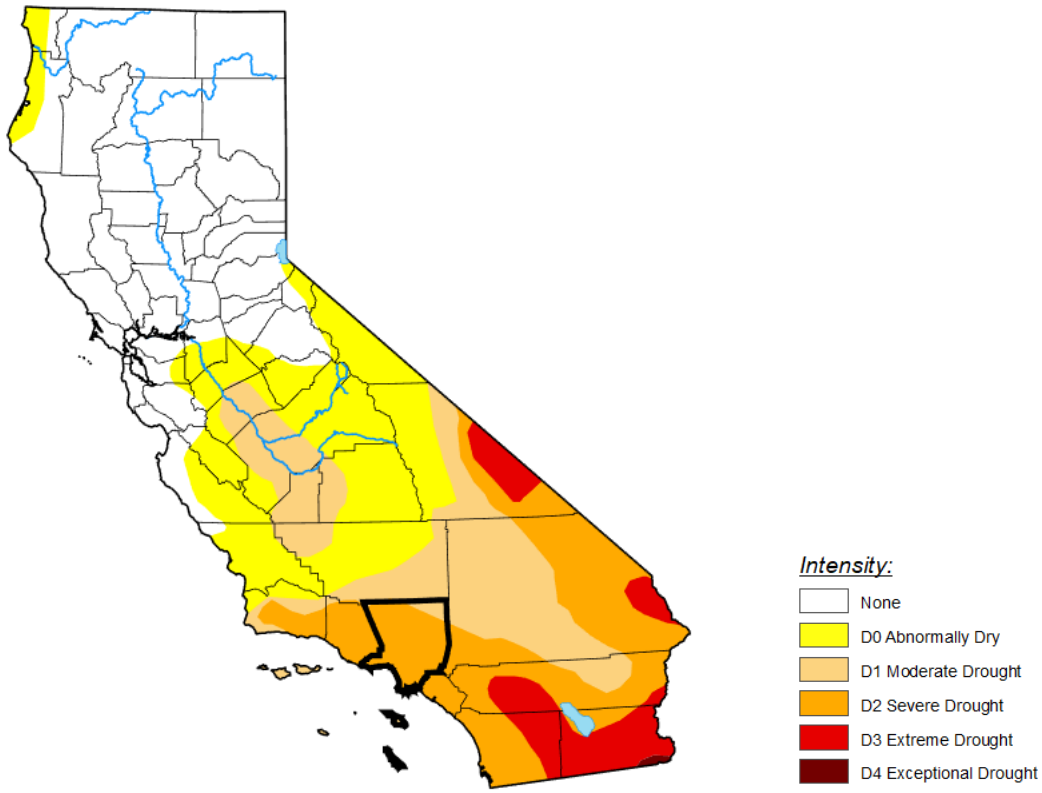
U.S. Drought Monitor

The U.S. Drought Monitor (USDM) is a map that is updated weekly to show the location and intensity of drought across the country. The USDM uses a five-category system (USDM, 2021):

- D0—Abnormally Dry
  - Short-term dryness slowing planting, growth of crops
  - Some lingering water deficits
  - Pastures or crops not fully recovered
- D1—Moderate Drought
  - Some damage to crops, pastures
  - Some water shortages developing
  - Voluntary water-use restrictions requested
- D2—Severe Drought
  - Crop or pasture loss likely
  - Water shortages common
  - Water restrictions imposed
- D3—Extreme Drought
  - Major crop/pasture losses
  - Widespread water shortages or restrictions
- D4—Exceptional Drought
  - Exceptional and widespread crop/pasture losses
  - Shortages of water creating water emergencies

The USDM categories show experts' assessments of conditions related to drought. These experts check variables including temperature, soil moisture, stream flow, water levels in reservoirs and lakes, snow cover, and meltwater runoff. They also check whether areas are showing drought impacts such as water shortages and business interruptions. Associated statistics show what proportion of various geographic areas are in each category of dryness or drought, and how many people are affected. U.S. Drought Monitor data go back to 2000.

Infographic B.1: U.S. Drought Monitor – Los Angeles County, California
Source: Website – U.S. Drought Monitor 6.10.2025

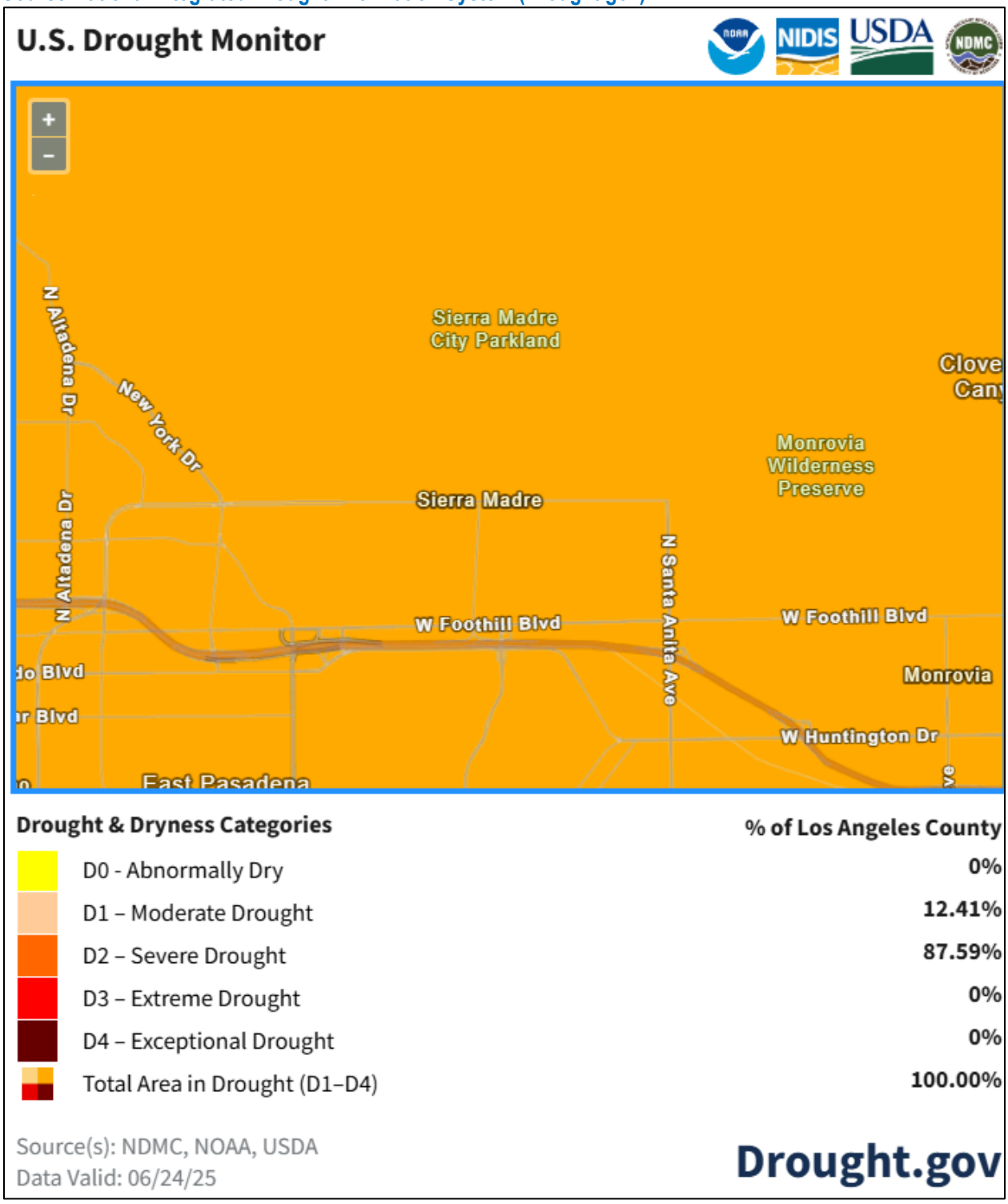


Week	Date	None	D0-D4	D1-D4	D2-D4	D3-D4	D4	DSCI
Current	2025-06-03	0.00	100.00	100.00	98.01	25.47	0.00	323
Last Week to Current	2025-05-27	0.00	100.00	100.00	98.01	25.46	0.00	324
3 Months Ago to Current	2025-03-04	0.00	100.00	100.00	98.02	76.06	4.31	378
Start of Calendar Year to Current	2024-12-31	0.00	100.00	100.00	28.93	5.32	0.00	234
Start of Water Year to Current	2024-10-01	23.15	76.85	41.08	0.00	0.00	0.00	118
One Year Ago to Current	2024-06-04	92.38	7.62	0.00	0.00	0.00	0.00	8

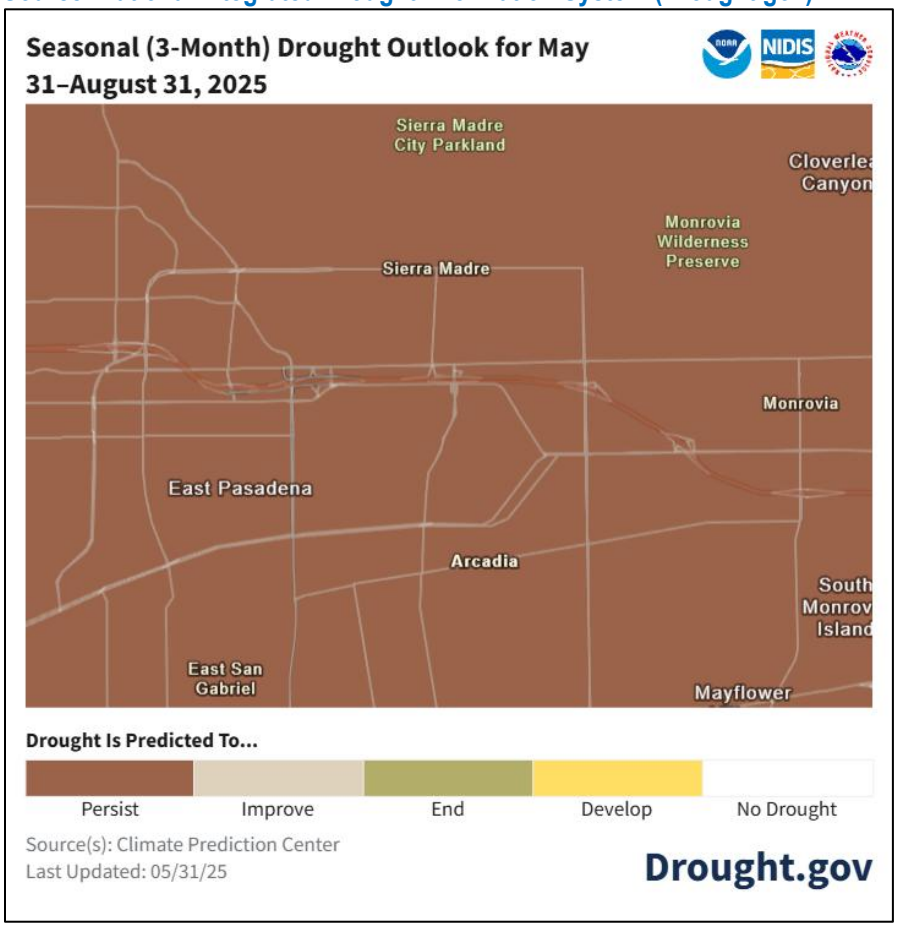
Local Conditions

Although the City is able to meet its water demands, the city is currently in a drought. **Map B.14** shows the drought as severe, and **Map B.15** shows the current drought severity is expected to persist.

Map B.14: U.S Drought Monitor for the City of Sierra Madre
Source:National Integrated Drought Information System (Drought.gov)



Map B.15: Drought Outlook for the City of Sierra Madre
Source: National Integrated Drought Information System (Drought.gov)



Previous Drought Impacting the City of Sierra Madre

According to the City's website, the City of Sierra Madre has experienced a drought for a number of years. In 2013 the City Council declared a Stage Two Water Emergency, requiring all water customers to reduce consumption by 20% and in July of 2014, conservation measures were increased to 30%. From 2021-2022, the city was included in the Executive order declaring a statewide drought emergency.

Previous Droughts Impacting Los Angeles County

According to the Draft Los Angeles County All-Hazard Mitigation Plan 2025, Los Angeles County has experienced multiple significant droughts, with some lasting several years. **Table B.14** outlines the Notable Historical Drought Periods for Los Angeles County.

Table B.14: Notable Historical Drought Periods for Los Angeles County
Source: Draft Los Angeles County All Hazards Mitigation Plan, 2025

Date	Description
1917-1921	A widespread drought affecting most of California.
1976-1977	One of the driest two-year periods in recorded history.
1987-1992	A six-year drought that severely impacted water supplies and agriculture.
2007-2009	A prolonged drought leading to state-imposed water restrictions.
2011-2017	The most severe drought in modern history, resulting in groundwater depletion and mandatory conservation measures.
2020-2022	California experienced a significant drought, with Los Angeles County experiencing "abnormally dry" conditions.
2024-2025	Los Angeles County is continuing to experience abnormally dry conditions, with lower average rainfall and arid conditions.

Probability of Future Droughts

Droughts occur every day throughout California. When conducting the risk assessment, the planning team determined that the probability of a significant drought affecting Sierra Madre will remain “likely”.

Vulnerability and Impacts Assessment

Q&A | ELEMENT B: RISK ASSESSMENT | B2-a.
Q: Does the plan provide an overall summary of each jurisdiction's vulnerability to the identified hazards? (Requirement 44 CFR § 201.6(c)(2)(ii)) **A:** See **Vulnerability of People, Vulnerability of Structures, Vulnerability of Economy, Vulnerability of Natural, Historic, and Cultural Resources, and Vulnerability of Activities Bringing Value to the Community** below.
Q&A | ELEMENT B: RISK ASSESSMENT | B2-b.
Q: For each participating jurisdiction, does the plan describe the potential impacts of each of the identified hazards on each participating jurisdiction? (Requirement §201.6(c)(2)(ii)) **A:** See **Impact Profile of People, Impact Profile of Structures, Impact Profile of Economy, Impact Profile of Natural, Historic, and Cultural Resources, Impact Profile of Activities Bringing Value to the Community,** below.
Q&A | ELEMENT B: RISK ASSESSMENT | B2-c.
Q: Does the Plan address NFIP-insured structures within each jurisdiction that have been repetitively damaged by floods? (Requirement 44 CFR § 201.6(c)(2)(ii)) **A:** See **Repetitive Loss Properties/Severe Repetitive Loss Properties,** below.

The Vulnerability and Impacts Assessment process analyzes the potential harm of the prioritized hazard events discussed in Element B: Risk Assessment – Risk Assessment.

Vulnerability and Impact Assessment Process

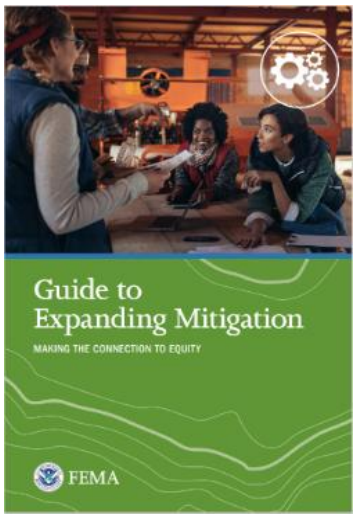
The assessment examines the potential harm that may result from a hazard event, without factoring in its likelihood. This means that equal attention is given to hazards regardless of their probability. The assessment evaluates three key aspects of each hazard on assets: the physical threat posed to facilities, the social threat to vulnerable populations, and the potential impact on other assets. The FEMA Handbook categorizes assets as follows:

People
Structures
Economy
Natural, Historic, and Cultural Resources
Activities Bringing Value to the Community

People

People are the community's most important asset. In the context of this discussion, people are defined as individuals who live and/or work in the City of Sierra Madre.

Vulnerability of People



Disasters affect all populations; however, some populations are more adversely affected because of a higher level of social vulnerability. According to **The Guide to Expanding Mitigation – Making the Connection to Equity**, social vulnerability is defined in terms of the characteristics of a person or group that affect "their capacity to anticipate, cope with, resist, and recover from the impact" of a discrete and identifiable disaster in nature or society.

Using **FEMA's Resilience Analysis and Planning Tool** (RAPT), census tract data was used to understand what census tracts might be more vulnerable. Many of the maps in the People section were created using data provided by RAPT. RAPT is a free, publicly available geographic information systems (GIS) tool to help emergency managers and community partners of all GIS skill levels to visualize and assess potential challenges to community resilience. RAPT includes over 100 pre-loaded data layers and the tool's functionality allows users to visualize combinations of these data layers for a specific location. One of the layers includes community demographics for counties, census tracts, and tribes drawn primarily from the U.S. Census Bureau. RAPT includes 27 demographic layers, including 22 community resilience challenges indicators identified from peer-reviewed research, and **FEMA's Community Resilience Challenges Index** (CRCI) for counties and census tracts, a composite value of all 22 community resilience challenges indicators. The graphics below outline the community resilience indicators.

Graphic B.1: People & Community Indicators
Source: FEMA Resilience Analysis and Planning Tool (RAPT)

People & Community Indicators

County and Census Tract Community Resilience Challenges Index (CRCI) combining 22 indicators.

Population Characteristics	Household Characteristics	Housing
• Population without a High School Education • Population 65 and Older • Population with a Disability • Population by Race and Hispanic Origin	• Households without a Vehicle • Households with Limited English • Single-Parent Households • Households without a Smartphone • Households without Broadband Subscription	Mobile Homes as Percentage of Housing Owner-Occupied Housing Rental Housing Costs Residential Structures in SHFA with Flood Insurance

Healthcare	Economic	Connection to Community
• Number of Hospitals • Medical Professional Capacity • Population without Health Insurance • Medicare Recipients with Power-Dependent Devices	• Population Below Poverty Level • Median Household Income • Unemployed Labor Force • Unemployed Women Labor Force • Income Inequality • Workforce in Predominant Sector	• Presence of Civic and Social Organizations • Population without Religious Affiliation • Percentage of Inactive Voters • Population Change

Graphic B.2: Infrastructure Indicators
Source: FEMA Resilience Analysis and Planning Tool

Infrastructure Indicators

Homeland Infrastructure Foundation-Level Data (Open)

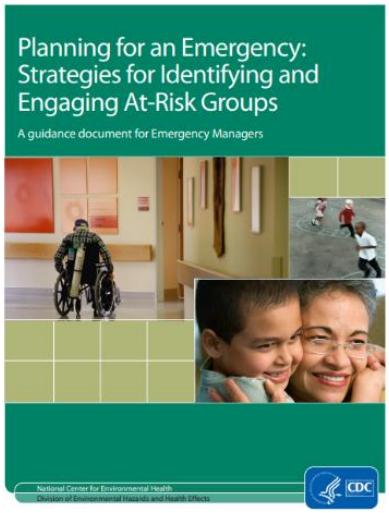
- Hospitals
- Nursing Homes
- Pharmacies
- Urgent Care Facilities
- Dialysis Centers
- Mobile Home Parks
- Fire Stations
- Local Law Enforcement Locations
- Public Health Departments
- 911 Service Area Boundaries
- SNAP Authorized Retailers
- Places of Worship
- Colleges and Universities
- Private Schools
- Public Schools
- Prison Boundaries
- Power Plants
- Wastewater Treatment Plants
- Solid Waste Landfills
- High-Hazard Dams
- Electric Power Transmission Lines

Graphic B.3: Hazard and Risk Indicators
Source: FEMA Resilience Analysis and Planning Tool

Hazard & Risk Indicators

National Weather Service Live Data Feeds

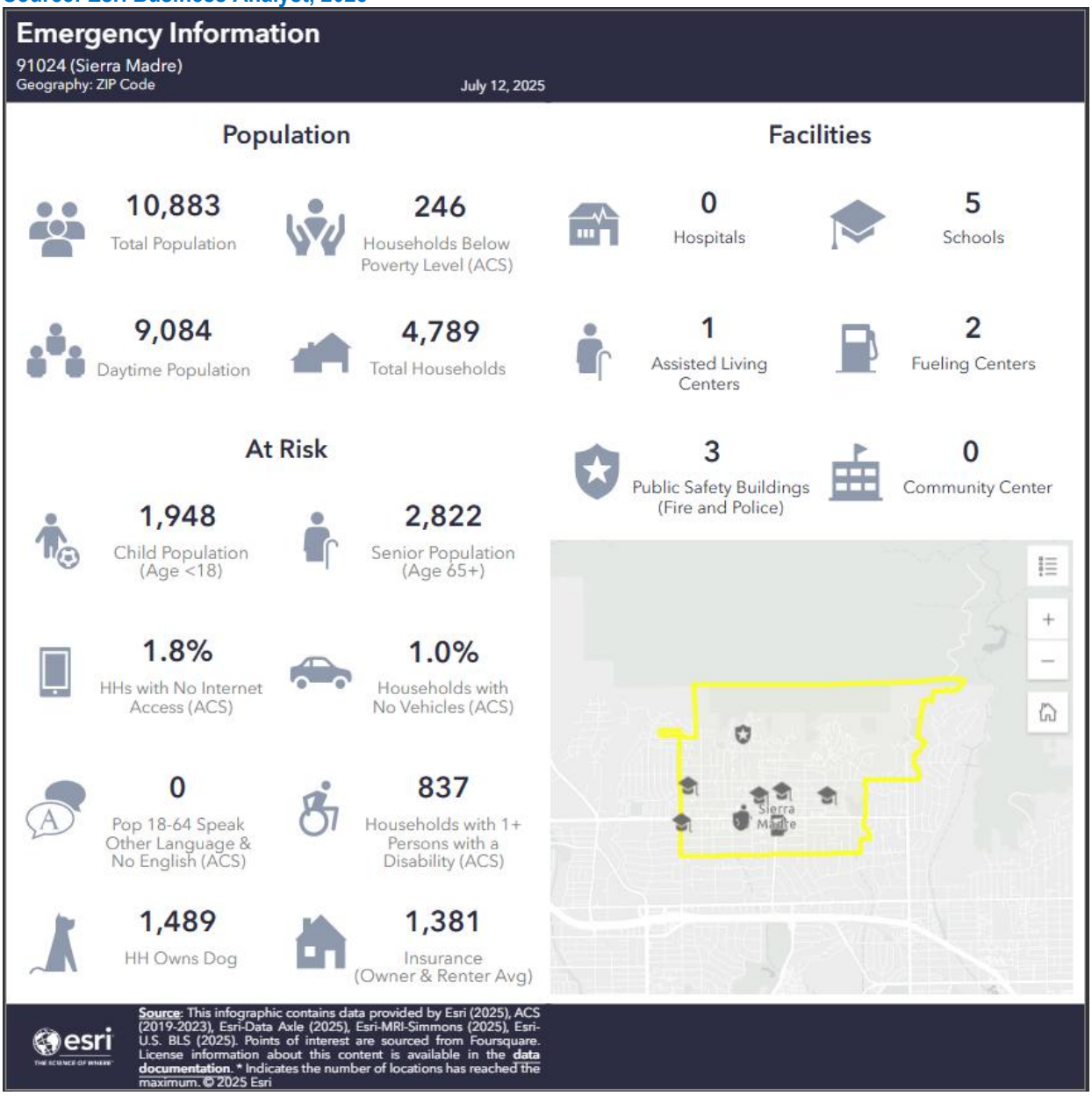
- Live Stream Gauges
- Flood Hazard
- Hurricane Tracks (1990+)
- Historical Tornado Tracks
- Wildfires – Current Incidents (Points)
- Wildfires – Current incidents (Perimeters)
- Seismic Hazard
- National Risk Index Census Tracts
- NOAA Sea Level Rise (4-6 ft.)
- NWS Severe Weather Watches and Warnings
- NWS Severe Weather Outlook
- NWS Atlantic/Caribbean Tropical Cyclones
- NWS Eastern Pacific Tropical Cyclones
- NWS Excessive Rainfall Outlook
- NEXRAD Real-Time Weather Radar



A person's vulnerability to disaster is influenced by many factors. According to **CDC's Planning for an Emergency: Strategies for Identifying and Engaging At-Risk Group**, the following six categories are among the most commonly accepted factors: socioeconomic status, age, gender, race and ethnicity, English language proficiency, and medical issues and disability. These categories were used to analyze the vulnerability of people in Sierra Madre. The compounding effects of these factors will further impact an individual's ability to withstand the effects of disasters and other hazards.

Below is an overview of Sierra Madre's population. Due to a limitation on data that is currently available it is not known exactly where in the city those who are more vulnerable may reside.

Graphic B.4: At Risk Population – City of Sierra Madre
Source: Esri Business Analyst, 2025



Graphic B.5: Emergency Information – City of Sierra Madre
Source: Esri Business Analyst, 2025



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	1,299	5,157	2,012	8,468
Spanish	29	358	145	532
Spanish & English Well	29	358	135	522
Spanish & English Not Well	0	0	10	10
Spanish & No English	0	0	0	0
Indo-European	21	216	18	255
Indo-European & English Well	21	216	18	255
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	64	714	132	910
Asian-Pacific Isl & English Well	37	650	79	766
Asian-Pacific Isl & English Not Well	27	63	53	143
Asian-Pacific Isl & No English	0	1	0	1
Other Language	23	161	118	302
Other Language & English Well	23	144	91	258
Other Language & English Not Well	0	17	0	17
Other Language & No English	0	0	27	27

The infographics provide a detailed profile of Sierra Madre focusing on population, at-risk groups, and emergency-related infrastructure. As of July 2025, the city has a total population of 10,883, with 4,789 households and a daytime population of 9,084. Children under 18 (1,948) and seniors over 65 (2,822) represent a significant portion of vulnerable groups. Additionally, 837 households include individuals with disabilities, 131 households lack vehicles, and 1.8% of households lack internet access—factors that can hinder emergency response and evacuation.

Sierra Madre also exhibits notable linguistic and economic vulnerabilities. While the median household income is $144,691, 5% of households fall below the poverty line. A majority of the population (8,468) speaks English; however, there is a small population (~2%) that do not speak English well. This language barrier could pose challenges in disseminating emergency information. The average household size is 2.26, and the median age is 48.7. Overall, Sierra Madre has significant concentrations of at-risk populations, and linguistic diversity that underscore the importance of targeted preparedness and response strategies.

Map B.16: Census Tract
Source: Emergency Planning Consultants, 2025

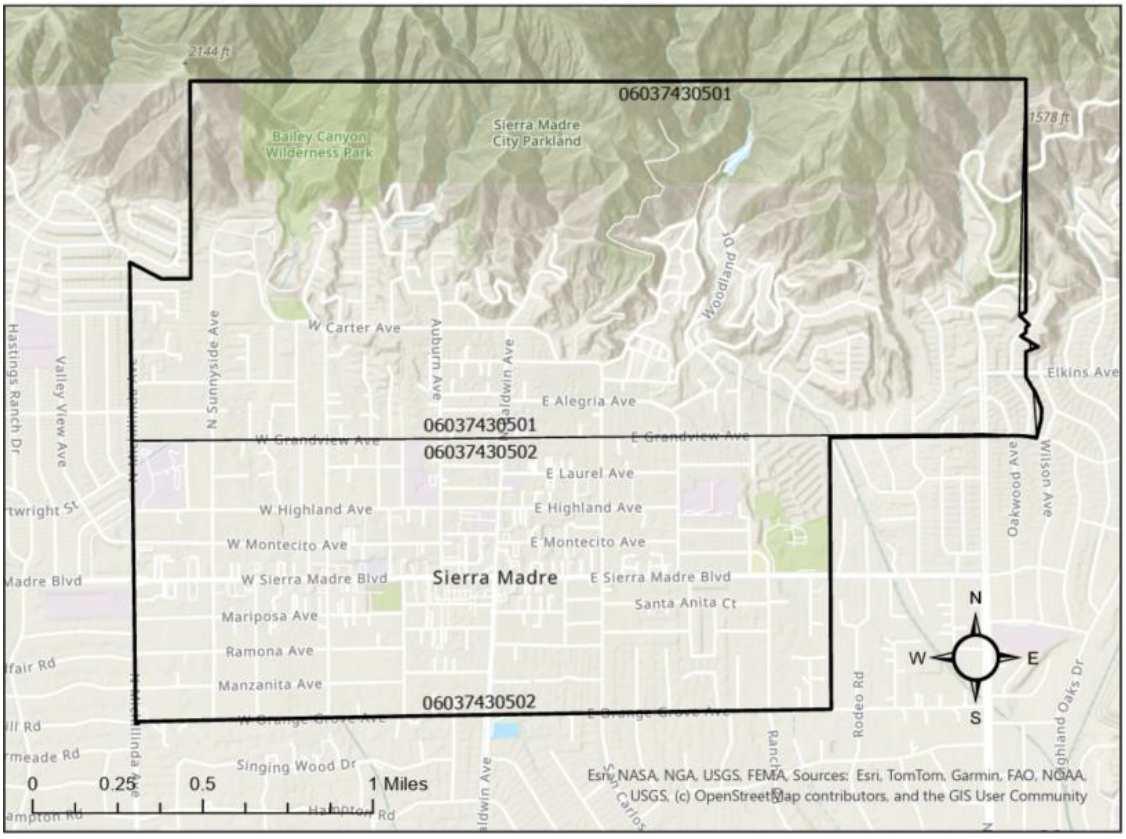


Table B.15: Hazard Vulnerability to People by Census Tracts
Source: Emergency Planning Consultants

Census Tracts in City of Sierra Madre	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
06037430501	X	X		X	X	X	X
06037430502	X	X			X		X

Impact Profile of People

Drought

A drought in the City of Sierra Madre can have wide-ranging effects on the daily lives and well-being of its residents. One of the most immediate impacts is on the local water supply. With reduced rainfall and snowmelt, the availability of surface and groundwater declines, often leading to strict water use restrictions. Residents may be required to limit outdoor watering, reduce household water consumption, and face higher water bills. These constraints are especially challenging for low-income households and those with limited ability to adapt.

Public health is another critical concern. Drought conditions often coincide with extreme heat, raising the risk of heat-related illnesses and respiratory problems. Dry, dusty conditions also degrade air quality, which can aggravate asthma and other chronic health conditions. Additionally, prolonged drought dries out local vegetation, significantly increasing the risk of wildfires. This poses serious safety threats, including the possibility of property damage, evacuation, and long-term health effects from smoke exposure.

Economically, drought can impact landscaping, gardening, and local businesses that depend on water, such as nurseries or small farms. Recreational opportunities may also diminish as natural areas become dry and less hospitable. Beyond the physical and economic effects, the psychological toll should not be overlooked. The uncertainty and stress caused by ongoing drought, water insecurity, and fire danger can affect mental health, particularly among seniors, families with young children, and individuals with disabilities. Vulnerable populations often bear the greatest burden, highlighting the need for targeted support and resilience planning in the community.

Earthquake

An earthquake in the City of Sierra Madre could have significant and far-reaching impacts on its residents due to the city's proximity to active fault lines and its location at the base of the San Gabriel Mountains. A strong quake would likely cause structural damage to homes and buildings, particularly older ones that may not be seismically retrofitted. Critical infrastructure like roads, power lines, and water systems could be damaged, severely disrupting daily life and emergency response capabilities.

Residents would face immediate risks such as injuries, fires, and potential fatalities. Vulnerable groups—including seniors, people with disabilities, low-income households, and non-English

speakers—may experience greater challenges in evacuation, accessing emergency services, and recovering afterward. Mental health impacts like anxiety and trauma would also be common in the aftermath, especially for those who suffer displacement or loss.

Secondary hazards such as landslides and fires are also a serious concern in Sierra Madre's hilly terrain. Limited evacuation routes could complicate efforts to move people to safety, while demand for temporary shelter and medical care may quickly exceed available resources. Long-term effects could include economic disruption, school closures, and uneven recovery for residents depending on their access to financial and social support systems. Overall, a major earthquake would strain both physical infrastructure and social resilience in Sierra Madre.

Flood

Flooding in Sierra Madre poses a serious threat to residents, particularly during periods of intense rainfall or rapid snowmelt in the nearby San Gabriel Mountains. Although the city is not located near a major river, its location at the mountain foothills makes it highly vulnerable to flash floods and debris flows, especially in areas near canyons and steep slopes. Stormwater runoff can quickly overwhelm drainage systems, leading to localized flooding of streets, homes, and public infrastructure.

The physical impact on residents includes property damage, road closures, and disrupted utility services. Homes located in flood-prone zones may experience basement or ground-level flooding, resulting in costly repairs and potential displacement. Critical facilities like schools, fire stations, and emergency shelters could also be compromised, affecting response and recovery efforts.

Vulnerable populations such as the elderly, low-income households, and those without adequate insurance are especially at risk. These groups may lack the resources to evacuate quickly or recover from property loss. Health risks from floodwaters—such as exposure to contaminants or mold—can further affect the wellbeing of residents, particularly those with pre-existing conditions.

Landslide

A landslide in Sierra Madre could pose serious risks to residents due to the City's location along the foothills of the San Gabriel Mountains. Heavy rainfall, earthquakes, or wildfires weakening vegetation can trigger landslides, especially on steep slopes. When this occurs, homes situated near hillsides may face structural damage or total destruction, with debris flows potentially burying roads, utilities, and properties in their path.

Residents in high-risk areas may experience forced evacuations or displacement, with limited time to respond if a landslide occurs suddenly. Vulnerable populations, including the elderly and people with limited mobility, may find evacuation particularly challenging. Access to emergency services could be delayed due to blocked roads and damaged infrastructure, hindering rescue efforts and slowing aid delivery.

In addition to physical damage, landslides can disrupt daily life for extended periods. Road closures may cut off access to schools, work, and emergency facilities, while utilities like water, gas, and electricity could be shut down. Psychological stress and economic hardship are also common, especially for residents without insurance or those who suffer home losses. The risk of recurring slides during ongoing rain or seismic activity further complicates recovery and long-term safety planning.

Power Outage

Abrupt and long-lasting power outages in Sierra Madre could significantly disrupt daily life for residents, particularly during extreme weather or emergencies. Loss of electricity would affect lighting, heating and cooling systems, refrigeration, and access to digital communication, making it difficult for households to stay safe and informed. Extended outages could also disrupt water supply and sewage systems, especially in hillside areas where electric pumps may be necessary.

The impact would be especially severe for vulnerable populations. Seniors and people with medical conditions who rely on electric-powered medical equipment could face serious health risks. Low-income residents may struggle to replace spoiled food or find alternate lodging if conditions become unsafe at home. School closures and business interruptions would affect families' routines and income sources.

Local infrastructure like traffic lights, gas stations, and grocery stores would also be affected, leading to increased safety risks and reduced access to essentials. If the outage follows or coincides with an emergency, such as an earthquake or wildfire, the consequences would be even more serious, as communication and coordination of emergency services would be hindered. Overall, a major power outage would reveal gaps in preparedness and could significantly challenge the resilience of Sierra Madre's community systems.

Wildfire

A wildfire in Sierra Madre would pose a serious threat to the safety and well-being of residents due to the city's location in a wildland-urban interface at the base of the San Gabriel Mountains. Fast-moving fires, driven by dry conditions and strong Santa Ana winds, could quickly spread into residential areas, threatening homes, critical infrastructure, and lives. The steep terrain and dense vegetation increase the risk of fire ignition and rapid expansion.

Residents in the northern part of the city are in a very high wildfire severity zone. These residents could face immediate dangers such as evacuation orders, property loss, poor air quality, and potential injuries or fatalities. Vulnerable populations, including the elderly, individuals with disabilities, and low-income residents—may struggle with evacuation and access to emergency services. Wildfire smoke poses significant health risks, particularly for children, seniors, and those with respiratory conditions like asthma or COPD.

In the longer term, wildfires could cause displacement, economic hardship, and emotional distress for affected families. Damage to utilities and roads could isolate neighborhoods and delay emergency response. Recovery may be slow, particularly for residents without insurance or access to resources. In addition, the aftermath of wildfire may lead to increased erosion and mudslides during subsequent rainstorms, further threatening homes and infrastructure. Overall, the impact of wildfire on Sierra Madre residents would be both immediate and long-lasting, underscoring the need for preparedness and community resilience.

Wind

High wind events in Sierra Madre, especially strong Santa Ana winds, can significantly affect the safety and well-being of residents. These winds, which often blow through the San Gabriel Valley from the northeast, can reach gusts over 50 miles per hour, posing dangers to people, property, and infrastructure. Tree limbs and power lines may fall, leading to power outages, blocked roads,

and even fires sparked by electrical equipment. Homes with older roofs or poorly secured outdoor structures are particularly vulnerable to damage.

Residents face increased health and safety risks during these events. Flying debris can cause injury, and driving becomes hazardous, especially for high-profile vehicles. Prolonged power outages can impact vulnerable individuals who rely on medical equipment or refrigeration for medication. Schools and businesses may also close temporarily due to safety concerns or lack of electricity.

Santa Ana winds also greatly elevate the risk of **wildfires**, as the dry, fast-moving air can cause fires to ignite and spread rapidly. These conditions can place entire neighborhoods at risk, especially those located near the wildland-urban interface along the mountain foothills. Evacuations may be necessary with little warning, and smoke from fires can create respiratory problems, particularly for children, seniors, and those with preexisting health conditions.

Structures

Vulnerability of Structures

Structures include critical facilities, properties and structures that serve vital functions in government operations and the services offered to the community. These may include local government offices and yards, community centers, public safety buildings such as police and fire stations, schools, and other properties deemed essential for city operations. Additionally, some critical facilities may serve dual roles if designated as public assembly points during emergencies. While many critical facilities are owned by the city, certain ones, such as utilities and telecommunication infrastructure, may be privately owned and operated.

FEMA separates critical buildings and facilities into the five categories shown below based on their loss potential. All of the following elements are considered critical facilities:

Essential Facilities are essential to the health and welfare of the whole population and are especially important following hazard events. Essential facilities include hospitals and other medical facilities, police and fire stations, emergency operations centers and evacuation shelters, and schools.

Transportation Systems include airways – airports, heliports; highways – bridges, tunnels, roadbeds, overpasses, transfer centers; railways (trackage, tunnels, bridges, rail yards, depots; and waterways), canals, locks, seaports, ferries, harbors, drydocks, piers.

Lifeline Utility Systems such as potable water, wastewater, oil, natural gas, electric power and communication systems.

High Potential Loss Facilities are facilities that would have a high loss associated with them, such as nuclear power plants, dams, and military installations.

Hazardous Materials Facilities include facilities housing industrial/hazardous materials, such as corrosives, explosives, flammable materials, radioactive materials, and toxins.

The Planning Team identified critical and essential facilities. **Table B.16** illustrates the hazards with potential to impact critical and essential facilities relied upon by the City during the emergency response phase and immediately following.

Table B.16: Hazard Vulnerability to Critical and Essential Structures
Source: Planning Team, Emergency Planning Consultants
Note: "X" indicates affirmative

Name of Facility	Address	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
City of Sierra Madre								
Sierra Madre City Hall (includes EOC)	232 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Sierra Madre Community Recreation Center (YMCA)	611 E. Sierra Madre Boulevard	X	X	X	X	X	X	X
Sierra Madra Fire Department	242 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Sierra Madre Maintenance Yards - Utility Department	621 E. Sierra Madre Boulevard	X	X	X	X	X	X	X
Sierra Madre Police Department	242 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Sierra Madre Public Library	440 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
City-Owned Commercial Building	350 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Sierra Madre Search & Rescue Facility	(Address Protected)	X	X	X	X	X	X	X
Sierra Vista Park	611 E. Sierra Madre Boulevard	X	X	X	X	X	X	X
Mount Wilson Trail Park (aka Turtle Park)	189 East Mira Monte Avenue	X	X	X	X	X	X	X
Memorial Park	222 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Hart Park House Senior Center	222 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Kersting Court	Corner of Sierra Madre Boulevard and Baldwin Avenue	X	X	X	X	X	X	X
Bailey Canyon Wilderness Park	451 W. Carter Avenue	X	X	X	X	X	X	X
Milton & Harriet Goldberg Recreation Area	171 S. Sunnyside Avenue	X	X	X	X	X	X	X

Name of Facility	Address	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
Utilities and Services								
Grove Reservoir	(Address Protected)	X	X	X		X	X	X
Mira Monte Reservoirs	(Address Protected)	X	X			X	X	X
MWD Water Connection	(Address Protected)	X	X			X	X	X
Sierra Madre Dam	(Address Protected)	X	X	X	X	X	X	X
Southern California Edison Sierra Madre Substation	(Address Protected)	X	X			X	X	
Telecom Sierra Madre Substation	(Address Protected)	X	X			X		X
Public and Private Schools								
Alverno Hights Academy School	200 N Michillinda Avenue	X	X	X		X	X	X
Bethany Christian School	93 N. Baldwin Avenue	X	X	X		X	X	X
Sierra Madre Elementary School	141 W. Highland Avenue	X	X	X		X	X	X
Sierra Madre Middle School	160 N. Canon Avenue	X	X	X		X	X	X
St. Ritas School	322 N Baldwin Avenue	X	X	X		X	X	X
The Gooden School	192 N. Baldwin Avenue	X	X	X		X	X	X
Residential Centers								
Sierra Madre Hart Park House Senior Center and Memorial Park	222 W. Sierra Madre Boulevard	X	X	X		X	X	X
Sierra Vista Apartments	70 Esperanza Avenue	X	X	X		X	X	X
The British Home	647 Manzanita Avenue	X	X	X	X	X	X	X
CLIMB	161 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
The Kensington Sierra Madre	245 W. Sierra Madre Boulevard	X	X	X	X	X	X	X

Impact Profile of Structures

Drought

Drought conditions in Sierra Madre can have a notable impact on the city's structures and critical infrastructure. As droughts persist, the ground moisture levels decrease, which can lead to soil shrinkage—especially in areas with clay-rich soils. This shrinkage can cause foundation settlement or cracking in buildings, particularly older structures that may not have been built with

modern engineering standards. Sidewalks, roads, and driveways can also develop cracks or become uneven, posing tripping hazards and requiring costly repairs.

In Sierra Madre, the water department is a city-operated utility. Sierra Madre must manage water usage at a local level so the response to drought conditions is not the responsibility of another outside utility. Water-related infrastructure is directly strained during droughts. The city may implement water use restrictions to conserve supply, reducing water available for landscaping, street cleaning, and other municipal functions. Pipes and water mains are more susceptible to breaks during periods of dry soil, which can shift and stress underground infrastructure. Additionally, the increased reliance on groundwater during droughts can lead to over-extraction, lowering aquifer levels and potentially damaging well systems.

Critical services such as firefighting may also be affected. Limited water availability can hinder firefighting efforts, especially during concurrent high fire-risk periods, such as when drought overlaps with extreme heat and wind events. Furthermore, parks, trees, and green spaces may suffer due to reduced irrigation, increasing the urban heat island effect and placing further stress on public health and cooling infrastructure.

Earthquake

Structures include physical buildings, lifelines, and critical infrastructure in a community. All properties and occupants in Sierra Madre can be either directly impacted or affected by earthquakes. The Planning Department estimates 80% of the planning area's building stock was built prior to 1975, when seismic provisions became uniformly applied through building code applications. These buildings are at a higher risk of damage from earthquakes due to lack of seismic reinforcement. Some of the critical facilities in the planning area could be at risk. A more thorough review of the age of critical facilities, codes they were built to, and location on liquefiable soils should be conducted. Damage to transportation systems in the planning area after an earthquake has the potential to significantly disrupt response and recovery efforts and lead to isolation of populations. Additionally, seismic events can damage communication systems, complicating efforts to coordinate response to the event. Many structures may need seismic retrofits in order to withstand a moderate earthquake. Residential retrofit programs, such as Earthquake Brace+Bolt, may be able to assist in the costs of these efforts.

Flood

Flooding in Sierra Madre, though less frequent than other natural hazards, can still pose serious risks to structures and critical infrastructure, particularly during intense winter storms or post-wildfire rain events. The city's location at the base of the San Gabriel Mountains makes it vulnerable to flash flooding and debris flows, especially when heavy rainfall occurs on steep, burned hillsides with little vegetation to absorb water.

Structural impacts may include water damage to homes, especially in low-lying areas near storm drains, creeks, or natural drainage channels. Older homes without proper drainage systems or elevated foundations are at higher risk. Floodwater can weaken foundations, erode soil around building supports, and infiltrate basements and crawlspaces, leading to long-term mold and structural integrity issues.

Critical infrastructure such as roads, stormwater systems, and utility lines may also be compromised. Floodwater can wash out roads, damage culverts, and overload the city's drainage

systems. Downed power lines and blocked transportation routes can hinder emergency response efforts and isolate parts of the community. Public facilities like fire stations, schools, and city buildings could be temporarily closed or damaged if located in flood-prone zones.

Landslide

Landslides in Sierra Madre pose a serious threat to structures and critical infrastructure due to the city's location along the steep slopes of the San Gabriel Mountains. Heavy rains, earthquakes, or wildfires (which remove stabilizing vegetation) can trigger slope failures, particularly in hillside neighborhoods. Homes built on or below unstable slopes are at risk of foundation damage, partial collapse, or total destruction. Even well-engineered structures may be compromised if the ground beneath them gives way.

Additionally, as mentioned earlier in Element B: Risk Assessment – Hazard Profiles – Landslide, the angle of repose in the San Gabriel Mountains is a critical geological concept that varies across the range, with many slopes being at or even steeper than the angle of repose for their constituent materials. The region's active tectonics and frequent fires make it prone to destabilized slopes and catastrophic debris flows. Above Sierra Madre the angle is mostly above 65% which increases the velocity of any debris or water moving downhill into the town. The same amount of rainfall in most cities will not have the impact that it does above Sierra Madre.

Critical infrastructure is also vulnerable. Landslides can block or damage key transportation routes, including mountain access roads and residential streets, isolating parts of the city and delaying emergency response. Water, sewer, and gas lines can rupture if the ground shifts, leading to service interruptions, potential contamination, or hazardous leaks. Power and communication lines, especially overhead systems, may collapse under the pressure of falling debris or shifting soil.

In addition to direct physical damage, landslides can disrupt city services, delay recovery efforts, and strain emergency resources. Facilities like fire stations and emergency shelters located near unstable terrain may be rendered inoperable or inaccessible.

Power Outage

An abrupt or long-lasting power outage in Sierra Madre can have widespread effects on the city's structures and critical infrastructure, especially during extreme weather events or natural disasters. While residential and commercial buildings may remain structurally sound during a blackout, the functionality of these structures is severely reduced. Homes lose lighting, heating or cooling, internet connectivity, and refrigeration, which can endanger vulnerable residents, such as the elderly and medically dependent individuals.

Critical infrastructure is particularly affected. Emergency services like fire stations, police, and hospitals rely on electricity for communications, dispatch systems, and essential equipment. If backup generators fail or are insufficient, response times may increase, and lifesaving operations could be delayed. Traffic signals and streetlights also go dark during outages, creating hazardous driving conditions and raising the risk of accidents, especially on busy corridors like Sierra Madre Boulevard.

Water and wastewater systems are another key concern. Power outages can disable water pumps and treatment facilities, reducing water pressure, limiting availability for firefighting, and

potentially contaminating drinking water. Similarly, telecommunications infrastructure can go down, cutting off residents from vital emergency updates and support services.

Wildfire

Sierra Madre is particularly vulnerable to wildfire due to its proximity to hills with dry vegetation and its exposure to strong Santa Ana winds that can rapidly spread flames and embers. In 2025 CAL FIRE updated the Fire Hazard Severity Zone map (see **Map B.9: Fire Hazard Severity Zones**). The updated 2025 Fire Hazard Severity Zone map identifies a continuous band of moderate to very high fire hazard severity zones across the northern portion of Sierra Madre. These hazard severity zones extend north of East Montecito Avenue, beginning near North Lima Street on the west and stretching eastward toward North Santa Anita Avenue. Within these mapped boundaries, Sierra Madre Park, the Sierra Madre Public Works Yard, and the Community Center all fall inside designated fire hazard severity zones.

The Moderate Fire Hazard Severity Zone runs just north of Sierra Madre Boulevard, and along portions of East Montecito Avenue. It forms the southernmost edge of the hazard zone, cutting across the base of the foothills. This zone generally buffers the higher hazard areas by covering neighborhoods closest to the city's core but still vulnerable to ember intrusion.

The High Fire Hazard Severity Zone lies directly north of the yellow zone and covers a large swath of the city's hillside neighborhoods. It runs across the mid-slopes above Highland Avenue, Grandview Avenue, and Alegria Avenue, indicating where fuel loading, slope, and wind exposure significantly increase fire risk.

The Very High Fire Hazard Severity Zone dominates the upper northern section of Sierra Madre, extending into the Angeles National Forest boundary. It includes steep terrain above Carter Avenue and Sturtevant Drive and stretches laterally across the city's northern boundary. This zone marks the highest-risk area, where fire behavior is expected to be most extreme due to steep slopes, heavy vegetation, and direct exposure to Santa Ana winds. Prolonged drought and climate change further exacerbate this risk by creating drier, more flammable conditions. These factors highlight the need for proactive fire prevention measures, like fire-resistant landscaping and public awareness, to help protect Sierra Madre's residents and infrastructure.

Windstorm

A windstorm in Sierra Madre can cause widespread damage to both structures and critical infrastructure due to the city's location near the foothills of the San Gabriel Mountains, where wind speeds can be particularly intense. Structures such as homes, commercial buildings, and schools may sustain roof damage, broken windows, and compromised siding, especially if they are older or not built to modern wind-resistance standards. Detached structures like garages, carports, fences, and sheds are also at high risk of damage or destruction during high wind events.

Critical infrastructure is especially vulnerable. Power lines are frequently brought down by falling trees or snapped poles, resulting in extended electricity outages that can affect traffic signals, streetlights, emergency services, and communication networks. Water systems can also be disrupted if pumps or treatment facilities lose power. Transportation infrastructure may be obstructed by debris or fallen trees, hampering emergency response and isolating parts of the community.

Public safety facilities like fire stations, police departments, and hospitals must remain operational during such events, but their ability to respond may be hindered by road closures or communication failures. Schools and city buildings may suffer damage that requires temporary closure and repairs, affecting public services and education.

Economy

Vulnerability to Economy

Sierra Madre has several assets that have an important impact on the city's economy. Several of these economic assets overlap with the assets outlined earlier in this Element under "Structures" as they are community lifelines. Specific information on major employers in Sierra Marde is limited; however, the 2024 Annual Comprehensive Financial Report provided a list of local employers in the area.

Table B.17: Hazard Vulnerability to Economic Assets
Source: 2024 Annual Comprehensive Financial Report
Note: "X" indicates affirmative, asterisk indicates asset is included as a Structure as well

Economic Assets	Address	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
Casual Dinning/Quick-Service Restaurant								
Village Pizzeria	41 N. Baldwin Avenue	X	X			X		X
Buccaneer Lounge	70 W. Sierra Madre Boulevard	X	X			X		X
Casa Del Rey	31 N. Baldwin Avenue	X	X			X		X
Lucky Baldwins Delirium Café	21 Kersting Court	X	X			X		X
Monsieur Crepe	54 W. Sierra Madre Boulevard	X	X			X		X
Nano Café	322 W. Sierra Madre Boulevard	X	X			X		X
Only Place in Town	110 W. Sierra Madre Boulevard	X	X			X		X
Roe Japanese Fusion	120 W. Sierra Madre Boulevard	X	X			X		X
Sierra Madre Pizza Co	181 W. Sierra Madre Boulevard, Suite C	X	X			X		X
Starbucks	1 Kersting Court	X	X			X		X
Tacos Ensenada Dom	345 W. Sierra Madre Boulevard	X	X			X		X
RT Rogers Brewing Co	38 E. Montecito Avenue #1	X	X			X		X
Wistaria Restaurant & Bar	44 N. Baldwin Avenue	X	X			X		X
Yui	24 W. Sierra Madre Boulevard # A	X	X			X		X
Convenience Stores/Liquor								
Bottle Shop	58 W. Sierra Madre Boulevard	X	X			X		X
Lucky Stop Liquor and Fine Wine	12 W. Sierra Madre Boulevard #2434	X	X			X		X
Florist								

Economic Assets	Address	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
Flowers by Nobee	370 W. Sierra Madre Boulevard # A	X	X			X	X	

Impact Profile of Economy

Casual Dinning/Quick-Service Restaurant

Drought

Droughts in Sierra Madre affect restaurants primarily through water restrictions and supply chain disruptions. Local ordinances may limit water usage, forcing restaurants to reduce dishwashing, change sanitation procedures, or stop offering tap water by default. Outdoor landscaping requirements can also add costs if restaurants must replace greenery with drought-tolerant alternatives.

On a broader scale, drought impacts agriculture, which affects the availability and price of fresh ingredients. Local restaurants may struggle to source items like produce, meats, and dairy at reasonable prices, forcing changes to menus or raising prices. This, in turn, can hurt customer satisfaction and revenue.

Earthquake

Earthquakes pose a serious threat to restaurants through physical damage and business disruption. Many restaurant buildings in Sierra Madre are older and may not meet current seismic standards. A strong quake could damage structural components, kitchen equipment, refrigeration units, and plumbing, leading to temporary or permanent closure.

Even minor quakes can cause inventory loss (e.g., broken glassware, spilled ingredients), utility outages, and health inspection violations. Additionally, post-quake inspections may delay reopening, while frightened customers may avoid dining out. Insurance, if available, may not cover all losses, especially income lost during the closure.

Flood

Flooding is less common in Sierra Madre due to its elevation, but flash floods or stormwater runoff from the San Gabriel Mountains can still affect lower-lying or poorly drained areas. Restaurants in these zones risk interior flooding, damaging flooring, electrical systems, and food storage areas.

Flood events can lead to mold growth, health code violations, and costly remediation. If surrounding streets or parking lots flood, access for customers and deliveries can be restricted, hurting business even if the restaurant itself remains dry. Business insurance for flood damage is often limited, making recovery more difficult.

Landslide

Landslides in Sierra Madre can occur after heavy rains or seismic events, especially in hillside areas. Restaurants located near slopes or along canyon roads are at risk of foundation damage, road closures, or complete property loss. Even if not directly impacted, nearby landslides can cut off access, disrupt delivery routes, and reduce foot traffic.

Debris flow can also block storm drains and cause localized flooding around restaurants. Business interruption insurance may not fully compensate for lost income, especially for smaller restaurants operating on thin margins.

Power Outage
Power outages have an immediate and often severe impact on restaurants. Loss of refrigeration can spoil perishable inventory, forcing operators to discard large quantities of food. Cooking equipment, point-of-sale systems, and lighting are often fully electric, halting service until power is restored.

Extended outages can also result in health inspection issues and customer dissatisfaction. Backup generators can help mitigate the impact but are expensive and not common among small restaurants. Repeated outages can damage a restaurant's reputation and discourage return customers.

Wildfire
Wildfire in the foothill-adjacent areas of Sierra Madre can threaten restaurants both directly and indirectly. Direct damage from fire or smoke can destroy property, while evacuation orders or air quality alerts may force closures even if the business is physically unaffected.

Smoke infiltration can render kitchens and dining areas unusable, requiring professional cleaning. Staff may be unavailable due to personal evacuations, and customers may avoid the area altogether. Wildfire season also raises insurance costs and may reduce tourism, a key revenue source for local businesses.

Windstorm
High winds, especially from Santa Ana conditions, can knock down trees, power lines, and signage, posing both safety hazards and operational challenges. Outdoor dining setups, which many restaurants rely on post-COVID, can be damaged or rendered unusable. Wind-blown debris may break windows or damage roofs.

Like with power outages, windstorms can cause utility disruptions, cutting off electricity or water and forcing temporary closures. Roads blocked by downed trees may delay deliveries or reduce customer access. Repeated wind events can also increase maintenance costs for signage, canopies, and heating systems.

Convenience Stores/Liquor

Drought
Drought primarily impacts convenience stores indirectly but meaningfully. Reduced water availability may lead to restrictions on water usage within the store (e.g., for restrooms, sanitation, and beverage services like fountain drinks or coffee). Supply chains for water-heavy goods—

bottled water, produce, and some beverages may also become strained, driving up costs or causing shortages.

In prolonged droughts, consumer behavior can shift: demand for bottled drinks and packaged goods may increase, while fresh food offerings become limited. Convenience stores must adapt by adjusting inventory and possibly investing in water-saving fixtures or sanitation practices to comply with city or county water restrictions.

Earthquake
An earthquake can have immediate and severe effects on convenience stores in Sierra Madre. Structural damage to the building, including cracked walls, broken windows, or collapsed shelving, can force temporary or long-term closures. Inventory loss is also common as items fall from shelves or refrigeration units fail due to power loss.

Utility disruption, especially electricity and gas, can render the store inoperable. Fuel pumps, ATMs, freezers, and lighting may not work without backup power. If roads are damaged, resupply becomes difficult, leaving the store unable to restock essentials. Recovery costs are significant, and stores without seismic retrofitting may suffer greater damage.

Flood
Flooding, though less common in Sierra Madre due to its elevated topography, can occur from heavy rainstorms or broken infrastructure. Floodwater can damage flooring, electrical systems, and inventory stored at ground level. Contaminated water also poses health risks, possibly requiring professional cleanup and health inspections before reopening.

Flooding can also disrupt deliveries if roads become impassable, limiting access to fresh stock. In extreme cases, prolonged closures can lead to long-term financial strain, especially for small, independently owned stores that rely on steady daily income.

Landslide
Landslides, especially in Sierra Madre's hillside neighborhoods, can block access routes, isolate the store, or in rare cases, directly damage the building. While structural impacts are less likely unless the store is located near a slope, the main concern is interruption of supply chains and loss of customer traffic due to impassable roads.

In some cases, nearby landslides may require mandatory evacuation or business shutdowns for safety reasons. Additionally, the threat of follow-on events (like mudslides after fires) makes landslide risk a growing concern.

Power Outage
Power outages are especially disruptive to convenience stores, which rely heavily on refrigeration, lighting, point-of-sale systems, fuel pumps, and ATMs. Even a short-term outage can lead to spoilage of perishable goods and loss of sales due to system failures.
Longer outages can cause significant economic losses, force temporary closures, and harm a store's reputation if customers find unreliable service. Investing in backup generators can mitigate impacts but represents a substantial upfront cost, often unaffordable for small businesses.

Wildfire
While Sierra Madre itself is not usually the ignition point for wildfires, it is located near the wildland-urban interface and can be affected by nearby fires or smoke events. Wildfires may trigger

mandatory evacuations or cause significant drops in foot traffic, especially if the air quality is poor or evacuation routes pass through the city.

Smoke and ash can contaminate inventory, requiring disposal of exposed food items. Fires can also damage supply lines and cut off utilities. In worst-case scenarios, a fire could destroy the store entirely, especially if it's located in an area with dry vegetation or inadequate defensible space.

Windstorm
Severe windstorms, such as Santa Ana winds, can knock out power, damage signage, and break windows or doors, particularly in older buildings. Flying debris can also pose a direct physical threat to the structure or customers. Like wildfires, windstorms may also lead to temporary road closures, disrupting deliveries and customer access.

If the windstorm follows wildfire, the risk of fire spread increases, posing additional threats. Convenience stores may need to shut down temporarily due to safety concerns, lost inventory, or lack of power that cuts into vital daily revenue.

Florist

Drought
A drought can directly affect a florist's supply chain by reducing the availability and increasing the cost of locally grown flowers and plants. Since Sierra Madre relies on regional agriculture (including imports from California's Central Valley), water restrictions and crop failures upstream could force florists to purchase more expensive imports or limit product selection.

On-site water use might also be restricted during droughts. This could hinder care for perishable goods, especially if the florist maintains a garden or nursery. A prolonged drought may discourage customers from purchasing water-intensive plants, reducing revenue from certain product lines.

Earthquake
An earthquake could cause major disruptions to a florist shop in Sierra Madre. Structural damage to the building may range from broken windows and ceiling tiles to collapsed shelves and shattered glass vases or containers. Inventory loss could be high, especially for fragile or perishable items.

Utilities like water and power may be temporarily cut, affecting refrigeration systems that are crucial for flower preservation. If roadways are damaged, supply deliveries might be delayed or canceled, further straining operations. If the earthquake impacts customer homes or infrastructure, discretionary spending on floral arrangements may decline temporarily.

Flood
Though widespread flooding is less common in Sierra Madre due to its elevation, localized flooding from heavy rain or blocked storm drains can still damage a florist shop. Water intrusion may ruin inventory, equipment, and furnishings, especially in street-level businesses.

Even minor flooding can lead to mold issues or require temporary closure for cleaning and repairs. Road closures or hazardous travel conditions during a flood can reduce foot traffic and prevent deliveries from reaching the shop or customers.

Landslide
Given Sierra Madre's proximity to steep foothills, landslides (especially after heavy rains) can disrupt road access to the florist shop. Even if the business itself isn't physically damaged, blocked roads may delay deliveries or keep customers from visiting.
If a landslide damages utility lines or communication systems, the florist may face business interruptions, particularly if reliant on online orders or local suppliers using hillside roads. Emergency response priorities during a landslide may also sideline nonessential businesses like florists for days or even weeks.

Power Outage
Florists rely heavily on refrigeration to preserve fresh flowers. Even a brief power outage can result in spoilage of inventory, lost revenue, and customer dissatisfaction. Longer outages may force temporary closures and damage electrical systems or point-of-sale terminals.

Without lighting, internet, or electronic payment systems, walk-in and delivery orders may be impossible to fulfill. If outages are frequent or prolonged (especially during windstorms or wildfires), the florist may need to invest in a backup generator, adding to operational costs.

Wildfire
Wildfire poses both direct and indirect threats. Although the florist shop may not be in a high-fire-risk zone, nearby wildfires can cause smoke damage, evacuations, and long-term air quality issues. Fresh flowers are sensitive to heat and smoke, so even indirect exposure can reduce product quality.

Deliveries may be suspended due to road closures or hazardous air, and customer demand may drop during emergencies. Local events (weddings, funerals, etc.) may also be postponed or canceled, leading to lost revenue for event-focused florists. Insurance costs and business continuity planning become critical considerations.

Windstorm
Strong windstorms, especially Santa Ana winds, can damage the exterior of the shop, signage, and displays. Downed trees or debris may break windows or create hazards around the storefront. If power lines are affected, the florist may face outages and refrigeration loss.

Outdoor plant displays or inventory could be destroyed, and transportation for deliveries might be disrupted by blocked roads or unsafe driving conditions. Windstorms can also temporarily reduce foot traffic, especially if safety advisories are in place.

Natural, Historic, and Cultural Resources

Natural, historic, and cultural resources are essential elements that define the identity and heritage of a community. Natural resources include native flora and fauna, water bodies, landscapes, and climate, providing ecological and recreational benefits. Historic resources consist of buildings, archaeological sites, monuments, and historic districts that hold historical significance. Cultural resources encompass museums, traditional practices, languages, literature, festivals, and public art, reflecting the community's cultural heritage and values. Together, these resources contribute to preserving the community's history, environment, and cultural identity, enriching the quality of life for its residents.

Vulnerability of Natural, Historic, and Cultural Resources*

Sierra Madre is home to an array of natural, historic, and cultural resources that reflect its unique character. Memorial Park is a central, historic community space located near downtown along Sierra Madre Boulevard. Known for its open green lawns, mature trees, and iconic gazebo, the park serves as a hub for recreation, relaxation, and civic events. It features a children's playground, picnic areas, and the Sierra Madre Veterans Wall, which honors local military service members. The park also hosts concerts, holiday celebrations, and cultural gatherings, making it a vital part of the city's social and historical fabric. Its proximity to the Sierra Madre Playhouse enhances its role as a cultural and community landmark.
The Episcopal Church of the Ascension in Sierra Madre an historic church that was built in 1888. It was listed on the National Register of Historic Places in 1977. It is site #7 on Sierra Madre designated historical landmarks list. There are forty-eight properties listed on Sierra Madre's Designated Historical Properties List.

Cultural resources also abound. The Sierra Madre Playhouse is a historic, intimate performing arts venue. Originally built in 1910 as a furniture store and later converted into a silent movie theater, it has served various entertainment purposes over the decades. Since the 1970s, it has been operated as a nonprofit live theater, offering professional-quality performances in an accessible, small-town setting. Architecturally, the building retains much of its early 20th-century charm, with a classic marquee and a cozy interior that seats just under 100 people. Despite its modest size, the Playhouse is known for staging critically acclaimed plays, musicals, and youth productions, often drawing audiences from across the San Gabriel Valley. Beyond entertainment, the Sierra Madre Playhouse plays a vital cultural role in the community, hosting educational outreach, workshops, and seasonal programming. Its long history and continued community support make it a treasured institution and a symbol of Sierra Madre's commitment to the arts and cultural preservation.

*The vulnerability of city parks is included in the section discussing the vulnerability of **Structures**
* The vulnerability of community events such as visits to Sierra Madre Park are discussed in the **Activities Bringing Value to the Community** section.

Table B.18: Hazard Vulnerability to Natural, Historic, and Cultural Resources
Source: Planning Team, Emergency Planning Consultants
Note: "X" indicates affirmative

Natural, Historic, and Cultural Resources	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
Natural							
Memorial Park	X	X			X	X	X
Historic							
Episcopal Church of the Ascension 191 W. Sierra Madre Boulevard	X	X			X		X
Cultural							
Sierra Madre Playhouse 87 W. Sierra Madre Boulevard	X	X			X		X

Impact Profile on Natural, Historic, and Cultural Resources

Drought

A drought in Sierra Madre can have serious and lasting impacts on the city's natural, historic, and cultural resources, especially given its foothill setting and dependence on regional water systems.

Natural Resources
Prolonged drought reduces soil moisture, stresses native vegetation, and increases the risk of wildfires. Trees and plants may weaken or die, affecting biodiversity and the overall health of local ecosystems. Wildlife can suffer from diminished water sources and food availability. Additionally, dry conditions heighten erosion risks and degrade the quality of open space and natural recreational areas.

Historic Resources
Historic buildings and landscapes may deteriorate more quickly during drought conditions. Reduced soil moisture can cause ground shifting or settling, potentially leading to foundation cracks in older structures. Water restrictions may limit the ability to maintain historic gardens, lawns, or plantings that are part of a site's historical character. Drought-stressed vegetation around historic properties also increases fire vulnerability.

Cultural Resources
Cultural events, festivals, and public gatherings may be impacted by heat waves or outdoor water use restrictions. Community gardens and green spaces used for cultural programming may suffer, reducing their aesthetic and functional value. Additionally, drought-related concerns may shift public priorities and funding away from cultural projects and preservation toward emergency management and infrastructure needs.

In summary, drought can significantly weaken Sierra Madre's natural ecosystems, threaten the integrity of historic properties, and disrupt cultural life, highlighting the importance of sustainable water practices and drought resilience planning.

Earthquake

An earthquake can have significant impacts on the natural, historic, and cultural resources in Sierra Madre affecting both the environment and the community's heritage.

Natural Resources
Earthquakes can trigger landslides in hillside areas, damaging trails, vegetation, and wildlife habitats. Ground shaking may also disrupt natural water flows, leading to erosion, blocked drainage systems, or changes in local ecosystems. Mature trees throughout the city could be uprooted or damaged, affecting both the landscape and increasing fire risk due to downed limbs and debris.

Historic Resources
Many of Sierra Madre's historic structures are vulnerable to seismic damage, particularly older buildings with unreinforced masonry or delicate architectural features. Shaking may lead to structural cracks, collapsed walls, or broken decorative elements. Even minor damage can threaten the preservation of these buildings, often requiring extensive and costly repairs to restore or maintain their historic value.

Cultural Resources
Cultural facilities and community gathering spaces may be damaged, disrupting performances, educational programs, and public events. Artifacts, archives, and exhibits can be destroyed or compromised during shaking or by water damage from broken pipes. Cultural traditions and celebrations may be postponed or canceled in the aftermath of a quake, weakening community ties and delaying emotional recovery.

In summary, an earthquake could cause widespread and lasting effects on Sierra Madre's natural landscape, historic architecture, and cultural life, emphasizing the need for preparedness and ongoing investment in preservation and resilience.

Flood

A flood in Sierra Madre, though less common due to the city's foothill location, can still have notable impacts on its natural, historic, and cultural resources, especially during intense storms or in areas prone to runoff and poor drainage.

Natural Resources
Flooding can cause severe soil erosion, damage vegetation, and degrade trails or open spaces. Excess water may wash pollutants and debris into natural habitats, disrupting local ecosystems and water quality. Saturated soil can weaken root systems, leading to fallen trees and long-term damage to the landscape. Natural creeks or drainage channels may overflow, altering their course and affecting nearby habitats.

Historic Resources
Historic buildings are particularly vulnerable to flood damage, especially if they have older foundations or are not elevated above grade. Floodwater can seep into basements, warp wood structures, and damage original materials like plaster, flooring, and paint. Even minimal water intrusion may lead to mold growth or structural weakening, requiring costly restoration efforts and threatening the long-term preservation of heritage sites.

Cultural Resources
Flooding can damage community centers, theaters, museums, and other cultural facilities, leading to the loss of archives, artifacts, or performance space. Scheduled cultural events may be postponed or canceled due to facility closures or hazardous conditions. Flood-damaged outdoor venues and public art installations may also require extensive repairs, interrupting community life and limiting access to cultural experiences.

In summary, a flood in Sierra Madre could disrupt ecosystems, harm historic buildings, and delay or damage cultural activities, underscoring the need for effective stormwater management and preservation planning in flood-prone areas.

Landslide

Landslides in Sierra Madre poses a serious threat to the city's natural, historic, and cultural resources, particularly due to its steep terrain and location along the San Gabriel Mountains. Heavy rainfall or seismic activity can trigger slope failures, especially in areas with loose or saturated soil.

Natural Resources

Landslides can destroy vegetation, disrupt wildlife habitats, and drastically alter the landscape. Native plants and trees may be uprooted or buried, while soil displacement can lead to long-term

erosion and instability. Trails, natural drainage paths, and open spaces used for recreation and conservation may become inaccessible or unsafe, limiting public access to nature and degrading the environment.

Historic Resources

Historic structures located near hillside areas are at risk of foundation damage, structural shifting, or even complete destruction if a landslide occurs nearby. Earth movement can compromise the stability of older buildings, especially those not designed to withstand soil displacement or lateral pressure. Debris flows may also damage historically significant landscaping or boundary walls, diminishing the integrity of heritage sites.

Cultural Resources

Landslides can isolate or damage community centers, cultural venues, and gathering spaces located near or below steep slopes. Disruption to roads and access routes may cancel events or prevent public participation in cultural activities. Outdoor public art, monuments, or performance areas may also be affected by falling debris or slope instability, limiting their use or requiring restoration.

In summary, landslides in Sierra Madre can have wide-reaching effects on natural landscapes, historic buildings, and cultural activities. Proactive hillside management and slope stabilization are essential to protect these valued community resources.

Power Outage

A power outage in Sierra Madre can significantly disrupt the city's natural, historic, and cultural resources, especially during emergencies or extreme weather events. While often temporary, outages can have lasting impacts depending on their duration and timing.

Natural Resources

Although the direct impact on natural landscapes may be limited, power outages can hinder the operation of critical systems that support resource management. Irrigation systems for public gardens, parks, and urban trees may fail, leading to plant stress or loss—particularly during hot or dry conditions. Additionally, outages may affect air quality monitoring or environmental control systems, delaying response to natural hazards like fires or flooding.

Historic Resources

Historic buildings often rely on electricity for climate control, security systems, and lighting. A prolonged outage can lead to temperature and humidity fluctuations that damage sensitive materials such as wood, plaster, textiles, or archival documents. Loss of lighting and alarms may also leave historic sites vulnerable to vandalism or accidental damage. Backup systems are not always available in older structures, increasing their risk during blackouts.

Cultural Resources

Power outages can force the cancellation or postponement of cultural events, performances, and public gatherings. Venues such as theaters, museums, and community centers depend on lighting, sound systems, and climate control (all of which may be inoperable during an outage).

Electronic ticketing, communications, and online engagement also cease, reducing community access to cultural experiences and interrupting programming.

In summary, a power outage in Sierra Madre can disrupt the care of natural areas, compromise the preservation of historic structures, and interrupt cultural life. Investing in backup power systems and emergency planning is essential to protect these community resources from extended electrical disruptions.

Wildfire

A wildfire in Sierra Madre poses a major threat to the city's natural, historic, and cultural resources, especially given its location at the base of the San Gabriel Mountains and its proximity to wildfire-prone areas. Even if the flames do not reach developed parts of the city, smoke, ash, and emergency response efforts can still cause significant disruption.

Natural Resources

Wildfires can devastate local ecosystems, burning native vegetation, damaging wildlife habitats, and increasing the risk of erosion and landslides after the fire is contained. The loss of trees and ground cover affects biodiversity and disrupts natural water flows. Recovery of natural areas can take years, and repeated fires can lead to permanent ecological changes, including the spread of invasive species.

Historic Resources

Historic buildings and landmarks located near wildland-urban interface zones are highly vulnerable to fire damage. Structures made of wood or with historic landscaping can be lost or severely damaged if defensible space is lacking. Even without direct contact with flames, smoke and ash can stain surfaces, corrode materials, and infiltrate interiors, causing long-term degradation. Fire suppression efforts may also unintentionally damage fragile structures.

Cultural Resources

Cultural venues and community events are often canceled or delayed during wildfire incidents due to evacuations, poor air quality, or use of public spaces for emergency response. Theaters, museums, and event spaces may suffer from smoke damage or power outages, and stored collections or equipment could be at risk. Wildfires also strain public resources, potentially diverting funding and attention away from cultural programming during and after the crisis.

In summary, wildfires in Sierra Madre can cause widespread harm to the city's natural beauty, historic landmarks, and cultural life. Ongoing fire mitigation, defensible space planning, and community preparedness are essential to safeguard these irreplaceable resources.

Windstorm

A serious windstorm in Sierra Madre particularly during strong Santa Ana wind events, can significantly impact the city's natural, historic, and cultural resources. High wind speeds can cause both direct physical damage and secondary effects such as power outages, falling debris, and heightened wildfire risk.

Natural Resources

Windstorms can uproot or break tree limbs, damage public gardens, and strip vegetation, especially in hillside and open space areas. Fallen trees may block trails, roads, or access to natural areas, while damaged vegetation increases the risk of erosion and debris flows in subsequent storms. Native plants may be harmed by soil displacement or wind-borne dust and debris, weakening the local ecosystem.

Historic Resources

Historic structures are especially vulnerable to wind damage due to their age and delicate features. Strong winds can loosen roofing materials, break windows, or damage architectural elements such as shutters, trim, or signage. Flying debris may cause additional harm, and loss of power or communications can leave historic sites without security or climate control, increasing the risk of secondary damage.

Cultural Resources

Cultural facilities and events can be disrupted by windstorms, particularly if venues lose power, suffer physical damage, or become unsafe for public use. Outdoor events and performances may be canceled due to hazardous conditions or damage to stages, equipment, or seating areas. Temporary closures of museums, theaters, and community centers can interrupt programming and reduce access to cultural services.

In summary, windstorms in Sierra Madre can damage natural landscapes, compromise historic buildings, and disrupt cultural life. Proactive tree maintenance, structural reinforcement, and emergency preparedness are essential to minimize the impact on the city's valued resources.

Activities Bringing Value to the Community

Activities bringing value to the community are those that contribute positively to the well-being, cohesion, and development of the community as a whole. These activities can take various forms and serve different purposes, but they generally aim to enhance the quality of life for community members and promote a sense of belonging and connectedness.

Vulnerability of Activities Bringing Value to the Community

Table B.19: Hazard Vulnerability of Activities Bringing Value to the Community
Source: Planning Team, Emergency Planning Consultants
Note: "X" indicates affirmative

Activities Bringing Value to the Community	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
Concerts In the Park 222 W. Sierra Madre Boulevard	X	X			X		X
Family Movie Fridays 222 W. Sierra Madre Boulevard	X	X			X		X

Activities Bringing Value to the Community	Drought	Earthquake	Flood	Landslide	Power Outage	Wildfire	Windstorm
4th of July Festivities Sierra Madre Boulevard	X	X	X	X	X	X	X
Mt. Wilson Trail Race N. Baldwin Avenue & Kersting Court	X	X	X	X	X	X	X
Wistaria Festival Sierra Madre Boulevard	X	X	X	X	X	X	X
Fire Prevention Festival & Car Show Memorial Park 222 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Easter Egg Hunt Memorial Park 222 W. Sierra Madre Boulevard	X	X	X	X	X	X	X
Community Yard Sale Memorial Park 222 W. Sierra Madre Boulevard	X	X	X	X	X	X	X

Impact Profile on Activities Bringing Value to the Community

Drought

A drought in Sierra Madre can impact community events in several ways, both directly and indirectly. During drought conditions, local parks may face water restrictions, leading to dry, brown grass and less inviting outdoor conditions. Without regular irrigation, the comfort and appearance of the event spaces may decline, making it less pleasant for attendees to sit, picnic, or play. If the drought is accompanied by extreme heat or poor air quality, turnout may drop as families opt to stay indoors for health and safety reasons.

Drought conditions can also lead to increased wildfire risk, prompting fire safety regulations that limit certain equipment or activities, such as cooking, lighting, or using power generators in public spaces. In some cases, events may be rescheduled, relocated, or canceled entirely if the risk level becomes too high or if the city prioritizes emergency response over public programming. In summary, a drought can reduce the comfort, safety, and overall appeal of Sierra Madre's outdoor events, potentially leading to lower attendance, scaled-back programming, or temporary cancellations.

Earthquake

An earthquake in Sierra Madre could significantly disrupt community events, particularly if it results in damage to infrastructure, public spaces, or essential services. Immediately following an earthquake, public gatherings may be postponed or canceled due to safety concerns. Parks and event areas may be unsafe if there is ground shifting, damaged walkways, fallen trees, or compromised lighting and electrical systems. Equipment such as sound systems, projectors, and staging structures may also be damaged or inaccessible due to power outages or storage issues. Even if the park itself remains usable, community focus may shift toward recovery efforts, and attendance at recreational events could decline. Emotional distress, limited resources, and transportation issues following a quake can make it difficult for families to participate in leisure activities. The city may also redirect funding or staffing from public events to emergency services

and infrastructure repair. In summary, an earthquake can temporarily halt or scale back community events in Sierra Madre due to safety hazards, infrastructure damage, and shifts in community priorities during recovery.

Flood

A flood in Sierra Madre can significantly affect community events, particularly if it causes damage to parks or disrupts access to public spaces. Flooding can leave park grounds muddy, waterlogged, or structurally unsafe, making it difficult or impossible to safely set up equipment or accommodate attendees. Standing water may damage electrical systems, sound equipment, and projection gear used for concerts and movie nights. Even after the water recedes, cleanup and repairs may take days or weeks, forcing event cancellations or relocation. In addition, roads and sidewalks leading to event areas may become impassable or hazardous, discouraging families from attending or prompting safety concerns. Ongoing flood risks or the potential for additional storms may also lead city officials to postpone events out of caution. In summary, a flood can disrupt or delay Sierra Madre's outdoor community events by damaging venues, creating safety hazards, and reducing accessibility—often requiring cleanup, rescheduling, or relocation of planned activities.

Landslide

While Concerts in the Park and Family Movie Fridays in Sierra Madre are not located in a landslide-prone area, a landslide elsewhere in the city can still indirectly impact these events. If a landslide occurs, it may block roads or access routes, making it difficult for attendees, performers, or city staff to reach the park. Equipment deliveries or vendor transportation may also be delayed or rerouted, potentially disrupting event setup or operations. Even if the event location is safe, logistical complications could lead to delays or cancellations. In addition, a recent landslide may shift the community's focus toward emergency response and recovery, reducing attendance or prompting the city to reallocate resources away from public events. Concerns about safety, infrastructure stability, or further slope movement may also discourage public gatherings in the immediate aftermath. In summary, while the event site itself may not be vulnerable, a landslide elsewhere in Sierra Madre can cause logistical challenges and community disruptions that impact the planning and attendance of local outdoor events.

Power Outage

A power outage in Sierra Madre can directly disrupt events like Concerts in the Park and Family Movie Fridays, as both rely heavily on electricity for lighting, sound systems, and audiovisual equipment. Without power, amplification for live music, projectors for movies, and safety lighting may become unavailable, making it impossible to hold these events as planned. Even a short-term outage around event time can lead to cancellations or early shutdowns. If the outage is widespread or prolonged, it can also affect planning and communication, making it difficult to coordinate vendors, performers, or city staff. Additionally, public safety becomes a concern during nighttime events without lighting, especially for families with children. Limited visibility and the inability to operate essential equipment could make the environment unsafe or unwelcoming for attendees. In summary, power outages can force the cancellation, delay, or downsizing of outdoor community events in Sierra Madre by disabling essential infrastructure and reducing safety and accessibility for the public.

Wildfire

Although Concerts in the Park and Family Movie Fridays in Sierra Madre are held in areas not directly at risk of wildfire, a nearby wildfire can still significantly affect these events. Smoke and

poor air quality from surrounding fires can make it unsafe or uncomfortable for families to attend outdoor gatherings, especially for children, older adults, or individuals with respiratory conditions. Even if the fire is not close, city officials may cancel or postpone events as a precaution due to health advisories or shifting emergency priorities. Additionally, wildfires often lead to road closures, power outages, or emergency resource deployment, which can disrupt event logistics, limit staff availability, or hinder equipment setup. Public spaces may also be temporarily repurposed for emergency response or shelter if the wildfire impacts nearby communities. In summary, while the event location itself may be outside a wildfire hazard zone, smoke, air quality issues, and emergency disruptions from a nearby wildfire can still cause cancellations or reduced participation in Sierra Madre's outdoor community events.

Windstorm

A serious windstorm in Sierra Madre can significantly disrupt community events like Concerts in the Park and Family Movie Fridays, even if the weather clears by the time of the event. High winds can cause physical damage to event infrastructure, such as tents, screens, sound equipment, and seating. Loose debris, falling branches, or downed trees in or around the park can create safety hazards for attendees and delay event setup or cleanup. In some cases, strong winds may force the cancellation of the event entirely, especially if conditions are unsafe for outdoor gatherings. Even after the storm passes, residual damage or power outages may limit access to necessary equipment or utilities. Families may also be hesitant to attend outdoor events in the aftermath of a windstorm due to lingering weather concerns or cleanup activity in the area. In summary, a windstorm can lead to unsafe conditions, damaged equipment, and reduced attendance, potentially forcing Sierra Madre's outdoor community events to be canceled, postponed, or scaled back for safety and logistical reasons.

Element C: Mitigation Strategy

Q&A | ELEMENT C. MITIGATION STRATEGY | C1-a.
Q: Does the plan describe how the existing capabilities of each participant are available to support the mitigation strategy? Does this include a discussion of the existing building codes and land use and development ordinances or regulations? (Requirement 44 CFR § 201.6(c)(3))
A: See **Capability Assessment – Existing Processes and Programs**, **Table C.1** below.
Q&A | ELEMENT C: MITIGATION STRATEGY | C1-b.
Q: Does the plan describe each participant's ability to expand and improve the identified capabilities to achieve mitigation? (Requirement 44 CFR § 201.6(c)(3))
A: See **Expanding and Improving Capabilities** below.
Q&A | ELEMENT C: Mitigation Strategy | C2-a.
Q: Does the plan contain a narrative description or a table/list of their participation activities? (Requirement 44 CFR § 201.6(c)(3)(ii))
A: See **NFIP Participation** below.
Q&A | ELEMENT C. MITIGATION STRATEGY | C3-a.
Q: Does the plan include goals to reduce the risk from the hazards identified in the plan? (Requirement 44 CFR § 201.6(c)(3)(i))
A: See **State Hazard Mitigation Plan Goals**, **HMP Goals** below.
Q&A | ELEMENT C: MITIGATION STRATEGY | C4-a.
Q: Does the plan include an analysis of a comprehensive range of actions/projects that each jurisdiction considered to reduce the impacts of hazards identified in the risk assessment? (Requirement 44 CFR § 201.6(c)(3)(ii))
A: See **Mitigation Actions Matrix (Action Items), Priority Rating** below.
Q&A | ELEMENT C: MITIGATION STRATEGY | C4-b.
Q: Does the plan include one or more action(s) per jurisdiction for each of the hazards as identified within the plan's risk assessment? (Requirement 44 CFR § 201.6(c)(3)(ii))
A: See **Mitigation Actions Matrix (Action Items)** below.
Q&A | ELEMENT C: MITIGATION STRATEGY | C5-a.
Q: Does the plan describe the criteria used for prioritizing actions? (Requirement 44 CFR § 201.6(c)(3)(ii))
A: See **Mitigation Actions Matrix (Priority, Goals), Benefit/Cost Ratings** below.
Q&A | ELEMENT C: MITIGATION STRATEGY | C5-b.
Q: Does the plan identify the position, office, department, or agency responsible for implementing/administering the identified mitigation actions, as well as potential funding sources and expected time frame? (Requirement 44 CFR § 201.6(c)(3)(iii)))
A: See **Lead Department** below.

Overview of Mitigation Strategy

As the cost of damage from disasters continues to increase nationwide, the City of Sierra Madre recognizes the importance of identifying effective ways to reduce vulnerability to disasters. Mitigation plans assist communities in reducing risk from natural hazards by identifying resources, information and strategies for risk reduction, while helping to guide and coordinate mitigation activities at city facilities.

The plan provides a set of action items to reduce risk from hazards through education and outreach programs, and to foster the development of partnerships. Further, the plan provides for the implementation of preventative activities.

Resources and information within the mitigation plan include:

1. Establishing a basis for coordination and collaboration among agencies and the public in the City of Sierra Madre,
2. Identifying and prioritizing future mitigation projects, and
3. Assisting in meeting the requirements of federal assistance programs.

The mitigation plan is integrated with other city plans including the Emergency Operations Plan, General Plan, Capital Improvement Program, as well as department-specific standard operating procedures.

Capability Assessment – Existing Processes and Programs

The City will incorporate mitigation planning as an integral component of daily operations. This will be accomplished by the Planning Team members with their respective departments to integrate mitigation strategies into their planning documents and operational guidelines. In addition to the Capability Assessment below, the Planning Team will strive to identify additional policies, programs, practices, and procedures that could be created or modified to address mitigation activities.

FEMA identifies four types of capabilities: Planning and Regulatory, Administrative and Technical, Financial, and Education and Outreach. Following are explanations drawn from "Beyond The Basics" a website developed as part of a multi-year research study funded by the U.S. Department of Homeland Security, Coastal Resilience Center and led by the Center for Sustainable Community Design within the Institute for the Environment at the University of North Carolina at Chapel Hill and the Institute for Sustainable Coastal Communities at Texas A&M University. This excellent resource ties FEMA regulations together with best practices in hazard mitigation.

Planning and Regulatory
Planning and regulatory capabilities are based on the implementation of ordinances, policies, local laws and State statutes, and plans and programs that relate to guiding and managing growth and development. Examples of planning capabilities that can either enable or inhibit mitigation include comprehensive land use plans, capital improvements programs, transportation plans, small area development plans, disaster recovery and reconstruction plans, and emergency preparedness and response plans. Plans describe specific actions or policies that support community goals and drive decisions. Likewise, examples of regulatory capabilities include the enforcement of zoning ordinances, subdivision regulations, and building codes that regulate how and where land is developed and structures are built. Planning and regulatory capabilities refer not only to the current plans and regulations, but also to the community's ability to change and improve those plans and regulations as needed.

Administrative and Technical
Administrative and technical capability refers to the community's staff and their skills and tools that can be used for mitigation planning and to implement specific mitigation actions. It also refers to the ability to access and coordinate these resources effectively. Think about the types of personnel employed by each jurisdiction, the public and private sector resources that may be

accessed to implement mitigation activities in your community, and the level of knowledge and technical expertise from all of these sources. These include engineers, planners, emergency managers, GIS analysts, building inspectors, grant writers, floodplain managers, and more. For jurisdictions with limited staff resources, capacity should also be considered; while staff members may have specific skills, they may not have the time to devote themselves to additional work tasks.

The planning team can identify resources available through other government entities, such as counties or special districts, which may be able to provide technical assistance to communities with limited resources. For example, a small town may turn to county planners, engineers, or a regional planning agency to support its mitigation planning efforts and provide assistance. For large jurisdictions, reviewing administrative and technical capabilities may involve targeting specific staff in various departments that have the expertise and are available to support hazard mitigation initiatives. The degree of intergovernmental coordination among departments also affects administrative capability.

Financial

Financial capabilities are the resources that a jurisdiction has access to or is eligible to use to fund mitigation actions. The costs associated with implementing mitigation activities vary. Some mitigation actions, such as building assessment or outreach efforts, require little to no costs other than staff time and existing operating budgets. Other actions, such as the acquisition of flood-prone properties, could require substantial monetary commitments from local, state, and federal funding sources. Some local governments may have access to a recurring source of revenue beyond property, sales, and income taxes, such as stormwater utility or development impact fees. These communities may be able to use the funds to support local mitigation efforts independently or as the local match or cost-share often required for grant funding.

Education and Outreach

This type of capability refers to education and outreach programs and methods already in place that could be used to implement mitigation activities and communicate hazard-related information. Examples include fire safety programs that the Fire Department delivers to students at local schools; and participation in community programs, such as Firewise.

Table C.1 below includes a broad range of capabilities within the City of Sierra Madre to successfully accomplish mitigation.

Table C.1: Capability Assessment - Existing Processes and Programs
Source: City of Sierra Madre Planning Team

Capability Type				Capability Name	Capability Description and Ability to Support Mitigation
Planning and Regulatory	Administrative and Technical	Financial	Education and Outreach		
City Staff					
X	X	X	X	City Manager's Office	*The City Manager is appointed by the City Council to enforce municipal laws, direct daily operations of the City, make recommendations to the Council, prepare and observe the municipal budget, appoint and supervise all City department heads and employees, and supervise the operation of all City departments. The City Manager is responsible for implementing policies adopted by the City Council, preparing and submitting the annual budget, and administering the day-to-day operations of the City.*
	X		X	Community Services	*The Community Services Department consists of four full-time employees. The Department is responsible for a variety of facilities, parks, events, services and programs ranging from traditional recreation programs to arts and seniors. The Department oversees the Community Recreation Center and Youth Activity Center, Sierra Madre Aquatic Center, Hart Park House Senior Center, and six parks as well as supports and coordinates the activities of the City's Community Services Commission, Senior Community Commission, and various committees.*
	X	X		Finance Department	*The Finance Department is responsible for administering the city-wide operating budget and plays a key role in every financial transaction. The Department provides city-wide fiscal oversight, accounting, analysis, debt management, investments, purchasing, result-based budgeting, cash handling, payroll, billing, collections and administrative services.*
X	X		X	Fire Department	*The mission of the Sierra Madre Fire Department is to provide superior community service through the delivery of fire suppression, fire prevention, and emergency medical and public education services. The Sierra Madre Fire Department proudly protects those residing, working and visiting the City of Sierra Madre from its central location in downtown. The Department services a primarily residential area of 3.2 square miles with a wildland/urban interface to more than 11,000 residents.*
	X		X	Human Resources Department	*Human Resources is responsible for administering the City's human resources management system, including labor relations, benefits administration, and staff development, as well as providing personnel support services to all City departments. Responsibilities of the Division include recruitment, application review, and testing of all candidates for*

Capability Type				Capability Name	Capability Description and Ability to Support Mitigation
					City employment. In addition, the Department oversees the administration of compensation and benefits for all current employees, labor relations, contract negotiations and the maintenance of personnel records. Finally, Human Resources also coordinates all the risk management functions for the City including claims administration.
	X		X	Library Services	*The Sierra Madre Public Library is a community library dedicated to providing equal access to information services and programs reflecting diverse points of view, always endeavoring to be responsive to changing needs of the community, to preserving its history, and to meeting the challenges of the future. The library provides a welcoming environment, quality materials and technologies, and professional, dedicated staff.*
X	X		X	Planning and Community Preservation	*The Planning & Community Preservation Department is comprised of the Planning, Zoning, Building & Safety, and Code Enforcement Divisions. Planning and Zoning divisions are responsible for regulating the type, scale, and land use that may be established at a given location. Building and Safety division is responsible for structural and life safety concerns in the construction, demolition or alteration of buildings. Code Enforcement Division conducts investigations to abate code violations and public nuisance abatement.*
	X		X	Police	*For nearly 100 years, the men and women of the Sierra Madre Police Department have been committed to ensuring a safe environment for those who live, visit and work in Sierra Madre. The Sierra Madre Police Department has 20 full-time members including the Chief of Police, a Lieutenant, four sergeants, two corporals, nine officers (including detective & traffic), and four dispatchers. The Department also has several part-time employees and volunteers who contribute to maintaining a safe community.*
X	X	X	X	Public Works	*The Public Works Department and Utilities Department operate and maintain infrastructure for critical services to the City's residents and visitors. Services include providing potable water to its customers; maintaining the City's sewer system; safe streets and sidewalks; the City's urban forest; and City facilities. The Public Works Department also serves as liaison to the power and gas providers.*
X	X	X	X	Water	*The City's water quality and supply is maintained by the Water Division, a department within the Sierra Madre Public Works. By providing consistently high-quality service to the residents of Sierra Madre, the City ensures a safe and reliable method of water delivery for all users. The Water Division has two sources by which they pump, treat, and distribute water. One source of the water supply is derived from four wells drawing from the East Raymond Basin aquifer. The second source is derived from two natural spring tunnels located in the foothills.*
City Plans and Policies					
X			X	General Plan	*The City of Sierra Madre General Plan is a long-range policy document which lays out the framework for all future growth and development within the City. The General Plan is the blueprint that sets the basis for future policy decisions, in that it organizes the desires of the Sierra Madre community with respect to the physical, cultural, economic, and environmental character of the City. Most importantly, the Sierra Madre*

Capability Type				Capability Name	Capability Description and Ability to Support Mitigation
					General Plan is a community-based document that reflects the community values and character as expressed in its goals and policies, while also serving as a technical document which provides information about the City. The General Plan shall be used as a guide by the City's decision makers to achieve the community's vision and preserve the history, character and shared values of the community for future generations. *The General Plan is intended to be both a long-term and a dynamic document that must be periodically updated to respond to changing community needs. Unlike the housing element, which is required by State law to be updated every five years, a General Plan does not expire and is not required to have a specific time frame. The City recently updated its 1996 General Plan; updating the General Plan is done to ensure that the plan is a reflection of the community's values and goals. The update process also allows the City to reflect on challenges of the past years and use these experiences to shape new policy.* *On July 14, 2015, the City Council adopted the Sierra Madre General Plan (2015) and certified the General Plan Environmental Impact Report pursuant to Resolutions 15-43 and 15-44.* *Add 2023 update to Hazard Prevention Chapter.*
				Building and Fire Code	*The City re-adopts the California Building Code every three years into its Municipal Code. The most recent adoption took place in 2025.*

Expanding and Improving Capabilities

This identifies the capability categories and applicability to individual mitigation action items. Sub-category indicators are P – Planning and Regulatory; A – Administrative and Technical; F – Finance; E – Education and Outreach.

Planning and Regulatory Capabilities – The City builds and maintains its own buildings and infrastructure and regulates all construction within the community as per the International Building Code. Future plans are laid out in the General Plan and Capital Improvement Program. Some of the funding of future construction relies on successful bond measures where plans and justifications are shared with the public. Because of previous hazard mitigation plans and projects, the city is very experienced in adhering to federal and state mandates. Also, departmental protocols are in place that ensure future development projects satisfy "substantial conformance" requirements with the General Plan and Zoning Ordinance. See **Element C: Mitigation Strategy - Mitigation Actions Matrix** column "Expanding and Improving Capabilities".

Administrative and Technical - Existing capabilities are typical for a medium-sized local government. The city already has grant writing and GIS capabilities along with mutual aid agreements, and a warning/notification system. Grant writing capabilities will continue to be especially important once the mitigation plan is approved by FEMA. That approval will trigger

eligibility for a range of federal and state grants. Also, the City Council could task a sub-committee dedicated to land use matters and mitigation plan implementation. The Plan's opportunities for success will be increased by the Council's involvement. See **Element C: Mitigation Strategy - Mitigation Actions Matrix** column "Expanding and Improving Capabilities".

Finance - All local governments have a broad range of funding sources. Taxation, impact fees, bonds, grants, in-kind donations, and philanthropic donations are included in the spectrum. As such, the City needs to keep these resources in mind for future mitigation activities. See **Element C: Mitigation Strategy - Mitigation Actions Matrix** column "Expanding and Improving Capabilities".

Education and Outreach – Continue to utilize existing community groups such as CERT to support and encourage mitigation as well as home and business mitigation. Enlist the City Manager and Public Information Officer in learning and talking about the Hazard Mitigation Plan. See **Element C: Mitigation Strategy - Mitigation Actions Matrix** column "Expanding and Improving Capabilities".

National Flood Insurance Program

Flood Insurance Rate Maps (FIRM) and Flood Insurance Studies (FIS) are often used to identify flood-prone areas. The National Flood Insurance Program (NFIP) was established in 1968 as a means of providing low-cost flood insurance to the nation's flood-prone communities. The NFIP also reduces flood losses through regulations that focus on building codes and sound floodplain management. NFIP regulations (44 Code of Federal Regulations (CFR) Chapter 1, Section 60, 3) require that all new construction in floodplains must be elevated at or above base flood level.

NFIP Participation

As discussed earlier in Element B: Risk Assessment – Flood Profile, the 2008 FIRM (Map # 06037C1400F) for Sierra Madre designates the overwhelming majority of the City as Flood Zone X, defined as "Areas determined to be outside the 0.2% annual chance floodplain." A small segment of the community, centered along the Little Santa Anita Creek channel, is classified as Zone D, an "Area in which flood hazards are undetermined, but possible."

It's important to note that the City's previous floodplain management regulations were omitted from the Municipal Code in 2008. As such, there is no designated floodplain administrator although it would arguably fall to the City Manager by default.

See the Mitigation Actions Matrix later in this Element to see a recommendation to work with FEMA on determining probabilities for the Zone D designated areas and for the City to reconsideration the need for a floodplain ordinance.

Repetitive Loss Properties and Severe Repetitive Loss Properties

Repetitive Loss Properties (RLPs) are most susceptible to flood damage; therefore, they have been the focus of flood hazard mitigation programs. Unlike a Countywide program, the Floodplain Management Plan (FMP) for repetitive loss properties involves highly diversified property profiles, drainage issues, and property owner's interest. It also requires public involvement processes unique to each RLP area. The objective of an FMP is to provide specific potential mitigation measures and activities to best address the problems and needs of communities with repetitive loss properties. A repetitive loss property is one for which two or more claims of $1,000 or more

have been paid by the National Flood Insurance Program (NFIP) within any given ten-year period. According to FEMA resources, there are no Repetitive Loss Properties (RLPs) within the City of Sierra Madre.

Goals

State Hazard Mitigation Plan Goals

The 2023 State Hazard Mitigation Plan identified the following goals that reflect State's current priorities:

Goal 1 - Significantly reduce risk to life, community lifelines, the environment, property, and infrastructure by planning and implementing whole-community risk reduction and resilience strategies.

Goal 2 - Build capacity and capabilities to increase disaster resilience among historically underserved populations, individuals with access and functional needs, and communities disproportionately impacted by disasters and climate change.

Goal 3 - Incorporate equity metrics, tools, and strategies into all mitigation planning, policy, funding, outreach, and implementation efforts.

Goal 4 - Apply the best available science and authoritative data to design, implement, and prioritize projects that enhance resilience to natural hazards and climate change impacts.

Goal 5 - Integrate mitigation principles into laws, regulations, policies, and guidance to support equitable outcomes to benefit the whole community.

Goal 6 - Significantly reduce barriers to timely, efficient, and effective hazard mitigation planning and action.

2025 City of Sierra Madre Hazard Mitigation Plan Goals

Following review of the SHMP goals, the Planning Team reviewed the 2020 HMP goals and determined that those goals are consistent with and responsive to the 2025 Element B: Risk Assessment content and that the goals continue to represent a long-term vision for hazard reduction and enhanced mitigation capabilities.

Each of the goals is supported by mitigation action items. The Planning Team developed these action items through its knowledge of the local area, risk assessment, review of past efforts, identification of mitigation activities, and qualitative analysis. See **Mitigation Actions Matrix**.

The five mitigation goals and descriptions are listed below.

Protect Life and Property

Implement activities that assist in protecting lives by making homes, businesses, infrastructure, critical facilities, and other properties more resistant to losses from natural, human-caused, and technological hazards.

Reduce losses and repetitive damage for chronic hazard events while promoting insurance coverage for catastrophic hazards.

Improve hazard assessment information to make recommendations for avoiding new development in high hazard areas and encouraging preventative measures for existing development in areas vulnerable to natural, human-caused, and technological hazards.

Public Awareness

Develop and implement education and outreach programs to increase public awareness of the risks associated with natural hazards.

Provide information on tools, partnership opportunities, and funding resources to assist in implementing mitigation activities.

Natural Systems

Balance watershed planning, natural resource management, and land use planning with natural hazard mitigation to protect life, property, and the environment.

Preserve, rehabilitate, and enhance natural systems to serve natural hazard mitigation functions.

Partnerships and Implementation

Strengthen communication and coordinate participation among and within public agencies, citizens, non-profit organizations, business, and industry to gain a vested interest in implementation.

Encourage leadership within public and private sector organizations to prioritize and implement local, county, and regional hazard mitigation activities.

Emergency Services

Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.

Strengthen emergency operations by increasing collaboration and coordination among public agencies, non-profit organizations, business, and industry.

Coordinate and integrate natural hazard mitigation activities, where appropriate, with emergency operations plans and procedures.

Update the EOP and hazard annexes.

How are the Mitigation Action Items Organized?

The action items are a listing of activities in which city agencies and citizens can be engaged to reduce risk.

The action items are organized within the following Mitigation Actions Matrix, categorized by hazard. Data collection and research and the public participation process resulted in the development of these action items. The Matrix includes the following information for each action item:

Lead Department

The Mitigation Actions Matrix assigns primary responsibility for each of the action items to either a department or specific position within the city. The primary responsibility for implementing the action items falls to the entity shown as the "Lead Department". The lead department has the regulatory responsibility to address hazards, or is willing and able to organize resources, find appropriate funding, or oversee activity implementation, monitor, and evaluate. The lead department is a city staff or contracted while supporting agencies may include local governments, county, or regional agencies.

Timeline

The mitigation plan will be updated every 5 years according to FEMA regulations. However, there are projects and programs in the Mitigation Actions Matrix that will require more than 5 years to complete. Some of the actions are identified as "ongoing" since the 2020 HMP or will continue on a regular basis through the 2025 HMP. These items are indicated as either Ongoing-Annual/Quarterly/Monthly, or Ongoing-As Needed with an explanation of what triggers the action (e.g., amending the General Plan, a public agency meeting, etc.).

Funding Source

External resources could include a range of FEMA mitigation grants perhaps including the Hazard Mitigation Grant Program (HMGP).

Internal resources could include the General Fund, Capital Improvement Budget, impact fees, human capital, in-kind resources, etc.

Plan Goals Addressed

As mentioned earlier, the plan goals addressed by each action item are included as a way to monitor and evaluate how well the mitigation plan is achieving its goals once implementation begins. The plan goals are organized into the following five areas:

- ✓ Protect Life and Property
- ✓ Enhance Public Awareness
- ✓ Preserve Natural Systems
- ✓ Encourage Partnerships and Implementation
- ✓ Strengthening Emergency Services

Planning Mechanism

It's important that each action item be implemented. Perhaps the best way to ensure implementation is through integration with one or many of the City's existing "planning mechanisms" including the "internal resources" including the General Plan, Capital Improvement Projects, General Fund, and "external resources" including Grants. Opportunities for integration will be simple and easy in cases where the action item is already compatible with the content of the planning mechanism. As an example, if the action item calls for the creation of a floodplain ordinance and the same action is already identified in the General Plan's policies, then the General Plan will assist in implementation. On the contrary, if preparation of a floodplain ordinance is not already included in the General Plan policies, then the item will need to be added during the next update to the General Plan.

The Capital Improvement Program, depending on the budgetary environment, is updated every 5 years. The CIP includes infrastructure projects built and owned by the city. As such, the CIP is an excellent medium for funding and implementing action items from the Mitigation Plan. The Mitigation Actions Matrix includes several items from the existing CIP. The authors of the CIP served on the Planning Team and are already looking to funding addition Mitigation Plan action items in future CIPs. The General Fund is the budget document that guides all of the City's expenditure and is updated on an annual basis. Although primarily a funding mechanism, it also includes descriptions and details associated with tasks and projects. Grants come from a wide variety of sources – some annually and others triggered by events like disasters. Whatever the source, the City uses the General Fund to identify successful grants as funding sources. Also see Element D: Plan Maintenance for discussion on integration with other planning mechanisms.

Building and Infrastructure

This addresses the issue of whether or not a particular action item results in the reduction of the effects of hazards on new and existing buildings and infrastructure.

Comments

The purpose of the "Comments" is to capture the notes and status of the various action items. Notations include:
"Revised" – some component(s) of the action item has been revised from the 2020 HMP.

Benefit/Cost Ratings

The benefits of proposed projects were weighed against estimated costs as part of the project prioritization process. The benefit/cost analysis was not of the detailed variety required by FEMA for project grant eligibility under the Hazard Mitigation Grant Program (HMGP). A less formal approach was used because some projects may not be implemented for up to 10 years, and associated costs and benefits could change dramatically in that time. Therefore, a review of the apparent benefits versus the apparent cost of each project will be performed in the future as needed. Parameters were established for assigning subjective ratings (high, medium, and low) to the costs and benefits of these projects.

Cost ratings were defined as follows:

High: Existing funding within the jurisdiction will not cover the cost of the action item so outside sources of revenue would be required.

Medium: The action item could be funded through existing jurisdictional funding but would require budget modifications.

Low: The action item could be funded under existing jurisdictional funding within the assigned lead department.

Benefit ratings were defined as follows:

High: The action item will provide short-term and long-term impacts on the reduction of risk exposure to life and property.

Medium: The action item will have long-term impacts on the reduction of risk exposure to life and property.

Low: The action item will have only short-term impacts on the reduction of risk exposure to life and property.

Priority Rating

During the 2025 planning process, the Planning Team utilized the Priority Rating system designations of “High”, Medium”, or “Low” priority were assigned to each of the action items.

Does the Action:

- ☐ solve the problem?
- ☐ address Vulnerability Assessment?
- ☐ reduce the exposure or vulnerability to the highest priority hazard?
- ☐ address multiple hazards?
- ☐ benefits equal or exceed costs?
- ☐ implement a goal, policy, or project identified in the General Plan or Capital Improvement Project?

Can the Action:

- ☐ be implemented with existing funds?
- ☐ be implemented by existing state or federal grant programs?
- ☐ be completed within the 5-year life cycle of the LHMP?
- ☐ be implemented with currently available technologies?

Will the Action:

- ☐ be accepted by the community?
- ☐ be supported by community leaders?
- ☐ adversely impact segments of the population or neighborhoods?
- ☐ require a change in local ordinances or zoning laws?
- ☐ positive or neutral impact on the environment?
- ☐ comply with all local, state and federal environmental laws and regulations?

Is there:

- ☐ sufficient staffing to undertake the project?
- ☐ existing authority to undertake the project?

As mitigation action items were updated or written the Planning Team, representatives were provided worksheets for each of their assigned action items. Answers to the criteria above determined the priority according to the following scale.

- 1-6 = Low priority
- 7-12 = Medium priority
- 13-18 = High priority

Mitigation Actions Matrix

Table C.2: Mitigation Actions Matrix
Source: City of Sierra Madre Planning Team

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Multi-Hazard Mitigation Action Items															
MH-1 (General Plan – Safety Element Policy Hz 16.1) Integrate the goals and action items from the City of Sierra Madre Hazard Mitigation Plan into existing regulatory documents and programs, where appropriate.	City Manager's Office	Annual	X	X		X			FY, FY	Y	M	L	L	P	Revised
MH-2 (General Plan – Safety Element Policy Hz 16.2) Identify and pursue funding opportunities to develop and implement neighborhood and city mitigation activities.	Fire	Monthly	X	X	X	X	X	X	FY, FY	Y	H	L	H	F	Revised
MH-3 (General Plan – Safety Element Policy Hz 16.3) Develop inventories of Unreinforced	Planning	1-2 years	X	X	X	X	X	X	FY, FY	Y	H	H	H	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Masonry Buildings and Soft-Story Structures.															
MH-4 Strengthen emergency services preparedness by enhancing public awareness.	City Manager's Office	Monthly	X	X	X	X	X	X	FY, FY	N	H	L	H	A, E	Revised
MH-5 Develop a Multi-Hazard Emergency Evacuation Plan	Police, Fire	1 year	X	X	X	X	X		FY, FY	N	H	L	H	P	Revised
~~MH-6 (General Plan – Safety Element Policy Hz 16.4) Buy Vactor to pneumatically collect liquids, sludges, slurries, sewage or other spills from a location thereby reducing the threat of exposure to hazardous spills.~~	~~Public Works Department~~		~~X~~						~~GF, GF~~	~~N~~	~~H~~	~~H~~	~~M~~		Completed
MH-7 (General Plan – Safety Element Policy Hz 3.1) Continue to cooperate with Area C Fire Departments for second and third alarm calls and continue with the State-wide Mutual Aid Agreements	Fire	Annual	X			X	X		FY	N	H	L	H	A	Revised
MH-8 (General Plan – Safety Element Policy Hz 4.1) Update	Fire, Police t, Public Works, Community	4 years	X			X	X		FY	N	H	L	H	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
the Emergency Operations Plan annually (EOC Related)	Planning and Preservation														
MH-9 (General Plan – Safety Element Policy Hz 4.2) Maintain a fully operational Emergency Operations Center (EOC Related)	Fire, Police, Public Works, IT	Monthly	X			X	X		FY	N	H	L	H	A	Revised
MH-10 (General Plan – Safety Element Policy Hz 4.3) Enlist participation from the community and City staff for emergency operations (EOC Related)	Public Works, Fire	Annual	X			X	X		FY	N	H	L	H	A, E	Revised
MH-11 (General Plan – Safety Element Hz 4.4) Provide emergency operations training and conduct test runs (EOC Related)	Public Works, Fire	Annual	X			X	X		FY	N	H	L	H	A	Revised
MH-12 (General Plan – Safety Element Hz 4.5) Review and upgrade emergency operations equipment such as 911	Police, Fire, IT	Monthly	X			X	X		FY	N	H	H	H	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
equipment, and the police dispatch system as needed to maintain modern levels of service (EOC Related)															
MH-13 (General Plan – Safety Element Policy Hz 4.6) Develop and utilize emergency public communication systems	Police, Fire, IT	Annual	X			X	X		FY	N	H	H	H	P	Revised
MH-14 (General Plan – Safety Element Policy Hz 18.5) Make necessary upgrades to sewer infrastructure and overflow response actions to prevent major sewer overflows.	Public Works	3 years	X				X		GR, GR	Y	H	H	H		New
Earthquake Mitigation Action Items															
EQ-1 (General Plan – Safety Element Policy Hz 13.4) Utilize contemporary seismic maps during plan/permit review process.	Community Planning & Preservation	Monthly	X	X	X	X	X	X	FY, FY	Y	H	L	H	P, A	Revised
EQ-2 (General Plan – Safety Element Policy Hz 13.5) Incorporate the Regional	Fire	Annual	X	X	X	X	X		FY, FY	N	H	L	H	P	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Earthquake Transportation Evacuation Route updated developed by the Area D Disaster Management Area Coordinators into the Emergency Operations Plan.															
EQ-3 (General Plan – Safety Element Policy Hz 13.6) Identify funding sources for structural and non-structural retrofitting of City-owned structures that are seismically vulnerable (e.g. City Library).	Community Planning & Preservation	1 year	X	X	X	X	X		GR, GR	Y	H	H	H	F	Revised
EQ-4 (General Plan – Safety Element Policy Hz 13.7) Encourage purchase of earthquake hazard insurance for private properties and uninsured City-owned properties.	City Manager's Office	2 years		X					FY, FY	N	H	L	H	P, A, F	Revised
EQ-5 (General Plan – Safety Element Policy Hz 13.8) Encourage hazard reduction with non-structural and structural earthquake retrofits and other	Administration	Annual	X	X			X		FY, FY	Y	H	L	H	E	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
strategies in homes, businesses, and City facilities.															
EQ-6 (General Plan – Safety Element Policy Hz 13.9) Replace water mains in fault zones with seismic pipe thereby maintaining water system integrity and reducing the threat to life and property loss by providing fire suppression.	Public Works	Annual	X	X	X		X	X	GF, GF	Y	H	H	H	P, F	Revised
EQ-7 (General Plan – Safety Element Policy Hz 13.10) Renovate main booster plant with new booster pumps and control panels thereby ensuring reliable water delivery to City's distribution system.	Public Works	Annual	X	X	X		X	X	GR, GR	Y	H	H	H	P, F	Revised
EQ-8 (General Plan – Safety Element Policy Hz 13.11) Seismic retrofit of Auburn reservoir thereby preserving stored water for domestic use and fire suppression.	Public Works	3-5 years	X	X	X		X	X	GR, GR	Y	H	H	H	P, F	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
EQ-9 (General Plan – Safety Element Policy Hz 10.1) Require that earthquake survival and efficient post-disaster functioning be a primary concern in the siting, design and construction standards for essential facilities in Sierra Madre.	Public Works	Annual	X				X	X	CIP	Y	H	H	H	P	Revised
EQ-10 (General Plan – Safety Element Policy Hz 10.2) Investigate the limitations on the location of new or altered residences and critical, sensitive and high occupancy facilities in areas near active faults, and consider conducting a comprehensive geologic investigation to show where active faults pose a hazard to structures.	Public Works, Building and Safety, Community Planning and Preservation	1 year	X			X		X	GP	Y	H	H	H	P, A	Revised
EQ-11 (General Plan – Safety Element Policy Hz 10.3) Investigate requiring that proposed new or altered	Building and Safety, Community	3 years	X					X	FY	N	H	L	H	P	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
residences and critical, sensitive, and high occupancy facilities located in areas near active faults are not approved unless necessary subsurface fault investigations have first been completed.	Planning and Preservation														
EQ-12 (General Plan – Safety Element Policy Hz 10.4) Investigate requiring a thorough subsurface fault investigation for any proposed habitable structure on private property in close proximity of an active fault zone and monitor any trenching for public buried water lines in the same area. Assign a City employee the duty of collecting and assessing of data gathered from the above listed efforts with help of a registered geologist.	Public Works, Building and Safety	Annual	X		X	X		X	GP	Y	H	H	H	P	Revised
EQ-13 (General Plan – Safety Element Policy Hz 10.5) Create a central depository of all Sierra	Public Works, Community Planning and	5 years	X	X	X	X		X	GP	N	H	L	M	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Madre geological information the City obtains through any project approvals process, including any government projects.	Preservation, Building and Safety														
EQ-14 General Plan – Safety Element Policy (Hz 11.1) Promote public awareness of the need to upgrade seismically hazardous buildings for the protection of health and safety in the City.	Community Planning and Preservation, Public Works, Building and Safety	5 years	X	X		X	X	X	GP	Y	H	H	H	E	Revised
EQ-15 (General Plan – Safety Element Policy Hz 11.2) Encourage seismic review of buildings.	Building and Safety	5 years	X	X		X	X	X	GP	Y	H	H	H	P, A	Revised
EQ-16 (General Plan – Safety Element Policy Hz 11.3) Promote seismic upgrading of older residential and commercial structures with special attention given to historic structures.	Building and Safety	5 years	X	X		X	X	X	GP	Y	H	H	H	P	Revised
EQ-17 General Plan – Safety Element Policy (Hz 12.1) Maintain and update multi-hazard emergency preparedness plan for	Public Works, Community Planning and	Annual	X			X	X		GP	N	H	H	H	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
the City that includes seismic safety. (Plan known as the Emergency Operations Plan)	Preservation, Police, Fire, IT														
EQ-18 (General Plan – Safety Element Policy Hz 12.2) Maintain and upgrade the City's disaster response plans at least annually, conduct periodic tests of their practicality and effectiveness, and involve residents and business in the preparation and testing of the plans,	Public Works, Fire, Community Planning and Preservation, Police, IT	Annual	X	X		X	X		GP	N	H	M	H	A	Revised
EQ-19 (General Plan – Safety Element Policy Hz 12.3) Prepare and disseminate to residents and businesses information regarding seismic risks affecting the City, measures to protect life and property before and during an earthquake, and emergency procedures to follow after an earthquake.	Public Works, Fire, Building and Safety, Community Services, Library	Annual	X	X		X	X		GP	N	H	H	H	P, A	Revised
EQ-20 (General Plan – Safety Element Policy Hz 12.4)	Public Works, Fire, Building and	1-2 years	X				X		GP, CIP	Y	H	H	H	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Incorporate planning for potential incidents affecting critical, sensitive and high-occupancy facilities into the City's contingency plans for disaster response and recovery.	Safety, Community Services, Library														
EQ-21 (General Plan – Safety Element Policy Hz 12.5) Ensure that emergency preparedness is the mutual responsibility of City agencies, City residents and the business community.	All City Departments	Annual	X	X		X	X		GP	N	H	H	H	P, A, E	Revised
EQ-22 (General Plan – Safety Element Policy Hz 12.6) Develop and implement ongoing City-wide programs for disaster preparedness and recovery planning.	All City Departments	Annual	X				X		GP	N	H	H	H	A, E	Revised
EQ-23 (General Plan – Safety Element Policy Hz 13.1) Provide residents and business owners with a continuing awareness and expanding knowledge of the	Public Works, Community Services	Annual	X	X		X			GP	N	H	L	M	P, A, E	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
seismic hazards affecting the City.															
EQ-24 Make necessary upgrades to sewer infrastructure and overflow response actions to prevent major sewer overflows.	Public Works	3 years	X				X		GR, GR	Y	H	H	M	P, A, F, E	Revised
EQ-25 (General Plan – Safety Element Policy Hz 13.2) Adopt and maintain high standards for seismic performance of buildings, through prompt adoption and careful enforcement of the best available standards for seismic design.	Building and Safety	Every 3 years	X	X	X	X	X	X	FY, FY	Y	H	L	H	P	New
EQ-26 (General Plan – Safety Element Policy Hz 13.3) Adopt a wood soft first-story ordinance and program to retrofit potentially vulnerable buildings.	Building and Safety	1-2 years	X	X	X	X	X	X	FY, FY	Y	H	L	H	P	New
Wildfire Mitigation Action Items															
WF-1 (General Plan – Safety Element Policy Hz 2.11) Enhance emergency services to increase	Fire	4 years	X		X		X		GR, GR	Y	M	H	H	A, F	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
the efficiency of wildfire response and recovery activities through purchase of a Type 5 Vehicle.															
WF-2 (General Plan – Safety Element Hz5.a.2) Maintain contemporary collection of maps relating to the fire hazard to help educate and assist builders and homeowners in mitigating against wildfire.	Fire, Community Planning and Preservation	1-2 years	X	X	X	X	X	X	FY, FY	Y	H	L	H	A, E	Revised
WF-3 (General Plan – Safety Element Hz 5a.1) Enhance outreach and education programs (e.g. CAL FIRE, Vegetation Management) aimed at mitigating wildfire hazards.	Fire	Annual	X	X	X	X	X	X	FY, FY	Y	H	L	H	E	Revised
WF-4 (General Plan – Safety Element Policy Hz 2.8 and Hz 5.5) Develop a Vegetation Management Program and Vegetation Management Plans that manage chemise and chaparral to ensure adequate firebreaks, to provide adequate	Fire	1 year	X	X	X	X	X	X	FY, FY	Y	H	L	H	P, A, E	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
access for the fire protection water systems, and access for firefighting.															
WF-5 (General Plan – Safety Element Policy Hz 2.4) Consider water availability in terms of quantity and water pressure for safety purposes when considering the size and location of new residential construction.	Public Works	Annual	X				X	X	FY	Y	H	M	H	A	Revised
WF-6 (General Plan – Safety Element Policy Hz 2.5) Assess the impacts of incremental increases in development density and related traffic congestion on fire hazards and emergency response time, and ensure through the development review process that new development will not result in a reduction of fire protection services below acceptable levels.	Building & Safety, Fire	1-2 years	X					X	FY	Y	H	M	H	P, A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
WF-7 (General Plan – Safety Element Policy Hz 2.9) Maintain and update hillside development standards which include fire prevention design measures.	Fire, Community Planning and Preservation	Annual	X			X	X	X	FY	Y	H	L	M	P, A	Revised
WF-8 (General Plan Safety Element Policy Hz 2.10) Work with Public Works, the Police Department and residents to develop a solution to parking issues that affect Fire Department access in the canyon areas.	Public Works, Police	Annual	X			X	X	X	FY	Y	H	M	H	P	Revised
WF-9 (General Plan - Safety Element Policy Hz 5.1) Mandate annual brush removal.	Public Works, Fire	Annual	X		X			X	FY	N	M	H	M	A	Revised
WF-10 (General Plan – Safety Element Policy Hz 5.2) Work with community groups in presenting information and trainings regarding wildfire prevention and awareness.	Public Works, Fire, Library	Annual	X	X	X	X			FY	N	M	H	M	A, E	Revised
WF-11 (General Plan – Safety Element Policy Hz 2.12) All new residential developments in	Community Planning and Preservation	During permitting	X	X	X	X			FY	N	M	H	M	A, E	New

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
hazard areas shall have at least two emergency evacuation routes (i.e., points of ingress and egress)															
WF-12 (General Plan – Safety Element Policy Hz 2.16) The locations of all new essential public facilities shall be located outside of the VHFSZs, when feasible.	Community Planning and Preservation	During permitting	X	X	X	X			FY	N	M	H	M	A, E	New
WF-13 (General Plan – Safety Element Hz 5.4) Identify funds by way of a tree assessment district or "environment fund" or other source of funds to pay for vegetation trimming and removal of dead wood on public property and private properties where vegetation is creating a canopy over public rights-of-way	Finance, Public Works, Fire	1 year	X	X	X	X	X	X	GR, GR	Y	H	H	H	P, A, F, E	New
WF-14 (General Plan – Safety Element Hz 5.6) Existing non-conforming development shall be mitigated to contemporary fire	Community Planning and Preservation, Fire	1 year	X	X	X	X	X	X	FY, FY	Y	H	H	H	P, A, F, E	New

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
safe standards and vegetation hazards.															
WF-15 (General Plan – Safety Element 5.a.3) The City will require all new development to incorporate fire-safe design by requiring property owners to submit plans showing ingress/egress, evacuation routes, emergency vehicles access, and signage and fuel modification/fire –retardant zones.	Community Planning and Preservation, Fire	During permitting	X	X	X	X	X	X	FY, FY	Y	H	H	H	P, A, F, E	New
WF-16 (General Plan – Safety Element Hz 5.a.6) Long-term maintenance of fire reduction projects, including but not limited to, a roadside fuel reduction plan, defensible space clearances (including fuel breaks) around structures, subdivision, and other development in the VHFSZ.	Fire, Public Works	Annual	X	X	X	X	X	X	FY, FY	Y	H	H	H	P, A, F, E	New
WF-17 (General Plan – Safety Element Hz 5.a.7) The City shall	Fire, Public Works	During permitting	X	X	X	X	X	X	FY, FY	Y	H	H	H	P, A, F, E	New

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
continue to require vegetation management plans for all new development projects in the VHFHSZ.															
WF-18 (General Plan – Safety Element Hz 5.a.8 and 5.a.9) The City shall require new development projects in VHFSZ to prepare fire protection plans and to be constructed based on CBC7A standards.	Fire, Public Works	During permitting	X	X	X	X	X	X	FY, FY	Y	H	H	H	P, A, F, E	New
Landslide Mitigation Action Items															
LND-1 Improve knowledge of landslide hazard areas and understanding of vulnerability and risk to life and property in hazard-prone areas.	Community Planning and Preservation	Annual	X	X		X	X	X	FY, FY	Y	H	L	H	A, E	Revised
LND-2 To the extent feasible, provide protective measures designed to limit debris flow resulting from the fire/mudflow sequence, thereby reducing the threat to life and property relative	Public Works	Annual	X	X	X		X		GR, GR	Y	M	H	H	P, A, E	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
to existing development in threatened areas including debris basins enhancements, and property purchases.															
LND-3 Amend Hillside Management Zone.	Community Planning and Preservation	1 year	X	X	X			X	FY, FY	Y	H	L	H	P, A	Revised
LND-4 Next update to General Plan Safety Element should include analysis and policies relating to slope repose.	Community Planning and Preservation	Next update to Safety Element	X	X	X	X	X	X	GP, GR	Y	M	H	H	A, F, E	New
Flood Mitigation Action Items															
FLD-1 Identify surface water drainage obstructions for all parts of the City of Sierra Madre.	Public Works	Annual	X	X	X	X	X	X	GR, GR	Y	M	M	H	A, F, E	Revised
FLD-2 Capture flood waters to lessen the flow within the City streets.	Public Works	10 years	X	X	X	X	X	X	GR, GR	Y	L	H	H	P, A	Revised
FLD-3 (General Plan – Safety Element Policy Hz 6.1) Require that all new development incorporates sufficient measures to mitigate flood hazards,	Building and Safety, Public Works	During permitting	X		X	X		X	FY	Y	H	L	H		Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
including the design of containment systems to capture stormwater runoff on-site, and site grading that minimizes stormwater runoff from increased impervious surfaces, thereby addressing impacts to on-site structures and adjacent properties.															
FLD-4 (General Plan – Safety Element Policy Hz 6.2) Require that the landscape of open space areas provide the maximum permeable surface area to reduce site runoff, and prohibit the paving of a majority of these areas	Building and Safety, Public Works, Community Planning and Preservation	Annual	X		X	X		X	FY	N	H	L	H	P, A	Revised
FLD-5 (General Plan – Safety Element Policy Hz 7.1) In the event of a flood, coordinate Fire Department emergency operations with Police Department, Public Works Department, the Sierra Madre Volunteer Search and Rescue	Fire, Police, Public Works, Volunteer Search and Rescue	Annual	X			X	X		FY	Y	H	H	H	A	Revised

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Team, and other agencies utilizing the Incident Command and the National Incident Management System															
FLD-6 (General Plan – Safety Element Policy Hz 7.2) Encourage implementation of emergency evacuation drills to prepare for the event of floods.	Fire	Annual	X				X		FY	Y	H	L	H	A	Revised
FLD-7 (General Plan – Safety Element Policy Hz 8.1) Require that residential tract developers be responsible for construction of drainage/storm drain systems improvements that are compatible with City and County systems within or adjacent to their project site.	Public Works, Community Planning and Preservation	Annual	X			X	X	X	GP	Y	H	H	H	A	Revised
FLD-8 (General Plan – Safety Element Policy Hz 8.2) Install required public storm drainage improvements.	Public Works	5-7 years	X			X	X	X	GP, CIP	Y	H	H	H	P, A, F	Revised
FLD-9 (General Plan – Safety Element Policy Hz 8.3) To the	Public Works, LA County	Annual	X			X	X	X	FY	Y	H	H	H	A	Revised

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			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
extent feasible, the City shall continue to cooperate with and facilitate L.A. County's maintenance efforts to keep the debris basins clean.															
FLD-10 (General Plan – Safety Element Policy Hz 9.1) Obtain and make available to the public updated flood hazard maps prepared by FEMA	Public Works, Community Planning and Preservation, Library	1-2 years	X	X	X		X	X	GP, GP	Y	H	L	H	A	Revised
FLD-11 (General Plan – Safety Element Policy Hz 9.3) Work with NFIP to have the FIRM updated for the project area.	Public Works, Administration	5 years	X	X	X	X	X	X	FY, FY	Y	H	L	H	A	Revised
FLD-12 Work with NFIP on determining probabilities for the Zone D designated areas in Sierra Madre's FIRM.	Public Works, Administration	1 year	X	X	X	X	X	X	FY, FY	Y	H	L	H	A	New
FLD-13 City will reconsider the need for a floodplain ordinance including implementation protocols for substantial improvement and substantial	Public Works, Administration	1 year	X	X	X	X	X	X	FY, FY	Y	H	L	H	A	New

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			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
damage as required by NFIP and now a requirement for the HMP.															
FLD-14 (General Plan – Safety Element Policy Hz 7.3) Locate, when feasible, new essential public facilities outside of flood hazard zones, (outside of any hazard or disaster area/zones) including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities.	Public Works, Community Planning and Preservation	During planning and permitting	X	X	X	X	X	X	FY, FY	Y	H	L	H	A	New
FLD-15 (General Plan – Safety Element Policy Hz 8.4) Identify surface water drainage obstructions for all parts of the City of Sierra Madre.	Public Works	Annual	X	X	X	X	X	X	FY, FY	N	H	L	H	E	New
FLD-16 (General Plan – Safety Element Policy Hz 8.5) Capture flood waters to lessen the flow within the City streets.	Public Works	Annual	X	X	X	X	X	X	FY, FY	N	H	L	H	E	New

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
Windstorm Mitigation Action Items															
WND-1 (General Plan – Safety Element Policy Hz 17.1) Develop Public Awareness Campaign: To provide public education materials to City residents pertaining to the protection of life and property before, during, and after a windstorm.	Fire, Library	1-2 years	X	X	X	X	X	X	FY, FY	N	H	L	H	E	Revised
WND-2 (General Plan – Safety Element Policy Hz 17.2) Create local City awareness of tree appropriateness in regard to the Fire Code Sections relevant to utility operations.	Public Works	Annual	X	X	X	X	X	X	FY, FY	Y	H	L	H	A, E	Revised
WND-3 (General Plan – Safety Element Policy Hz 17.3) Encourage property owners and Critical Facilities to purchase and/or test backup power facilities for use during a power failure. Create an equipment/testing log	Public Works	Annual	X	X	X	X	X	X	GR, GR	Y	H	H	H	A	Revised

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			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
to ensure backup power equipment is in working service.															
Power Outage Mitigation Action Items															
PO-1 (General Plan – Safety Element Policy Hz 18.1) Install Public Safety protective shut-offs for power.	Public Works	2-3 years	X	X	X	X	X	X	GR, GR	Y	H	H	H	P	Revised
PO-2 (General Plan – Safety Element Policy Hz 18.2) Prepare public and emergency services for Public Safety Power Shutoffs (PSPS) by providing back-up generators for critical City facilities and at-risk members of the community. Pursue solar power and energy storage as alternative sources of power during PSPS events for critical City facilities.	Public Works	1 year	X	X			X		GR, GR	Y	H	H	H	P, A, F	Revised
Drought Mitigation Action Items															
DR-1 (General Plan – Safety Element Policy Hz 18.3) Secure	Public Works	2 years	X	X	X	X		X	GR, GR	Y	H	H	H	P, A	Revised

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			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
adequate water surplus and sources during drought years to meet demands of public health and safety and emergency response.															
DR-2 (General Plan – Safety Element Policy Hz 18.4) Identify alternative sources of water and distribution capabilities in the event of a system-wide contamination emergency	Public Works	2 years	X	X	X	X	X		GR, GR	Y	H	H	H	P, A	Revised
~~**Utility-Related Mitigation Action Items**~~															Deleted – no longer a medium / high hazard
~~UT-1 Install Public Safety protective shut-offs for power.~~	~~Public Works~~	~~5 years~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~GR, GR~~	~~Y~~	~~H~~	~~H~~	~~H~~	~~P, A, E~~	Moved to Power Outage
~~UT-2 Prepare public and emergency services for Public Safety Power Shutoffs (PSPS) by providing back-up generators for critical City facilities and at-risk members of the community. Pursue solar power and energy storage as alternative sources of~~	~~Public Works~~	~~1 year~~	~~X~~	~~X~~			~~X~~		~~GR, GR~~	~~Y~~	~~H~~	~~H~~	~~H~~	~~P, A, E~~	Moved to Power Outage

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			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
~~power during PSPS events for critical City facilities.~~															
~~UT-3 Secure adequate water surplus and sources during drought years to meet demands of public health and safety and emergency response.~~	~~Public Works~~	~~3 years~~	~~X~~	~~X~~	~~X~~	~~X~~		~~X~~	~~GR, GR~~	~~Y~~	~~H~~	~~H~~	~~H~~	~~P, A, E~~	Moved to Drought
~~UT-4 Identify alternative sources of water and distribution capabilities in the event of a system-wide contamination emergency~~	~~Public Works~~	~~3 years~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~		~~GR, GR~~	~~Y~~	~~H~~	~~H~~	~~H~~	~~P~~	Moved to Drought
~~UT-5 Make necessary upgrades to sewer infrastructure and overflow response actions to prevent major sewer overflows.~~	~~Public Works~~	~~3 years~~	~~X~~				~~X~~		~~GR, GR~~	~~Y~~	~~H~~	~~H~~	~~H~~		Moved to Multi-Hazard
~~**Epidemic / Pandemic / Vector-Borne Mitigation Action Items**~~															
~~EPV-1 Develop inventories of PPE, and emergency supplies for pandemic distribution.~~	~~Fire Department~~	~~Ongoing~~	~~X~~	~~X~~		~~X~~	~~X~~		~~FY~~		~~H~~	~~M~~	~~H~~		Deleted – no longer a medium/high hazard
~~EPV-2 Encourage community preventive measures, through~~	~~Public Works~~	~~Ongoing~~	~~X~~	~~X~~		~~X~~	~~X~~		~~FY~~		~~H~~	~~L~~	~~H~~		Deleted – no longer a

Action Item	Lead Department	Timeline	Goals						Funding Source and Planning Mechanisms: FY=Fiscal Year Budget, HMGP, CIP, GP=General Plan	Buildings & Infrastructure: Does the Action item involve New and/or Existing Buildings and/or Infrastructure? Yes (Y), No (N)	Benefit (L=Low, M=Med, H=High)	Cost (L=Low, M=Med, H=High)	Priority (L=Low, M=Med, H=High)	Expanding and Improving Capabilities: P-Planning & Regulatory, A-Administrative & Technical, F-Finance, E-Education & Outreach	2025 Comments: Status – Completed, Revised, Deleted, New, and Deferred
			Protect Life and Property	Public Awareness	Natural Systems	Partnerships and Implementation	Emergency Services	Regulation and Permitting							
~~implementation of signage in all public facilities.~~															medium/high hazard
~~EPV-3 Implement annual community wellness campaign, providing educational information to public, formatted to stopping the spread of illness.~~	~~Fire Department~~	~~Ongoing~~	~~X~~	~~X~~		~~X~~	~~X~~		~~FY~~		~~H~~	~~L~~	~~H~~		Deleted – no longer a medium/high hazard
~~EPV-4 Identify and purse funding opportunities to develop and implement neighborhood and city mitigation activities.~~	~~ETeam~~	~~Ongoing~~	~~X~~	~~X~~		~~X~~	~~X~~		~~FY~~		~~H~~	~~L~~	~~H~~		Deleted – no longer a medium/high hazard

Element D: Plan Maintenance

Q&A | ELEMENT D: PLAN MAINTENANCE | D1-a.
Q: Does the plan describe how communities will continue to seek future public participation after the plan has been approved? (Requirement 44 CFR § 201.6(c)(4)(iii)) **A:** See **Continued Public Involvement** below.
Q&A | ELEMENT D: PLAN MAINTENANCE | D2-a.
Q: Does the plan describe the process that will be followed to track the progress/status of the mitigation actions identified within the Mitigation Strategy, along with when this process will occur and who will be responsible for the process? (Requirement 44 CFR § 201.6(c)(4)(i)) **A:** See **Local Mitigation Officer, Method and Scheduling of Plan Implementation, Monitoring and Implementing the Plan, Annual Implementation Matrix** below.
Q&A | ELEMENT D: PLAN MAINTENANCE | D2-b.
Q: Does the plan describe the process that will be followed to evaluate the plan for effectiveness? This process must identify the criteria that will be used to evaluate the information in the plan, along with when this process will occur and who will be responsible. (Requirement 44 CFR § 201.6(c)(4)(i)) **A:** See **Evaluation** below.
Q&A | ELEMENT D: PLAN MAINTENANCE | D2-c.
Q: Does the plan describe the process that will be followed to update the plan, along with when this process will occur and who will be responsible for the process? (Requirement 44 CFR § 201.6(c)(4)(i)) **A:** See **Formal Update Process** below.
Q&A | ELEMENT D: PLAN MAINTENANCE | D3-a.
Q: Does the plan describe each community will follow to integrate the ideas, information and strategy of the mitigation plan into other planning mechanisms? (Requirement 44 CFR § 201.6(c)(4)(ii)) **A:** See **Integration into Other Planning Mechanisms** below.
Q&A | ELEMENT D: PLAN MAINTENANCE | D3-b.
Q: Does the plan identify the local planning mechanisms where hazard mitigation information/actions may be integrated? (Requirement 44 CFR § 201.6(c)(4)(ii)) **A:** See **Planning Mechanisms** below (repeated from Element C).

The plan maintenance process includes a schedule for monitoring and evaluating the Plan annually and producing a plan revision every five years. This section describes how the City of Sierra Madre will integrate public participation throughout the plan maintenance process.

Continued Public and Stakeholder Involvement

The City of Sierra Madre is dedicated to involving the public directly in the continual review and updates to the mitigation plan. Copies of the plan will be made available at City Hall and on the City's Hazard Mitigation Plan website. The dedicated website will also contain an email address and phone number of a staff member welcoming any comments, questions, or concerns. At the discretion of the Local Mitigation Officer, a public meeting may be held after the Annual Implementation Meeting. The meeting could provide a public forum in which interested individuals and/or agencies could express their concerns, opinions, or ideas about the plan.

The Local Mitigation Officer will be responsible for using the city resources to publicize any public meetings and always free to maintain public involvement through the public access channel, web page, and newspapers.

Local Mitigation Officer

The Planning Team involved in research and writing of the Plan will also be responsible for implementation. The Planning Team will be led by the Planning Team Chair Brent Bartlett who will be referred to as the Local Mitigation Officer. Under the direction of the Local Mitigation Officer, the Planning Team will take responsibility for plan maintenance and implementation. The Local Mitigation Officer will facilitate the Planning Team meetings and will assign tasks such as updating and presenting the Plan to the members of the Planning Team. Plan implementation and evaluation will be a shared responsibility among all of the Planning Team members. The Local Mitigation Officer will coordinate with the City of Sierra Madre leadership to ensure funding for 5-year updates to Plan as required by FEMA. The Planning Team will be responsible for coordinating the implementation of plan action items and undertaking the formal review process. The Local Mitigation Officer will be authorized to make changes in assignments to the current Planning Team.

The Planning Team will meet no less than annually. Meeting dates will be scheduled once the final Planning Team has been established. These meetings will provide an opportunity to discuss the progress of the action items and maintain the partnerships that are essential for the sustainability of the mitigation plan. The Local Mitigation Officer will be responsible for contacting the Planning Team members and organizing the annual meetings.

Plan updates will need to be approved by FEMA every 5 years. However, adequate time should be allowed to secure grant funding (if necessary), allow adequate time for a thorough planning process, and time for the formal review by Cal OES and FEMA. All said, if grant funding is going to be needed, the update timeline should begin 3 years prior to the plan's due date to FEMA.

Method and Scheduling of Plan Implementation

	Year 1	Year 2	Year 3	Year 4	Year 5
Monitoring	X	X	X	X	X
Evaluating					
Internal Planning Team Evaluation	X	X	X	X	X
Cal OES and FEMA Evaluation					X
Updating					X

Monitoring and Implementing the Plan

Monitoring the Plan

The Local Mitigation Officer will hold annual meetings with representatives from the coordinating agencies (as identified in the Mitigation Actions Matrix) in order to gather status updates on the mitigation action items. These meetings will provide an opportunity to discuss the progress of the action items and maintain the partnerships that are essential for the sustainability of the mitigation plan. See the **Annual Implementation Report** (discussed below) which will be a valuable tool for the Planning Team to measure the success of the Hazard Mitigation Plan. The focus of the annual meeting will be on the progress and changes to the Mitigation Action Items.

Evaluating and Updating the Plan

Evaluation

As discussed at the beginning of this section, the representatives from the coordinating agencies (as identified in the Mitigation Actions Matrix) will meet annually to gather status updates on the mitigation action items. During that meeting, the Local Mitigation Officer will lead a discussion with the coordinating agencies on the success (or failure) of the Mitigation Plan to be effective and to meet the plan goals. Examples of measuring the plan's effective will include assessing effectiveness include evaluating whether new hazards have emerged, whether community vulnerability has shifted, and whether stated mitigation strategies are still appropriate for the community's circumstances. The plan goals are defined in the beginning of Element C: Mitigation Strategy and each of the mitigation action items is aligned with a goal or goals.

The results of that discussion will be added to the Evaluation portion of the Annual Implementation Report and inclusion in the 5-year update to the Plan. Efforts will be made immediately by the Local Mitigation Officer to address any failed plan goals.

Formal Update Process

As identified above, the Mitigation Action Items will be monitored for status on an annual basis as well as an evaluation of the plan's goals. The Local Mitigation Officer will be responsible for contacting the coordinating agency members and organizing the annual meeting which will take place based on the month of the plan's approval. Planning Team members will also be responsible for participating in the formal update to the Plan every fifth year of the planning cycle. In the event the city desires to seek grant funding for the update, the application process should begin 2 years in advance of the plan's expiration. Even without grant funding, the planning process should begin at least 1.5 years ahead of the plan's expiration.

The Planning Team will begin the update process by reviewing the goals and mitigation action items to determine their relevance to changing situations within the City of Sierra Madre as well as changes in state or federal policy, and to ensure they are addressing current and expected conditions. The Planning Team will also review Element B: Risk Assessment portion of the Plan to determine if this information should be updated or modified, given any new available data. The lead departments responsible for the various action items will report on the status of their projects, including the success of various implementation processes, difficulties encountered, success of coordination efforts, and which strategies should be revised. Amendments will be made to the Mitigation Actions Matrix and other sections in the Plan as deemed necessary by the Planning Team.

Integration with Other Planning Mechanisms

The City of Sierra Madre addresses statewide planning goals and legislative requirements through the General Fund, Capital Projects, and Grants. The mitigation plan provides a series of recommendations - many of which are closely related to the goals and objectives of existing planning programs. The city will implement recommended mitigation action items through existing programs and procedures.

In addition, the city is responsible for adhering to the State of California's Building and Safety Codes. In addition, the city may work with other agencies at the state level to review, develop and ensure Building and Safety Codes are adequate to mitigate or prevent damage by hazards. This is to ensure that life-safety criteria are met for new construction.

Some of the goals and action items in the mitigation plan will be achieved through activities recommended in the strategic and other budget documents. The various departments involved in developing the plan will review it on an annual basis. Upon annual review, the Planning Team will work with the departments to identify areas in the plan's action items that are consistent with the strategic and budget documents. This will ensure the mitigation plan goals and action items are implemented in a timely fashion.

Upon FEMA approval, the Planning Team will begin the process of incorporating risk information and mitigation action items into existing planning mechanisms including the General Fund (Operating Budget and Capital Projects - see Mitigation Actions Matrix for links between individual action items and associated planning mechanisms). The annual meetings of the Planning Team will provide an opportunity for Planning Team members to report back on the progress made on the integration of mitigation planning elements into the City's planning documents and procedures. The timing of integration will depend on the cycles of the various planning mechanisms. As an example, state regulations require the Emergency Operations Plan to be updated every 3 years while the General Plan may not be updated for another 20 years. The department representatives should be mindful of opportunities to update or implement action items assigned to their departments.

The 2020 HMP was integrated into the 2023 General Plan – Safety Element with numerous references to hazard-related content.

The Planning Team will utilize the updates of the following HMP Elements into other planning mechanisms:

- ✓ Element A: Planning Process – Stakeholders into Emergency Operations Plan, Training, and Exercises
- ✓ Element B: Risk Assessment - City Profile, Risk Assessment, Vulnerability and Impacts Assessment into Emergency Operations Plan – Hazard Analysis and General Plan – Safety Element.
- ✓ Element C: Mitigation Strategy – Capability Assessment and Mitigation Actions Matrix into General Fund, Capital Projects, and Grants.

Annual Implementation Matrix

The Annual Implementation Matrix is the same as the Mitigation Actions Matrix but with a column added to track the annual status of each Action Item. Upon approval and adoption of the Plan, the Annual Implementation Report will be added to the Plan's **Attachments**. Following is a view of the Annual Implementation Matrix:

Annual Implementation Matrix will be inserted here following FEMA approval

An equal part of the monitoring process is the need to maintain a strategic planning process which needs to include funding and organizational support. In that light, at least one year in advance of the FEMA-mandated 5-year submission of an update, the Local Mitigation Officer will convene the Planning Team (as well as any other departments with responsibilities on the Mitigation Actions Matrix) to discuss funding and timing of the update planning process. On the fifth year of the planning cycles, the Planning Team will broaden its scope to include discussions and research on all of the sections within the Plan with particular attention given to goal achievement and public participation.

Economic Analysis of Mitigation Projects

FEMA's approach to identifying the costs and benefits associated with hazard mitigation strategies, measures, or projects fall into two general categories: benefit/cost analysis and cost-effectiveness analysis.

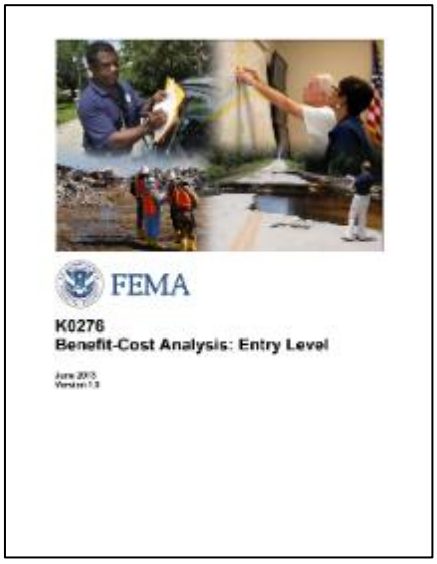
Conducting benefit/cost analysis for a mitigation activity can assist communities in determining whether a project is worth undertaking now, in order to avoid disaster-related damage later. Cost-effectiveness analysis evaluates how best to spend a given amount of money to achieve a specific goal. Determining the economic feasibility of mitigating hazards can provide decision-makers with an understanding of the potential benefits and costs of an activity, as well as a basis upon which to compare alternative projects.

Given federal funding, the Planning Team will use a FEMA-approved benefit/cost analysis approach to identify and prioritize mitigation action items. For other projects and funding sources, the Planning Team will use other approaches to understand the costs and benefits of each action item and develop a prioritized list.

The “benefit”, “cost”, and overall “priority” of each mitigation action item was included in the Mitigation Actions Matrix located in Element C: Mitigation Strategy. A more technical assessment will be required in the event grant funding is pursued through the Hazard Mitigation Grant Program. FEMA Benefit-Cost Analysis Guidelines are discussed below.

FEMA Benefit-Cost Analysis Guidelines

The Stafford Act authorizes the President to establish a program to provide technical and financial assistance to state and local governments to assist in the implementation of hazard mitigation measures that are cost effective and designed to substantially reduce injuries, loss of life, hardship, or the risk of future damage and destruction of property. To evaluate proposed hazard mitigation projects prior to funding FEMA requires a Benefit-Cost Analysis (BCA) to validate cost effectiveness. BCA is the method by which the future benefits of a mitigation project are estimated and compared to its cost. The end result is a benefit-cost ratio (BCR), which is derived from a project’s total net benefits divided by its total project cost. The BCR is a numerical expression of the cost effectiveness of a project. A project is considered to be cost effective when the BCR is 1.0 or greater, indicating the benefits of a prospective hazard mitigation project are sufficient to justify the costs.



Although the preparation of a BCA is a technical process, FEMA has developed software, written materials, and training to support the effort and assist with estimating the expected future benefits over the useful life of a retrofit project. It is imperative to conduct a BCA early in the project development process to ensure the likelihood of meeting the cost-effective eligibility requirement in the Stafford Act.

The BCA program consists of guidelines, methodologies, and software modules for a range of major natural hazards including:

- ✓ Flood (Riverine, Coastal Zone A, Coastal Zone V)
- ✓ Hurricane Wind
- ✓ Hurricane Safe Room
- ✓ Damage-Frequency Assessment
- ✓ Tornado Safe Room
- ✓ Earthquake
- ✓ Wildfire

The BCA program provides up to date program data, up to date default and standard values, user manuals and training. Overall, the program makes it easier for users and evaluators to conduct and review BCAs and to address multiple buildings and hazards in a single BCA module run.

Element E: Plan Update

Q&A | ELEMENT E: PLAN UPDATE | E1-a.
Q: Does the plan describe the changes in development that have occurred in hazard-prone areas that have increased or decreased each community's vulnerability since the previous plan was approved? (Requirement 44 CFR § 201.6(d)(3)) **A:** See **Changes in Development** below.
Q&A | ELEMENT E. PLAN UPDATE | E2-a.
Q: Does the plan describe how it was revised due to changes in community priorities? (Requirement 44 CFR § 201.6(d)(3)) **A:** See **Community Priorities** below.
Q&A | ELEMENT E: PLAN UPDATE | E2-b.
Q: Does the plan include a status update for all mitigation actions identified in the previous mitigation plan? (Requirement 44 CFR § 201.6(d)(3)) **A:** See **Status of Previous Mitigation Actions** below.
Q&A | ELEMENT E: PLAN UPDATE | E2-c.
Q: Does the plan describe how jurisdictions integrated the mitigation plan, when appropriate, into other planning mechanisms? (Requirement 44 CFR § 201.6(d)(3)) **A:** See **Updates to Planning Mechanisms** below.

Updates to Planning Mechanisms

The 2023 update to the Sierra Madre General Plan – Safety Element included numerous references to the 2020 Sierra Madre Hazard Mitigation Plan. In particular, many of the mitigation action items from the HMP were incorporated into the Safety Element policies.

Changes in Development

According to the Planning Department, since the 2020 HMP there have been no significant alterations to the development pattern of the city. As to future changes in development, the city is currently contemplating two major developments: 1) Meadows at Bailey Canyon, a 42-home development; 2) Gingko Stonehouse on Grand View Ave, a 9-home development. The slight increase in density is offset by the modern building codes.

Changes in Community Priorities

Equally important are the changes in priorities to the plan update itself since the writing of the 2020 HMP. Clearly, the fact the Eaton Fire happened at the very beginning of the 2025 HMP planning process. Hazards are no longer "theoretical" to this community. Instead, it is a hard reality with reminders coming in the form of mudflows and other types of instability. A positive outcome has been the growing level of unity among the residents and businesses. Motivation to minimize or eliminate threats associated with hazards is at an all-time high.

The most important change in priorities for the plan itself was to restructure the physical organization of the plan to align with FEMA Plan Review Tool. The restructuring eliminates a great deal of redundancy and makes for an easier read – for staff, the public, and the formal reviewers at Cal OES and FEMA. In addition to the restructuring of the document, new content has been added to address the requirements of the 2025 FEMA Local Mitigation Planning Policy Guide.

- Executive Summary: new section summarizes the planning process and community outreach activities, and
- Element A: Planning Process - several stakeholder categories were added along with a much more robust community outreach strategy, and
- Element B: Risk Assessment – now delivered in two parts with one part focusing on hazards and the one part focusing on vulnerability and impacts. The recent availability of an updated Fire Hazard Severity Zone map resulted in an increased hazard ranking for wildfire, and
- Element C: Mitigation Strategy – now includes the capability assessment, plan goals, and a more detailed Mitigation Actions Matrix, and
- Element D: Plan Maintenance – added details about integrating the mitigation plan into other documents, and
- Element E: Plan Update - a new section summarizing the details involved in scheduling, funding, and executing future updates to the plan, and
- Element F: Plan Adoption – a new section documenting the role of the City Council.

Status of Previous Mitigation Actions

Refer to Element C: Mitigation Strategy – Mitigation Actions Matrix far right column (Comments) for information on the status of each action item.

Authority

Federal Authority

The city is not required to prepare a Mitigation Plan, but state and federal regulations encourage it with financial incentives. The federal Robert T. Stafford Disaster Relief and Emergency Act, amended by the Disaster Management Act of 2000, creates a federal framework for local hazard mitigation planning. It states that jurisdictions that wish to be eligible for federal hazard mitigation grant funding must prepare a hazard mitigation plan that meets a certain set of guidelines and submit this plan to FEMA for review and approval. The following regulations and guidelines apply to this plan:

Federal Laws

Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended.

Federal Regulations

44 CFR Part 201 Mitigation Planning.

44 CFR, Part 60, Subpart A, including § 60.3 Floodplain management criteria for flood-prone areas.

44 CFR Part 77 Flood Mitigation Grants.

44 CFR Part 206 Subpart N. Hazard Mitigation Grant Program.

Federal Guidance

FEMA Local Mitigation Planning Policy Guide, April 19, 2023.

FEMA Local Mitigation Planning Handbook, May 2023

State Authority

California Government Code Sections 8685.9 and 65302.6

California Government Code Section 8685.9 (also known as Assembly Bill 2140) limits the State of California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief efforts unless the jurisdiction has adopted a valid hazard mitigation plan consistent with the Disaster Management Act of 2000 and has incorporated the hazard mitigation plan into the jurisdiction's general plan. In these cases, the State may cover more than 75 percent of the remaining disaster relief costs.

All cities and counties in California must prepare a General Plan, including a Safety Element that addresses various hazard conditions and other public safety issues. The Element may be a stand-alone chapter or incorporated into another section, as the community wishes. California Government Code Section 65302.6 indicates that a community may adopt a mitigation plan into its Safety Element if the mitigation plan meets applicable state requirements. This allows communities to use the mitigation plan to satisfy state requirements for Safety Elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the mitigation plan into it creates a stronger mechanism for implementing the mitigation plan.

California Government Code Section 65302 (G)(4)

California Government Code Section 65302 (g)(4), also known as Senate Bill (SB) 379, requires that the General Plan Safety Element address the hazards created or exacerbated by climate change. The Element must identify how climate change is expected to affect hazard conditions in the community and include measures to adapt and be more resilient to these anticipated changes. Because the mitigation plan can be incorporated into the Safety Element, including these items in the mitigation plan can satisfy the state requirement. SB 379 requires that climate change be addressed in the Safety Element when the mitigation plan is updated after January 1, 2017, for communities that already have a mitigation plan, or by January 1, 2022, for communities without a FEMA-approved mitigation plan.

Passed in 2006, Assembly Bill No. 2140 (AB 2140) allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans (LHMPs) into the Safety Element of their General Plan. This adoption, along with other requirements, makes the county or city eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA).

AB 2140 compliance is not a requirement; however, if the City is compliant, it is eligible to be considered for up to an additional 6.25% local share to be funded by the state, essentially covering the entire local-share cost for eligible Public Assistance projects in the future. It's important to note that AB 2140 compliance expires when the 2020 HMP expired and in order to continue compliance, the City of Sierra Madre must re-adopt the 2025 HMP itself and adopt the HMP into the City's General Plan – Community Safety Element when the HMP is updated. Each time, the jurisdiction must provide the necessary documentation when seeking AB 2140 compliance – e.g. resolution(s) and direction to the appropriate section(s) of the General Plan – Community Safety Element.

In order to issue a letter of AB 2140 compliance, Cal OES will review and verify that the City of Sierra Madre has performed the following:

- ✓ Has a current, FEMA-approved or approvable pending adoption (APA) HMP.
- ✓ Formally adopted the HMP via resolution.

- ✓ Formally adopted the most current, approved HMP into the General Plan – Safety Element via resolution.
- ✓ Included language within the General Plan – Safety Element that references the HMP.
- ✓ Included a web link, appendix, or language within the Community Safety Element that directs the public to the most current, approved HMP in its entirety.
- ✓ E-mailed the link to the updated General Plan – Safety Element web page along with the signed, adoption resolution(s) to the Cal OES AB 2140 inbox ab2140@caloes.ca.gov for review and approval.

In closing, the City of Sierra Madre's 2025 HMP is consistent with current standards and regulations, as outlined by the California Office of Emergency Services (Cal OES) and FEMA. It uses the best available science, and its mitigation actions/strategies reflect best practices and community values. It meets the requirements of current state and federal guidelines and makes the city eligible for all appropriate benefits under state and federal law and practices. Note that while FEMA is responsible for reviewing and approving this mitigation plan, and Cal OES is responsible for conducting a preliminary review, it does not grant FEMA or Cal OES any increased role in the governance of the City or authorize either agency to take any specific action in the community.

Element F: Plan Adoption

Q&A | ELEMENT F: PLAN ADOPTION | F1-a.

Q: Does the participant include documentation of adoption? (Requirement 44 CFR § 201.6(c)(5))
A: See **Plan Adoption Process** below.

Plan Adoption Process

Adoption of the plan by the local governing body will demonstrate the City of Sierra Madre's commitment to meeting mitigation goals and objectives. Governing body approval legitimizes the plan and authorizes responsible agencies to execute their responsibilities.

The Second Draft Plan was submitted to Cal OES and FEMA for review and approval. When Cal OES determines the plan to be compliant, the document will be forwarded to FEMA. When FEMA determined the plan to be compliant, an Approvable Pending Adoption notice was issued. That now triggers the City Council to conduct a public meeting. Staff will recommend adoption of the Final Draft Plan. Assuming adoption by the City Council, the signed resolution will be forwarded to FEMA along with a request for a FEMA Letter of Approval.

In preparation for the public meeting with the City Council, the Planning Team will post the Final Draft Plan on the City's website. Notification of the Plan's availability will also be announced via the mediums utilized during the community outreach activities. Also, the Team will prepare a staff report including an overview of the Planning Process, Risk Assessment, Mitigation Goals, and Mitigation Actions. The staff presentation will include a summary of the input received during the community outreach activities. The meeting participants will be encouraged to present their views and make suggestions on possible mitigation actions.

The City Council heard the item on _____. The City Council voted to _____ the Final Draft of the Hazard Mitigation Plan. The Resolution of adoption by the City Council is below:

Insert

Plan Approval

Upon adoption by the City Council, the resolution was forwarded to FEMA. The FEMA Letter of Approval was issued on _____ and is below:

insert

Attachments

Dedicated Website Postings – March 12, 2025

HAZARD MITIGATION PLAN



City Of Sierra Madre Hazard Mitigation Plan Update

The City of Sierra Madre is in the process of updating its Hazard Mitigation Plan (HMP) to enhance community resilience and maintain eligibility for mitigation-related funding before and after major disasters. This update, required every five years, allows the City to reassess risks, refine existing preparedness strategies, and develop new mitigation actions to protect lives and property.

As part of the 2025 HMP update, the Planning Team has identified six key hazards that pose risks to Sierra Madre: earthquakes, drought, flooding, power outages, wildfires, and windstorms. The next phase of the planning process includes assessing the vulnerabilities and potential impacts of these hazards. This involves evaluating critical infrastructure at risk and updating mitigation strategies to reduce future threats.

Community Involvement And Plan Resources

Public participation is an essential part of this process. This webpage will serve as a central resource where residents can stay informed about the plan's progress and access key documents. Meeting materials, including agendas, presentations, draft plans, and other relevant resources, will be made available here as they become accessible.

Residents and stakeholders are encouraged to complete the **Hazard Mitigation Survey**, which will help the Planning Team better

Flyer

CITY OF SIERRA MADRE

Hazard Mitigation Plan

TAKE THE HAZARD MITIGATION SURVEY TO HELP SHAPE THE PLAN

The City of Sierra Madre is currently updating its **Local Hazard Mitigation Plan (LHMP)**, and community involvement is essential in guiding efforts to strengthen resilience against major disasters. This updated plan will help the City evaluate and reduce risks from natural hazards, improve existing strategies, and develop new actions to protect lives and property.



To learn more and stay informed, visit the City's Hazard Mitigation Planning website for project materials, meeting information, and updates.

https://www.sierramadreca.gov/HMP

We're Committed to Community Involvement and Need Your Input.

Participate in the survey on SurveyMonkey
https://www.surveymonkey.com/r/9WW2FVK or scan the QR code

Stay informed & participate!
Together, we can build a safer, more resilient Sierra Madre.

For any questions or further assistance, please contact
Amy Hsu, Fire Department Administrative Analyst,
at (626) 836-0246 or via email at ahsu@sierramadreca.gov.

Flashcards

WHAT IS HMP

- Long-term strategy for reducing risks from disasters
- Updates every 5 years.
- Identify hazards that threaten Sierra Madre
- Assess who and what is at risk
- Develop actionable solutions to prevent or reduce future damage

WHY

- Saves lives and protects property
- Helps us build a safer community
- Helps us recover faster from future events
- Lower community-wide risk
- Improve emergency communication and planning
- Qualify for state and federal grant funding

HAZARDS

- Wildfires
- Earthquakes
- Floods
- Windstorms
- Power Outages
- Drought
- Landslides

Critical facilities—like fire station, schools, and reservoirs—are assessed for each of these risks

KEY COMPONENTS

- Hazard Identification & Risk Assessment
- Vulnerability Analysis – what's most at risk (people, property, infrastructure)
- Mitigation Goals & Actions – strategies to reduce risks
- Implementation Strategy – how and when actions will be carried out
- Public Participation – YOUR input helps shape this plan

WHAT IS MITIGATION

- Taking action before disaster strikes
- Creating defensible space around homes
- Upgrading storm drains to prevent flooding
- Retrofitting buildings for earthquakes
- Installing backup power systems
- and more

BENEFITS

- Safer homes and infrastructure
- Faster disaster recovery
- Reduces long-term recovery costs
- Guides improvements in infrastructure and emergency response
- Access to state and federal disaster funds

YOUR ROLE

- Take the 5-minute community survey

www.surveymonkey.com/r/9WW2FVK

- Share your hazard concerns and priorities
- Sign up for NIXLE & Smart911
- Join Fire Safe Council (gavinsmfsc@icloud.com)
- Attend public meetings

INFO

- www.sierramadreca.gov/HMP
- fire@sierramadreca.gov
- 626-836-0246

City of Sierra Madre Hazard Mitigation Survey

What is a Local Hazard Mitigation Plan?

A Local Hazard Mitigation Plan is a framework that guides our community in making decisions and developing policies to reduce or eliminate risks to life and property. The plan identifies the types of natural hazards that threaten our community, evaluates our vulnerability to those threats, and outlines a strategy to reduce or eliminate the risk posed by those threats.

Why is my input needed?

In order to identify and plan for future disasters, we need your feedback. The City wants to hear your experiences and priorities for our community.

How long will the survey take?

The survey should take approximately 10 minutes to complete and is anonymous. Your information will be kept confidential. The results of the survey will be included within the plan.

1. Do you (check all that apply)

- ☐ Live in the jurisdiction
- ☐ Work in the jurisdiction

2. What is your age group?

- ○ Under 18
- ○ 18-24
- ○ 25-34
- ○ 35-44
- ○ 45-54
- ○ 55-64
- ○ 65+
- ○ prefer not to answer

3. If a large earthquake were to strike tomorrow...

- ○ I feel confident that I know how to protect myself during an earthquake
- ○ I am unsure how to protect myself during an earthquake
- ○ Other (please specify)

4. How prepared is your household for a natural hazard (for example, wildfire, flood, earthquake) on a scale of 1 to 5 with 1 being not prepared and 5 being very prepared?

1 3 5

5. The City's Mitigation Planning Team has identified a range of natural hazards that could pose a threat to the City. Select the one natural hazard that concerns you the most?

- ○ Earthquake
- ○ Drought
- ○ Flood
- ○ Landslide
- ○ Power Outage
- ○ Wildfire
- ○ Windstorm

6. What steps has your household taken to Mitigate against natural hazards? (Check all that apply)

- ☐ Bought a backup generator
- ☐ Trim trees to prevent limbs from falling onto the house during storms
- ☐ Anchor water heaters and other large appliances to prevent tipping
- ☐ Bought earthquake and/or flood insurance
- ☐ Install automatic shutoff valves for gas and water
- ☐ Other (please specify)

7. According to FEMA's Guide for Expanding Mitigation: Making the Connection to Equity, social vulnerability is defined as the potential for loss within an individual or social group. The term recognizes that some traits influence an individual's or group's resilience. This is their ability to prepare, respond, cope or recover from an event. Please select if you fall into any of the following groups.

- ☐ Low socioeconomic status
- ☐ People of color
- ☐ Tribal and indigenous communities
- ☐ Women
- ☐ Members of the LGBTQ+ community
- ☐ People experiencing homelessness or displacement
- ☐ Rural communities
- ☐ The elderly and youth
- ☐ Groups with limited English proficiency
- ☐ Service workers and migrant laborers
- ☐ Those with limited cognitive or physical abilities
- ☐ Institutionalized populations, such as those in prisons and nursing homes
- ☐ Renters
- ☐ Those without access to personal transportation

8. Choose the ways you prefer to seek information about how to make your home and neighborhood more resilient from hazards?

- ○ Social media (X, Facebook, Instagram)
- ○ Local Government Website
- ○ Community Notification (Nixle)
- ○ Other (please specify)

9. Please provide any additional comments or insight below into how local natural hazards should be mitigated.

10. If you have any questions or additional information you would like to share regarding local natural hazards, we invite you to provide your information. This survey and your comments are completely confidential.

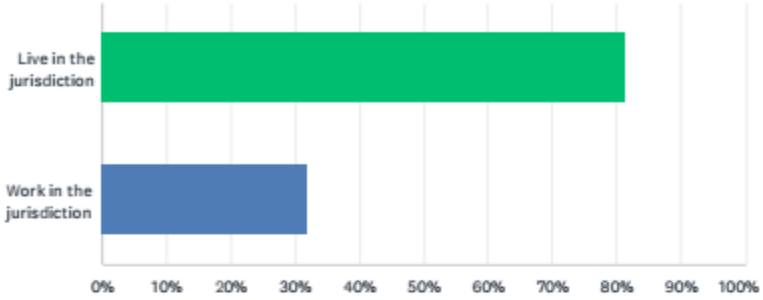
11.
If you would like to stay up to date on future hazard mitigation and/or
emergency management efforts in the City, we invite you to provide your email address.

Survey Monkey Results

City of Sierra Madre Hazard Mitigation Survey

Q1 Do you (check all that apply)

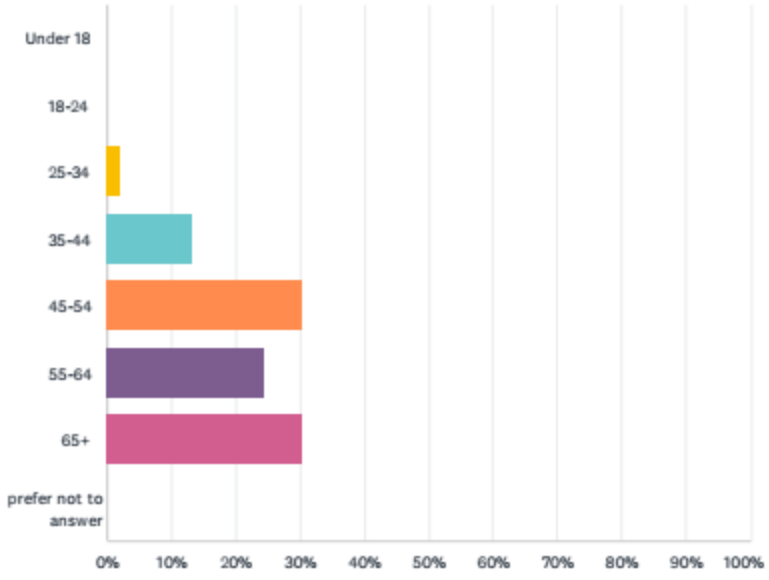
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Live in the jurisdiction	81.13%	43
Work in the jurisdiction	32.08%	17
Total Respondents: 53		

Q2 What is your age group?

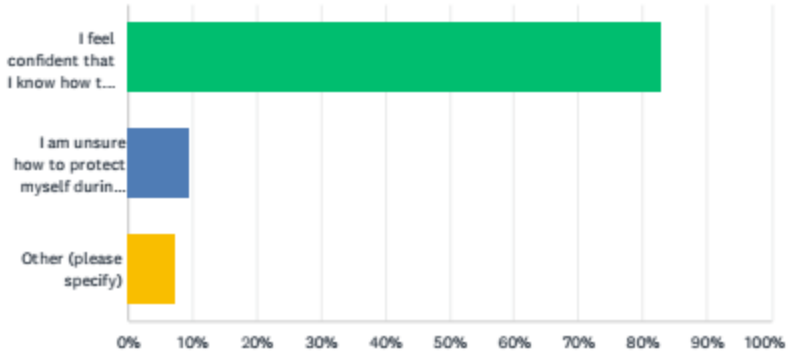
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	1.89%	1
35-44	13.21%	7
45-54	30.19%	16
55-64	24.53%	13
65+	30.19%	16
prefer not to answer	0.00%	0
TOTAL		53

Q3 If a large earthquake were to strike tomorrow...

Answered: 53 Skipped: 0

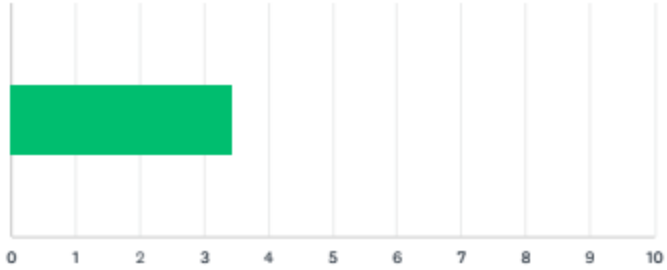


ANSWER CHOICES	RESPONSES	
I feel confident that I know how to protect myself during an earthquake	83.02%	44
I am unsure how to protect myself during an earthquake	9.43%	5
Other (please specify)	7.55%	4
TOTAL		53

#	OTHER (PLEASE SPECIFY)	DATE
1	Depends	5/21/2025 10:28 PM
2	I know all the rules - but no one is ready for a major earthquake	4/14/2025 12:02 PM
3	I am somewhat prepared but know local resources would be impacted	4/1/2025 7:10 PM
4	confident in a small earthquake - not confident in a large one	3/18/2025 11:40 AM

Q4 How prepared is your household for a natural hazard (for example, wildfire, flood, earthquake) on a scale of 1 to 5 with 1 being not prepared and 5 being very prepared?

Answered: 53 Skipped: 0



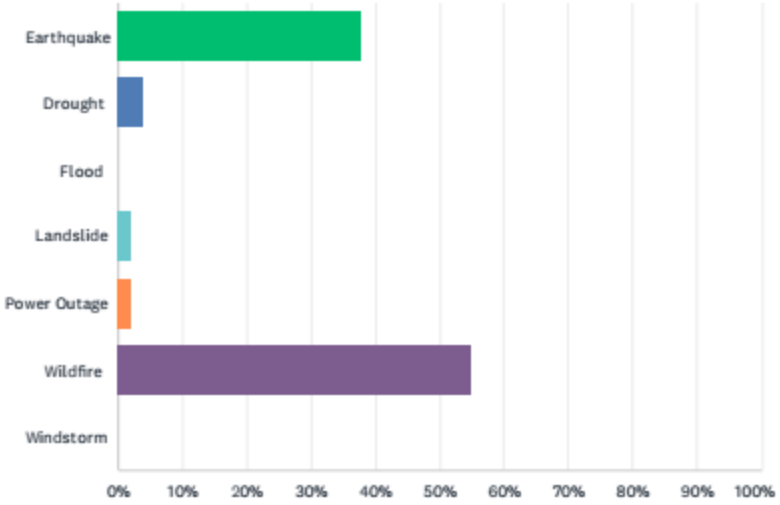
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	182	53
Total Respondents: 53			

#		DATE
1	4	6/10/2025 4:13 PM
2	3	6/2/2025 5:01 PM
3	5	6/2/2025 8:25 AM
4	4	6/1/2025 5:55 PM
5	4	6/1/2025 3:46 PM
6	4	6/1/2025 1:17 PM
7	3	6/1/2025 10:07 AM
8	3	6/1/2025 9:30 AM
9	3	5/27/2025 3:47 PM
10	3	5/27/2025 2:24 PM
11	3	5/21/2025 10:28 PM
12	4	5/21/2025 10:05 PM
13	4	5/21/2025 9:34 PM
14	3	5/18/2025 3:41 PM
15	2	5/2/2025 10:57 AM
16	3	4/21/2025 8:42 PM
17	3	4/21/2025 8:57 AM
18	4	4/14/2025 12:02 PM

19	3	4/10/2025 10:55 AM
20	3	4/3/2025 1:11 AM
21	3	4/2/2025 2:37 PM
22	4	4/1/2025 7:10 PM
23	3	3/31/2025 8:42 AM
24	3	3/25/2025 5:42 PM
25	3	3/24/2025 7:25 PM
26	3	3/24/2025 3:14 PM
27	4	3/24/2025 3:02 PM
28	3	3/24/2025 1:13 AM
29	4	3/22/2025 10:34 AM
30	3	3/21/2025 1:27 AM
31	4	3/20/2025 12:11 PM
32	4	3/19/2025 6:13 PM
33	4	3/19/2025 12:09 PM
34	3	3/19/2025 10:31 AM
35	4	3/18/2025 5:16 PM
36	3	3/18/2025 4:07 PM
37	4	3/18/2025 4:05 PM
38	2	3/18/2025 4:04 PM
39	3	3/18/2025 3:20 PM
40	4	3/18/2025 2:59 PM
41	4	3/18/2025 2:25 PM
42	5	3/18/2025 2:08 PM
43	3	3/18/2025 12:45 PM
44	2	3/18/2025 12:21 PM
45	4	3/18/2025 12:19 PM
46	4	3/18/2025 12:01 PM
47	3	3/18/2025 11:40 AM
48	3	3/18/2025 11:40 AM
49	4	3/18/2025 11:11 AM
50	4	3/17/2025 2:08 PM
51	5	3/17/2025 10:13 AM
52	2	3/13/2025 8:23 AM
53	3	3/12/2025 8:15 PM

Q5 The City's Mitigation Planning Team has identified a range of natural hazards that could pose a threat to the City. Select the one natural hazard that concerns you the most?

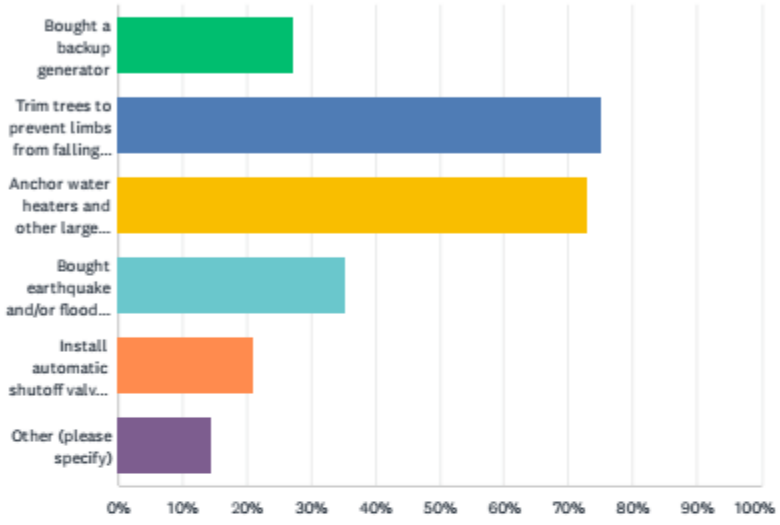
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Earthquake	37.74%	20
Drought	3.77%	2
Flood	0.00%	0
Landslide	1.89%	1
Power Outage	1.89%	1
Wildfire	54.72%	29
Windstorm	0.00%	0
TOTAL		53

Q6 What steps has your household taken to Mitigate against natural hazards? (Check all that apply)

Answered: 48 Skipped: 5



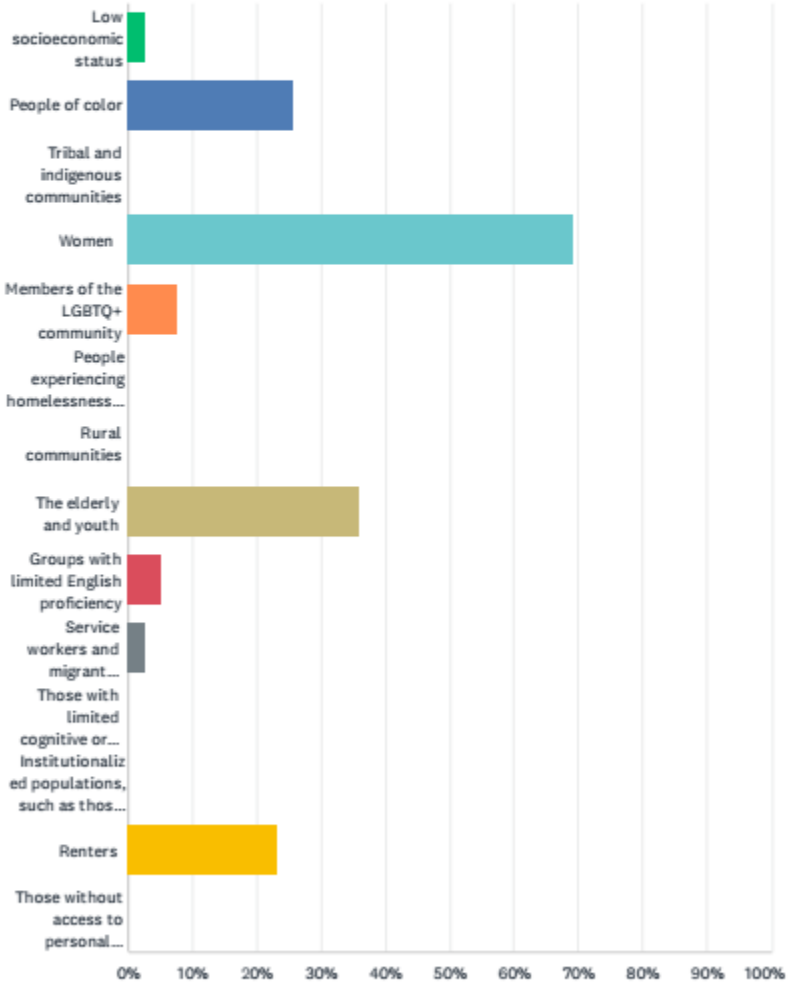
ANSWER CHOICES	RESPONSES	
Bought a backup generator	27.08%	13
Trim trees to prevent limbs from falling onto the house during storms	75.00%	36
Anchor water heaters and other large appliances to prevent tipping	72.92%	35
Bought earthquake and/or flood insurance	35.42%	17
Install automatic shutoff valves for gas and water	20.83%	10
Other (please specify)	14.58%	7
Total Respondents: 48		

#	OTHER (PLEASE SPECIFY)	DATE
1	Brace & Bolt Seismic retrofit of house foundation	6/1/2025 5:55 PM
2	Have my go bag and always have bottled water (don't trust SM water anyway), try to get City Council to actually look out for residents' safety	4/14/2025 12:02 PM
3	implemented home hardening steps; utilized plastic sheeting and sandbags to mitigate debris flow; organized important documents and items for evacuation; utilize apps that provide hazard notifications	4/1/2025 7:10 PM
4	Store 5 days of drinking water	3/22/2025 10:34 AM
5	na	3/19/2025 10:31 AM

6	fine screening openings to the home, buying a pump to pump pool water, removing vegetation within 5 feet of home.	3/18/2025 5:16 PM
7	Solar Panels and Batteries	3/18/2025 11:11 AM

Q7 According to FEMA's Guide for Expanding Mitigation: Making the Connection to Equity, social vulnerability is defined as the potential for loss within an individual or social group. The term recognizes that some traits influence an individual's or group's resilience. This is their ability to prepare, respond, cope or recover from an event. Please select if you fall into any of the following groups.

Answered: 39 Skipped: 14

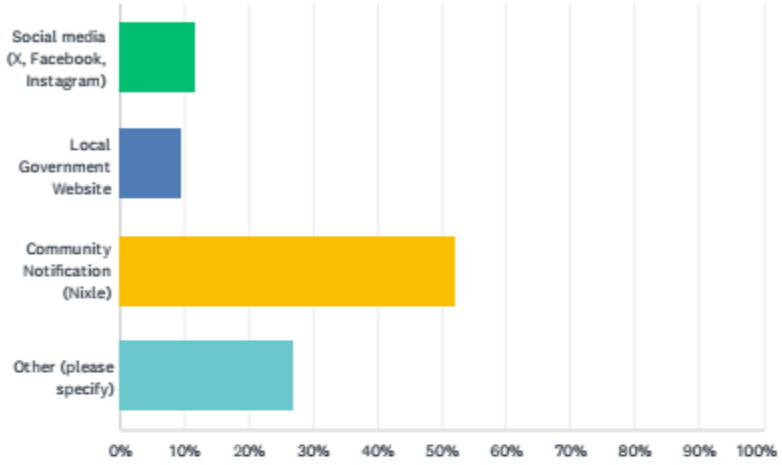


City of Sierra Madre Hazard Mitigation Survey

ANSWER CHOICES	RESPONSES	
Low socioeconomic status	2.56%	1
People of color	25.64%	10
Tribal and indigenous communities	0.00%	0
Women	69.23%	27
Members of the LGBTQ+ community	7.69%	3
People experiencing homelessness or displacement	0.00%	0
Rural communities	0.00%	0
The elderly and youth	35.90%	14
Groups with limited English proficiency	5.13%	2
Service workers and migrant laborers	2.56%	1
Those with limited cognitive or physical abilities	0.00%	0
Institutionalized populations, such as those in prisons and nursing homes	0.00%	0
Renters	23.08%	9
Those without access to personal transportation	0.00%	0
Total Respondents: 39		

Q8 Choose the ways you prefer to seek information about how to make your home and neighborhood more resilient from hazards?

Answered: 52 Skipped: 1



ANSWER CHOICES	RESPONSES	
Social media (X, Facebook, Instagram)	11.54%	6
Local Government Website	9.62%	5
Community Notification (Nixle)	51.92%	27
Other (please specify)	26.92%	14
TOTAL		52

#	OTHER (PLEASE SPECIFY)	DATE
1	Email. I would say Nixle but it is too tied in with Arcadia	6/10/2025 4:13 PM
2	Door to door alerts during emergency situations	6/1/2025 10:07 AM
3	All of the above	6/1/2025 9:30 AM
4	Written Guidelines sent with Water/Trash bill	5/27/2025 3:47 PM
5	Perhaps Nixle that then guides us to city website	5/21/2025 10:28 PM
6	govt apps	5/21/2025 10:05 PM
7	Email	4/14/2025 12:02 PM
8	I utilize all of the above to gather information and also participate in a neighborhood group	4/1/2025 7:10 PM
9	na	3/19/2025 10:31 AM
10	research online	3/18/2025 5:16 PM

11	All of the above	3/18/2025 3:20 PM
12	personal engagement	3/18/2025 2:08 PM
13	FEMA	3/18/2025 11:11 AM
14	This shouldn't be an either/or but several ways to get information.	3/17/2025 2:08 PM

Q9 Please provide any additional comments or insight below into how local natural hazards should be mitigated.

Answered: 25 Skipped: 28

#	RESPONSES	DATE
1	Get more code enforcement 7 days a week. too often rogue rebuilding is going on Fridays - Sunday . All construction shouldn't start before 8(am is too early when it goes on for a year) and stop at 6PM so we can eat dinner in peace. PLEASE	6/10/2025 4:13 PM
2	Encourage residents to apply for the CEA Earthquake Retrofit Grant.	6/1/2025 5:55 PM
3	As renters we are POWERLESS to employ REAL mitigation efforts. Our landlord and is not interested in protecting either our safety or the safety of her property. She REFUSES to do even the most basic of repairs. We are on our own !!!!!	6/1/2025 3:46 PM
4	1. Plan for a major wind and fire event, followed by mud every 10 years. Planning prioritization should place fire hardening first. We are one community, if we don't encourage everyone to reduce their risk, our risk of being the next Altadena is high (way too high). 2. Plan and manage public lands so that the threat from public lands (overgrown fuel, etc.) is addressed and the community is aware of those plans	5/27/2025 3:47 PM
5	education	5/21/2025 10:28 PM
6	Update our tree ordinances to prevent palm trees being planted in our city...	5/21/2025 10:05 PM
7	We need to increase the communication on hazards. We should leverage opportunities to incentivize people to increase their preparedness. We should communicate this on a quarterly basis.	5/21/2025 9:34 PM
8	What happened to the Fire Safe Council? So many residents were interested - now not a word.	4/14/2025 12:02 PM
9	More regular information from city/county, reminders to prepare	4/3/2025 1:11 AM
10	Extreme heat should be another hazard to which the City of Sierra Madre has a response. Plan for designated cooling centers. Not everyone has access to air conditioning or can afford to run their cooling systems.	4/1/2025 7:10 PM
11	Undergrounding utilities and other infrastructure improvements (cost upfront but save communities later). Increasing social connection to build resilience.	3/22/2025 10:34 AM
12	Require households to Trim foliage and trees and parkway trees.	3/21/2025 1:27 AM
13	The City should take advantage of the current situation of having recent disaster events and drive momentum towards preparedness.	3/19/2025 12:09 PM
14	There is only a single escape path from the upper canyon. There used to be accessible stairs over by the dam but the have been blocked by gates on both ends. Reopening this or creating some other path into the lower canyon could prevent major loss of life.	3/19/2025 10:31 AM
15	power should be shut off in high risk fire situations.	3/18/2025 5:16 PM
16	9.1. Wildfires (High-Risk Hazard) 9.1.1 Vegetation Management / Defensible Space Inspections: Expand public outreach and inspection programs for brush clearance and defensible space, especially in hillside neighborhoods. Consider incentives for compliance. 9.1.2 Community Risk Reduction Officer: Utilize this role (proposed in the Fire Department) to conduct fire safety education, enforce fire code compliance, and coordinate fuel reduction projects. 9.1.3 Fire-Resistant Infrastructure: Promote fire-hardened building materials and retrofits in vulnerable zones through updated codes and potential grant support (e.g., FEMA's Hazard Mitigation Grant Program). 9.2. Earthquakes 9.2.1 Soft-Story Retrofit Program: Develop and implement a retrofit ordinance or voluntary incentive program for soft-first-story buildings (deferred but critical). 9.2.2 Critical Facility Resilience: Assess City Hall, Fire, and Police for seismic upgrades. Explore grant funding for structural improvements. 9.2.3 Public	3/18/2025 4:04 PM

	Preparedness: Expand CERT (Community Emergency Response Team) training and promote home preparedness workshops. 9.3. Flooding / Mudslides 9.3.1 Debris Basin Maintenance: Continue contracts (e.g., Northwest Excavating) for cleanouts before storm seasons. Coordinate closely with LA County Flood Control. 9.3.2 Stormwater Management: Evaluate infrastructure capacity for intense storm events. Implement green infrastructure (bioswales, retention basins) to reduce surface runoff. 9.3.4 Community Alerts: Improve early warning systems and public awareness for areas prone to debris flow or mudslide risk. 9.4 Power Outages (PSPS Events) 9.4.1.1 Backup Power for Critical Facilities: Ensure generators are operational and maintained for emergency services and shelters. 9.4.1.2 Public Charging Sites: Establish resilience hubs or designate locations where residents can access power, cooling/heating, and information during extended outages. 9.5. Windstorms 9.5.1 Urban Forestry Management: Regularly inspect and trim public trees, especially near power lines and public infrastructure. 9.5.2 Infrastructure Resilience: Secure public signage, utilities, and equipment against high-wind events to prevent service disruptions. 9.5.3 Insight: Cross-Cutting Strategies 9.5.4 Social Vulnerability Index (SVI): Use SVI data to prioritize equity in mitigation, ensuring at-risk populations receive tailored outreach and support. 9.5.5 Public Engagement: Leverage the City's Hazard Mitigation Plan website and survey tools to maintain transparency and encourage community-driven solutions. 9.5.6Grants and Funding: Position the City to access state and federal mitigation grants by updating plans and documenting vulnerabilities (e.g., FEMA BRIC, CalOES funds).	
17	We need a city wide plan that residents understand. We need county level standards. Fire needs to enforce fire codes and safety - like cutting back trees	3/18/2025 3:20 PM
18	Firetrucks should actually come up into the canyons, or fire department should at least be willing to help. Or, if not, provide neighbors with resources to help themselves	3/18/2025 2:59 PM
19	Assistance from Fire Dept and/or C C C removing dead/burnt wood from city property above our home but below the Mt Wilson Trail.	3/18/2025 2:25 PM
20	through joint collaboration with other larger agencies.	3/18/2025 2:08 PM
21	NA	3/18/2025 12:01 PM
22	More proactive work by first responders.	3/18/2025 11:11 AM
23	Non-profit groups should be encouraged to join the Fire Safe Council and CERT. The City needs to sponsor such training programs by advertising including information at Council meetings and other city meetings.	3/17/2025 2:08 PM
24	With funding resources, such as FEMA and Cal OES.	3/17/2025 10:13 AM
25	Power should be turned off when strong winds are predicted.	3/13/2025 8:23 AM

Q10 If you have any questions or additional information you would like to share regarding local natural hazards, we invite you to provide your information. This survey and your comments are completely confidential.

Answered: 12 Skipped: 41

#	RESPONSES	DATE
1	Do better monitoring of the trucks hauling trash from clean ups or coming into town. Stop them coming in as early as 5 AM. Enough is enough. Make the take alternate routes and not ALL on Michillinda or use Grandview to race around. Make them use Sunny side, Sierra Madre Blvd, Highland Alegria	6/10/2025 4:13 PM
2	We no longer have a fire department that is willling to fight the fires. Get a fire department that will fight fires.	6/2/2025 5:01 PM
3	There should be some way for the city to force landlords to be at least minimally compliant with state standards without the landlords retaliating against tenants by either raising the rent or evicting them on false grounds. This scenario was common prior to the fire, but now that housing is so in demand post Eaton Fire, tenants are at the mercy of landlords good and bad.	6/1/2025 3:46 PM
4	What is our community earthquake plan? Can we share a plan for core disasters with the community in advance of any event?	5/27/2025 3:47 PM
5	Concerns for the trees in Sierra Madre	5/21/2025 10:28 PM
6	I hope the City of Sierra Madre has implemented debriefings from recent hazardous events and updated its emergency planning documents. I suspect we have learned a great deal.	4/1/2025 7:10 PM
7	We would love to know what the City is doing in general to protect against wildfires and what we can expect from insurance companies and the like - will our properties be insurable? What is the current anticipated fire line etc? Steph Carroll 168 E. Sierra Madre Blvd, 310 570 7853,	3/24/2025 3:14 PM
8	I am proud of how the city and its agencies performed during the Eaton Fire. There is no way a small city can be 100% prepared or self-sufficient, but long-standing relationships with partners made the difference.	3/22/2025 10:34 AM
9	Sierra Madre, like many small cities, relies heavily on federal support through FEMA for both pre-disaster mitigation funding (e.g., Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities [BRIC]) and post-disaster recovery assistance. The elimination of FEMA would have a significant impact on our ability to implement and fund critical mitigation strategies outlined in the City's Hazard Mitigation Plan (HMP). This would include: - Loss of access to federal grants for wildfire risk reduction, seismic retrofits, and flood mitigation. - Reduced capacity to recover financially after major disasters such as earthquakes, wildfires, or mudslides. - Increased burden on local resources, requiring the City to rely solely on limited General Fund revenues or seek state-level support, which may not fully replace FEMA's role. Without FEMA, cities like ours may need to restructure emergency planning to focus more on cost-effective, locally funded efforts, increase regional collaboration, and advocate for state contingency funding. This would likely slow or scale down some of our planned mitigation projects, leaving certain high-risk areas more vulnerable. Maintaining FEMA's support is critical for small communities to remain resilient, responsive, and fiscally prepared for major hazard events.	3/18/2025 4:04 PM
10	NA	3/18/2025 12:01 PM
11	N/A	3/17/2025 10:13 AM
12	Provide adequate emergency services. In the case of the Eaton Fire, SMFD told me they could not send trucks up my road because it was too narrow. So if a taxpayer in the city cannot receive emergency services, there's a problem. If there are streets in the city that fire trucks or emergency service crews cannot access, there's city needs to invest in a fleet of smaller trucks, for example.	3/13/2025 8:23 AM

Village View Newsletter – May 2025

CITY OF SIERRA MADRE

Hazard Mitigation Plan

Take the Hazard Mitigation Survey to Help Shape the Plan





https://www.surveymonkey.com/r/9WW2FVK

Stay informed & participate!
Together, we can build a safer, more resilient Sierra Madre.

To Learn More About the Hazard Mitigation Plan Update
https://www.sierramadreca.gov/HMP

Village View Newsletter – June 2025

Mission

The Sierra Madre Fire Department is committed to protecting life, property, and our environment through compassionate service.

Vision

The Sierra Madre Fire Department is dedicated to remaining a progressive, cost-effective, and innovative fire department that ensures a safe and inclusive environment for our community through exceptional customer service.

Core Values

Honor – adhering to the highest standard, both morally and ethically.
Integrity – based on trust and accountability through service.
Respect – to self and community, maintaining a department of teamwork and growth.
Compassion – treating everyone with kindness and empathy.

Contact Us

For emergencies, please dial 9-1-1
Sierra Madre Fire Department
242 W. Sierra Madre Blvd.
Sierra Madre, CA 91024
Business Line – (626) 355-3611
E-mail – fire@sierramadreca.gov

Sign Up For Emergency Alert:







First Draft Plan Outreach -September 24, 2025

Home / Residents / Emergency Management / Hazard Mitigation Plan

Hazard Mitigation Plan

HAZARD MITIGATION PLAN



City Of Sierra Madre Hazard Mitigation Plan Update– Public Review Draft Now Available

The City of Sierra Madre is in the process of updating its **Hazard Mitigation Plan (HMP)** to enhance community resilience and maintain eligibility for mitigation-related funding before and after major disasters. This plan is updated every five years to reassess risks, refine existing strategies, and develop new actions to reduce the impact of future disasters.

As part of the 2025 HMP update, the Planning Team has identified six key hazards that pose risks to Sierra Madre: earthquakes, drought, flooding, power outages, wildfires, and windstorms. The next phase of the planning process includes assessing the vulnerabilities and potential impacts of these hazards. This involves evaluating critical infrastructure at risk and updating mitigation strategies to reduce future threats.

The First Draft of the Hazard Mitigation Plan is now available for public review. We invite residents, stakeholders, and partner agencies to review the draft and share their feedback by emailing **fire@sierramadreca.gov** no later than October 8, 2025.

Planning Team Meeting Minutes

February 11, 2025

Minutes
PowerPoint attached separately
City of Sierra Madre
Planning Team Meeting #1 (Virtual)

Attendees
Carolyn Harshman (Emergency Planning Consultants)
Brent Bartlett, Chair
Anthony Rainey
Clare Lin
Laura Aguilar
Miguel Hernandez
Bob Spears

1. Reviewed the purpose of hazard mitigation and examples of mitigation activities.

2. Discussed the concepts and terms related to hazard mitigation planning.

3. Project Schedule – Five virtual meetings lasting 2-hours will be held on a monthly basis.

4. Community Outreach Strategy – New FEMA regulations require a robust outreach campaign. Carolyn provided details on need to develop a stakeholder list and build an outreach strategy that ensures contact with the public and socially vulnerable populations.

5. Request for Pertinent Documents:

6. Capital Improvement Program, Strategic Plan, Emergency Response Plan.

February 19, 2025

Minutes
PowerPoint attached separately
City of Sierra Madre
Planning Team Meeting #2 (Virtual)
February 19, 2025

Attendees
Carolyn Harshman (Emergency Planning Consultants)
Brent Bartlett, Chair
Anthony Rainey
Clare Lin
Gustavo Barrientos
James Carlson
Jose Reynoso
Miguel Hernandez
Amy Hsu

1. Recapped Meeting #1 including project schedule and community outreach strategy.

2. Hazard Overview - Discussed hazards identified in the Los Angeles County's All-Hazard Mitigation Plan, the City's General Plan - Safety Element, and the State Hazard Mitigation Plan. The Team used the Calculated Priority Risk Index to rank hazards that will be profiled in the plan's update. Ranking yielded the following as "high" hazard: earthquake, wildfire, power outage, and flood. Windstorm, landslide, and drought were rated as "medium".

3. Introduced draft Capability Assessment drawn from information on the District's website. Minor changes were provided by the Team.

4. Introduced need to update the Critical Facilities List.

5. Introduced need to update the Mitigation Actions Matrix. Team members were asked to confirm details including timeline, funding source, status, etc. for projects that would likely be assigned to their department.

March 26, 2025

Minutes
PowerPoint attached separately
City of Sierra Madre
Planning Team Meeting #3 (Virtual)
March 26, 2025

Attendees
Carolyn Harshman (Emergency Planning Consultants)
Brent Bartlett, Chair
Anthony Rainey
Clare Lin
James Carlson
Miguel Hernandez
Bob Spears
Amy Hsu

1. Recapped Meeting #2 including profiled hazards, Capability Assessment, Critical Facilities List, and Mitigation Actions Matrix.

2. Team members provided updates to Carolyn on each of the items.

3. Amy Hsu is in charge of the community outreach activities. She distributed a Public Forum Tracker for Team members to use following delivery of a briefing or flyers to public venues.

4. Carolyn summarized information gathered to date in Survey Monkey.

Public and Stakeholder Input Documentation

It's important to note that both of these documents mention the City of Sierra Madre Eaton Fire Response After Action Report and Improvement Plan (June 30, 2025). Although the AAR/IP was not yet complete when the Initial Draft Plan was provided to the Planning Team, relevant contents and implementation measures have been added to the Second Draft Plan. The Planning Team wishes to express its gratitude to both authors for their time, knowledge, and dedication to the safety and well-being of the City of Sierra Madre.

Author: Bob Spears – October 7, 2025

LHMP Feedback

Page 16 & 17	No Public and Stakeholder input entered
Page 27	Add "2011" to Previous Significant event for windstorm See page 43 paragraph 4 for reference.
Page 29	Consider adding "Modified" to the title as in Modified Mercalli Scale. See Appendix 2
Page 46	One of the local conditions that magnifies Landslides, Mudflows, Flooding, etc. in Sierra Madre is the angle of repose of the San Gabriel Mountains. (see Appendix 1) Above Sierra Madre the angle is mostly above 65% which increases the velocity of any debris or water moving downhill into the town. The same amount of rainfall in most cities will not have the impact that it does above Sierra Madre.
Page 47	Add "pm" after the 6 in paragraph 2
Page 56	Rather than reference the fact that "garbage bins were pushed out and damaged" in the February debris flow, reference how much debris (truckloads, tons, cubic feet) was removed by the City AND by Los Angeles County Flood Control. (see Appendix 3) The trucks were working for many weeks to clear the debris. Much more impactful than damaged trash bins.
Page 72	The Planning Dept says that over 75% of the buildings in Sierra Madre were built before 1975. There have been many, many updates to the UBC since then. This also means that seismic reinforcement was not as common. These factors lead to a much more vulnerable housing stock during an earthquake.
Page 78	In paragraph 1 please add that in Sierra Madre the water department is a city operated utility. Sierra Madre must manage water usage at a local level so the response to drought conditions is not the responsibility of another outside utility.

Page 78	In Paragraph 5 please reference the “angle of repose” from page 46.
Page 80	In Paragraph 1 please add the fact that two Sierra Madre city operated historical structures, Lizzie’s Traill Inn and museum and the Richardson House are in the “designated fire hazard severity zones”.
Page 82	Please add “of casual dining restaurants” between “Flooding” and “is” in paragraph 5. The current sentence is misleading.
Page 84	Please add “of local convenience stores” between “Flooding” and “is” in paragraph 3. The current sentence is misleading.
Page 91	Please add the fact that two Sierra Madre city operated historical structures, Lizzie’s Traill Inn and museum and the Richardson House are in the “designated fire hazard severity zones”.
Page 92	In Paragraph 2 please include the fact that Sierra Madre has two public hiking trails that begin in town and go through the national forest to Mt. Wilson. These trails are used by thousands of hikers and runners every year.
Page 94	Sierra Madre hosts the second oldest trail race in California every May and this year it was cancelled when landslides blocked the Mount Wilson Trail. The race is a major city event.
Page 95	Please add that both the Bailey Canyon Trail, Bailey Canyon Wilderness Park and the Mount Wilson Trail were closed this year because of wildfire damage. The trails are used by thousands of hikers and runners every year; the park is a Sierra Madre City park.
Page 104	Under Emergency Services, please add “update the EOP and hazard annexes”
Page 109	Second Action Item. Shouldn’t it say, “Area C and D”?

Appendix 1

The angle of repose in the San Gabriel Mountains is a critical geological concept that varies across the range, with many slopes being at or even steeper than the angle of repose for their constituent materials. The region's active tectonics and frequent fires make it prone to destabilized slopes and catastrophic debris flows. [1, 2, 3, 4, 5]

Angle of repose and slope steepness

- **Highly varied:** The exact angle of repose, defined as the steepest angle at which loose material can remain stable without moving, varies locally throughout the San Gabriel Mountains depending on factors like soil type, rock strength, and shape.
- **Average slope:** Studies have shown that the average slope gradient in the San Gabriels is often well over 30° to 45°, with some research citing an average of over 65% (approximately 33°).
- **Over steepened slopes:** Due to rapid tectonic uplift along faults like the Sierra Madre, many slopes in the mountains are considered "over steepened"—exceeding the natural angle of repose.
- **Range of slope angles:** While average slopes are very steep, catchment-mean slopes across the range can vary considerably, from around 15° to over 48°. Slopes of bare bedrock are often steeper than those that are soil-mantled. [1, 2, 3, 4, 6, 7, 8]

Contributing factors to slope instability

The San Gabriel Mountains' geology creates a dangerous combination of factors that contribute to high erosion rates and slope instability.

- **Earthquake activity:** The range is at the intersection of the Pacific and North American plates along the San Andreas Fault. Uplift from faults, like the one that caused the 1971 Sylmar earthquake, shatters the bedrock, making it prone to erosion.
- **Wildfires:** Native chaparral vegetation holds soil in place on steep slopes, but wildfires destroy it and can make the soil water-repellent (hydrophobic). This allows rain to run off the surface instead of soaking in, greatly increasing the risk of landslides and debris flows.
- **Heavy rainfall:** Once stripped of vegetation, heavy rains can saturate the soil, triggering fast-moving and destructive debris flows.

- **Oversteepening:** Because many slopes are already at or beyond their angle of repose, it takes less of a trigger to cause failure, especially after a fire. [1, 2, 5, 9, 10, 11, 12]

Impact on debris flows

The unstable nature of the San Gabriel Mountains' slopes directly results in destructive debris flows and mudslides, which are well-documented in the region's history. The combination of steep slopes, unstable soil and rock, and intense rainfall, especially after a wildfire, allows large torrents of mud and boulders to rush down canyons and impact communities below. This necessitates extensive infrastructure, such as debris basins, to manage the immense amounts of sediment. [5, 13, 14, 15, 16]

AI responses may include mistakes.

[1] https://laist.com/news/climate-environment/how-debris-flows-endanger-fire-ravaged-communities
[2] https://www.newyorker.com/magazine/1988/09/26/los-angeles-against-the-mountains-i
[3] https://agupubs.onlinelibrary.wiley.com/doi/pdf/10.1029/2010JF001878
[4] https://www.newyorker.com/magazine/1988/09/26/los-angeles-against-the-mountains-i
[5] https://calmatters.org/environment/wildfires/2025/02/debris-flows-eaton-fire-la-montecito/
[6] https://www.sciencedirect.com/science/article/abs/pii/S0012821X19303449
[7] https://pubs.geoscienceworld.org/gsa/gsabulletin/article/136/7-8/3353/633749/Fault-activity-in-the-San-Gabriel-Mountains
[8] http://ladpw.org/wmd/watershed/sg/mp/docs/eir/04.04-Geology.pdf
[9] https://agupubs.onlinelibrary.wiley.com/doi/abs/10.1029/TR035i002p00264
[10] https://calmatters.org/environment/wildfires/2025/02/debris-flows-eaton-fire-la-montecito/
[11] https://ceo.lacounty.gov/wp-content/uploads/OEM/HazardsandThreats/Landslides/HAZARDS%20AND%20THREAT%20FLOODS%20-%20MUDSLIDES%20-%20LANDSLIDES%20HISTORY.pdf
[12] https://www.ecnca.org/rocks-of-eaton-canyon/
[13] https://www.latimes.com/visuals/graphics/la-g-how-debris-flows-happen-20151016-htmlstory.html
[14] https://laist.com/news/climate-environment/how-debris-flows-endanger-fire-ravaged-communities
[15] https://pw.lacounty.gov/core-service-areas/uploads/2024/08/Sediment-Strategic-Plan-425.pdf
[16] https://www.latimes.com/california/story/2021-01-28/what-are-these-atmospheric-rivers-that-bring-heavy-rain-and-snow-to-california

Appendix 2

The Modified Mercalli Intensity (MMI) Scale is **a 12-point system used to measure the local intensity of an earthquake by assessing the observed effects on people, buildings, and the environment**. It assigns Roman numerals from I (not felt) to XII (total destruction), with higher numbers indicating greater damage and shaking. The MMI scale describes the intensity at a particular location, which can vary from place to place for the same earthquake, unlike magnitude, which measures the earthquake's total energy. [1, 2, 3, 4]

How it Works

- **Observations:** The scale relies on observable data, such as how many people felt the shaking, whether windows and dishes rattled, and the extent of damage to buildings and other structures. [2, 5]
- **Site-Specific:** Unlike magnitude, which is a single value for an entire earthquake, MMI is a measure of intensity at a specific geographic point. [1, 4]
- **Subjective Data:** Because it is based on observable effects, the MMI scale can involve subjective interpretations of the damage and felt effects. [2, 6]

Examples of MMI Levels

- **MMI I (Not felt):** Not felt by most people, except under especially favorable conditions. [5]
- **MMI IV (Light Damage):** Felt by many indoors, few outdoors. Dishes and windows disturbed; walls make cracking sounds. [3, 5]
- **MMI VI (Moderate Damage):** Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. [3, 5, 7, 8]
- **MMI X (Extensive Damage):** Most masonry and frame structures destroyed with foundations; ground badly cracked. [3, 9, 10, 11]
- **MMI XII (Total Destruction):** Total damage; waves seen on the ground surface; objects thrown into the air. [3, 12]

AI responses may include mistakes.

[1] https://abag.ca.gov/sites/default/files/making_sense_of_the_modified_mercalli_intensity_scale.pdf
[2] https://www.youtube.com/watch?v=vL0b_YIVrDE
[3] https://www.mtu.edu/geo/community/seismology/learn/earthquake-measure/intensity/
[4] https://www.thoughtco.com/mercalli-earthquake-intensity-scale-1441136
[5] https://www.scc-ares-races.org/operations/forms/go-kit-doc/mercalli
[6] https://dxs.fandom.com/wiki/Modified_Mercalli_intensity_scale

[7] https://www.scirp.org/journal/paperinformation?paperid=21664
[8] https://link.springer.com/rwe/10.1007/978-3-319-73568-9_101
[9] https://earthguide.ucsd.edu/mystery_detectives/teach/epicenter/ia_mercalli.html
[10] http://www.sdgs.usd.edu/earthquakes/mercalli.html
[11] https://www1.wsrb.com/blog/the-modified-mercalli-intensity-scale-for-earthquake-insurance-underwriting
[12] https://www.sciencedirect.com/topics/engineering/richter-scale

Appendix 3

In 2025, **over 2,500** truckloads of debris were removed from the Sierra Madre Dam debris basin, prioritizing areas affected by burn zones to mitigate mudflow risks, according to the City of Sierra Madre website. [1]

Debris Removal Details

- **Amount:** More than 2,500 truckloads of debris were cleared from the dam's debris basin. [1]
- **Reasoning:** The removal efforts focused on debris from burn zones to reduce the risk of mudflows and flooding in downstream areas. [1]
- **Context:** The 2025 effort was part of mudflow mitigation to prevent blockages in storm drains and potential property damage. [1, 2]

AI responses may include mistakes.
[1] https://www.cityofsierramadre.com/cms/One.aspx?portalId=212393&pageId=20697792
[2] https://pw.lacounty.gov/core-service-areas/uploads/2024/08/Sediment-Strategic-Plan-425.pdf

Author: Glenn Hickman – October 8, 2025

October 8, 2025

To: Fire@SierraMadreCa.gov
City of Sierra Madre
Fire Department
242 W. Sierra Madre Boulevard
Sierra Madre, Ca. 91024

Attn: **Brent Bartlett, Fire Chief, Planning Team Chair**
bbartlett@sierramadreca.gov
626.355-3611 x601

From: **Glenn Hickman**
480 Fairview Ave.
Sierra Madre, Ca. 91024

Cc: **City Manager: Michael Bruckner:** mbruckner@sierramadreca.gov
City Clerk: Laura Aguilar: publiccomment@cityofsierramadre.com

Re: **Sierra Madre Hazard Mitigation Plan (HMP) 2025 Draft**
Hickman Comments

Dear Chief Bartlett,
Thank You for the opportunity to provide public comment as found below. I find it remarkable Chief Bartlett, that you, our City Leadership and the HMP Planning Team have accomplished so much in an area with such complexity. Please retain a copy for the administrative record **and redact my personal information where required by statute**. A written reply to my comments is always welcome.

There are numerous instruments used by a City to address Risk, and as such my comments might be for consideration for integration into other Risk related documents such as amendments to: 1) the City of Sierra Madre Eaton Fire Response After Action Report and Improvement Plan, June 30, 2025 (which indicates "For Official Use Only" but appears to have been posted for release for public comment.....but unclear If it was released for public comment); 2) the Sierra Madre Fire Department Master Plan (part of the SMFD Annual Report 2024-2025) and other City Documents.

Public Outreach: Outreach Methods and Activities (Element A: Planning Process: pg. 16) & Use of Exiting Data (pg. 18): Consider Integration of the **City of Sierra Madre Eaton Fire Response After Action Report and Improvement Plan, June 30, 2025**, to additionally support the HMP planning and implementation process. It appears to have been overlooked. It should be reviewed to determine if specific content therein might be for incorporation into the HMP, or by specific reference to source the After Action Report in the HMP.

- In the After Action Report there is very relevant actionable and accountable content. Noteworthy, the After Action Report expands the HMP Public Outreach: Public Comment. I would argue that City Stakeholders may have inadvertently thought the May 19 and June 10, 2025 Public Meetings "Sierra Madre Listening ....." for After Action, after the Eaton Fire and Mud Flows, represented respective Public Comment regarding City Hazard and visa versa. The MHP, Survey Monkey with only 53 responses out of 11268 people appears statistically low and any other credible sources should be considered to only enable the HMP to be the better.

- The After Action Report unfortunately is remiss to have addressed (and as such should be revised): 1) the numerous Sierra Madre Canyon Stakeholders who advised they believed to have been Underserved and at Risk, during the Eaton Fire and the subsequent mudflows. The gravity of the Public Forum comments would suggest a focused Sierra Madre Canyon specific mitigation measure(s) for inclusion into the HMP and enhanced SMFD Master Plan (ref. 2025 SMF Annual Report); and 2) my specific comments regarding the apparent inadequacy of road water supply infrastructure to fight the fire, which appears to have failed in several sections during the fire; and that northern Sierra Mader fire water pipe should be replaced as a matter of priority.

Structures: Vulnerability of Structures (Element B: Risk Assessment: pg. 75-77, Table B.11 Hazard Vulnerability to Critical and Essential Structures; pgs. 86,87; Element C: Mitigation Strategy: pg. 111-117 Earthquake Mitigation Action Items): Seismic Safety and Resilience of Buildings with Public Risk due to Seismic Earth Movement Hazard Mitigation: Concrete Ductile Frame & Masonry Infilled Reinforced Concrete Ductile Frame (not to be confused with Soft Story structural issues): The MHP appears to have minimized, and not completely and comprehensively addressed All and or Other Public Assembly – Vulnerable Structures (to earthquake, wildfire, etc. etc.): such as all Places of Worship (which Sierra Madre has many), and only singled out the Sierra Madre Playhouse and Episcopal Church of the Ascension, under the heading of "Vulnerability of Natural, Historic, and Cultural Resources". I would recommend this be re-reviewed for a more complete, coordinated and comprehensive integration of All Assembly Structures…….irrespective of critical, essential and or economic FEMA dogma……because one life lost, if it could have been avoided with best practice governance, is one too many. The impacts of my comments with findings and recommendations (cost impacts), could be offset with a long term "Transition Plan" to assist the impacted parties, like invoking a CASp ADA "Transition Plan" and cost reduction from the FEMA Grant Program.

- Several Jurisdictions (LA City for example) have incorporated Seismic Safety and Resilience Ordinances which serve as precedent and Cities leading by example. I have had professional and personal experience with Seismic Modernization Issues, noting possible exposure of $50-$100million to comply, for just one specific property in LA City which I have a personal interest in……..so I do understand the relevance to property owners.
- The 1991 Sierra Madre Earthquake, resulting from the Clamshell-Sawpit Fault, and resulting damage, including the more expansive earth movement science and risk modeling 34 years later, suggests Seismic Safety Resilience be for more detailed assessment and implementation.
    - For example: the Sierra Madre Playhouse (pg 87), Christ Church, Mater Dolorosa Passionist Retreat Center, St. Rita Catholic Church, and other structures providing public assembly uses may or may not be current with defensible best practices. Liken this to the change and evolution in governance deploying the Wild Fire Hardening with the eminent Zone Zero Public Resources Code, which I am involved at a State Level.

Landslide: Slope Stabilization at Public Roads & Sidewalks (Element B: Risk Assessment: pg. 36): The HMP does not address the Landslide Slope Stabilization Hazardous Risk at Public Road & Sidewalks in Northern Sierra Madre which might occur due to earthquake, storm water, wildfire, and possibly due to pre-existing inadequate road design and or residential slope stabilization. The Sierra Madre Canyon specifically, other Canyons and Foothill topographies at roads used for Emergency Response and Evacuation present a measurable risk not addressed, but real enough for the City of Sierra Madre to have apparently started code enforcement. It should be noted that the Wild Fire Urban Interface (WUI) legislated Public Resources Code, including the forthcoming Zone Zero language, may result in severe impacts to slope stabilization and as such impact slopes next to roads.

- Slope Stabilization at Public Road: Risk Assessment and Mitigation Plan: would be recommended, noting that AI and GIS tools, possibly CalFire's Modeling Tools……might enable a cost effective assessment and mitigation plan.
- For Example: 351 West Carter at N. Lima, the City of Sierra Madre imposed a code enforcement requirement for that individual property owner to implement a Slope Stabilization Project (2022 to 2024), at a cost of $800,000 to that property owner, to stabilize the slope adjacent to the West Carter Road, which was cut through a pre-existing slope in the 1940's, presumably by the City without road/slope stabilization at that time. This is but one example of other road/slope conditions in northern Sierra Madre which might put the City at odds with its Stakeholders.

Calculated Priority Risk Index Ranking for the City of Sierra Madre: Source: City of Sierra Madre Planning Team (Element B: Risk Assessment: pg. 24 Table B.3): The planning Team as a source for results found in Table B.3, does not appear to represent a correct statistical sampling and may render a false visual/relevance for the Reader to come to rely on. As such, the table should be removed, or clearly qualified to be a small sample opinion (not just a source reference as the SM Planning Team), or revised with proper statistically rendered metrics.

- Reading the more credible content found elsewhere in the MHP, most readers might conclude the ranking numbers for Earthquake and Wildfire should push up one to two points. Noteworthy, for example: there are three seismic faults impacting the city, with the 3rd seismic Clamshell fault , the source for the Sierra Madre Earthquake of 1991.

Changes in Development Impacts Missed (Element E: Plan Update: pg. 133): Meadows at Bailey Canyon, a 42-home development (including Land Conservation Easements ref. Development Agreement Oct.25, 2022): The MHP appears to be incomplete in regards to addressing the multi-hazard risk associated with the two land conservation easements (parcels 5760-027-013 and 5761-001-001) proposed for transfer to the City of Sierra Madre. This acreage, possibly including the "private canyon" referenced in the HMP appears to be a hazard risk shift to the City of Sierra Madre and should not be overlooked.

Author: Allen Ma, Resident – September 23, 2025

From: Allen Ma
To: fire
Subject: [EXTERNAL] City of Sierra Madre Hazard Mitigation Plan Update– Public Review Comments
Date: Tuesday, September 23, 2025 6:17:51 PM

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

To whom it may concern

Please see the following comments. I am available to expand and further explain any comments below if needed. Thank you in advance for accepting these comments.

Page 18 Use of Existing Data
Does a prior approved Sierra Madre Hazard Mitigation Plan exist and could it have been also used as a reference? Was there another city's (of comparable size, hazards, and other critical characteristics) Hazard Mitigation Plan available to be used as reference?

Page 22 Table B.1: Federal Disaster Declarations 2018-2024 Los Angeles County
Notes Los Angeles County experienced 15 federal disaster declarations from 2018 – 2024 but Table indicates only 11 State of Emergency Declaration Issued by California

Page 26 Table B.5: Hazard Profile of Location, Extent, Probability, Previous Significant Event
Debris Flow should be included as an independent Hazard to be assessed.

Page 76 Table B.11: Hazard Vulnerability to Critical and Essential Structures
Of the listed Facilities, does any Facility have any recent redevelopment, improvement, and/or upgrade that also addressed the noted Hazard Vulnerability?

General Comments and Questions
Are there opportunities to share resources/mitigation efforts with adjacent communities?

How does this Hazard Mitigation Plan align with the asset owners (i.e. dams, debris basins, power lines, phone lines, cellular towers, radio towers etc) responsibilities and operation and maintenance activities and hazard mitigation plan of these assets?

Was risks for failure of assets owned by others accounted for in Hazard Mitigation Plan?

Will there be a CEQA review and determination on this Hazard Mitigation Plan?

Allen

Author: Allen Ma, Resident – September 27, 2025

I have the following additional comment on the Hazard Mitigation Plan Update in light of the recent release of the After-Action Review of Alert Notification Systems and Evacuation Policies for the Eaton and Palisades Fires.

Does this update incorporate appropriate applicable portions and is aligned with the After Action Review of Alert Notification Systems and Evacuation Policies for the Eaton and Palisades Fires? Copy of this After-Action Review is available at the following link: https://lacounty.gov/aar/.
Thank you in advance for accepting this comment.
Allen

Author: Loni Eazell, Los Angeles County Public Works, Disaster Services Specialist – October 7, 2025 (email)

Good afternoon,
Thank you for the opportunity for Los Angeles County Public Works to review the City of Sierra Madre's draft Hazard Mitigation Plan. Below are our comments:

1. On page 36, the term "mudslide" is used to describe a type of landslide. However, according to the USGS' *The Landslide Handbook* (Section1.pdf**,** p.16)**,** the term "mudslide" is considered an inappropriate term. The USGS recommends using "debris flow" instead, as it more accurately reflects the geologic process involved. I suggest replacing "mudslide" with "debris flow" throughout the document to align with USGS terminology.

2. On page 41, add the highlighted cities… ***Previous Wildfires Impacting Los Angeles County*** The Eaton Fire, which began on January 7, 2025, had a significant impact on Los Angeles County, particularly affecting the San Gabriel Mountains and nearby communities like Altadena, Pasadena, Sierra Madre, Arcadia, and Duarte.

3. On page 49, the last sentence of the second paragraph refers to "special flood hazard areas." This term is FEMA-specific for 1% annual chance flood areas. There are no FEMA-mapped Special Flood Hazard Areas in the City.

4. On page 51, "Sierra Madre Dam…contains water only during rain as a flood control device"; as it fulfils its flood control function, the dam may attenuate flows during storm/rain events, however, PW does not currently operate it as a flood control facility, but rather as a debris control facility.

5. On page 56, The March 1938 storm was one of the worst in Los Angeles County history. A USGS report has a table with data indicating over 60,000 cubic yards of debris deposited in the basin behind Sierra Madre Dam (*Water Supply Paper 844, Floods of March 1938 In Southern California*, U.S. Department of the Interior, U.S. Geological Survey, 1942, Pg 374). According to the LACFCD's report *Flood of March 2, 1938*, (dated May 1938) this volume amounts to over 80 percent of the basin's capacity (see attached document). This link is to a City web page that notes a debris flow event in 1954: Mudflows/Flood - Sierra Madre. This link is to a Sierra Madre Historical Preservation Society newsletter referring to the 1969 storms: SMHPS_Nov2018_aas.qxp_Layout 1. The LACFCD's *Hydrologic Report on Storms of 1969*, dated June 1969, had the following information specific to the City of Sierra Madre. The January 1969 Storm dropped between 20.5 and almost 25.8 inches of rain in Sierra Madre (Pgs. 73, 74, 76). The February 1969 storm dropped between 7.6 and 9.5 inches (Pgs. 204, 205, 207) in Sierra Madre. The January and February 1969 storms delivered approximately 110,000 cubic yards of debris in the basin behind Sierra Madre Dam (approximately 72 percent of the basin's capacity). Flows at the dam went over spillway level during the February storm. The trapping of this debris prevented extensive damage to the city neighborhoods immediately downstream of the

dam (Pgs. 23, 39, 115, 239). This link is to a CalMatters news article referring to a mudflow at Bailey Debris Basin in the City in 1994: Deadly boulders and mud: How debris flows endanger LA's fire-ravaged towns - CalMatters

Please let me know if you have any questions or would like to discuss any of the comments.

Loni Eazell, CA-PEM
Disaster Services Specialist Los Angeles County Public Works Office: 626-458-7340
Cell: 626-695-7479
Email: leazell@dpw.lacounty.gov

Author: William Patzert, City of Sierra Madre Energy, Environment and Natural Resources Commission, Commissioner – September 23, 2025 (email)

From:	William Patzert
To:	Amy Hsu; James Carlson; Robert Parkhurst; Eric Lozick; Kelly Kriebs; Gene Goss
Subject:	[EXTERNAL] Re: City of Sierra Madre – Draft Hazard Mitigation Plan Now Available for Review
Date:	Tuesday, September 23, 2025 9:00:58 PM
Attachments:	The Problematic Fire History of Eaton Canyon.docx

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Hiya Amy:

I have reviewed the updated Sierra Madre Hazard Mitigation Plan. I realize that this long document was difficult to compile, but I respectfully note that your group omitted to include what I consider to be near the top of my list of hazards. This is the role that the Eaton Canyon Natural Area has contributed to our long history of destructive fires near and in Sierra Madre. Most recently, January 2025.

I submit that Eaton Canyon is a threat when unmanaged. It's time for serious,
science-backed discussions and action on:

- Eaton Canyon fuel and vegetation density,
- Urban brush clearing near Eaton Canyon,
- Pre-fire planning and evacuation protocols,
- Ending the "all-natural" approach in Eaton Canyon, it's a high-risk fire zone.

Stop admiring Eaton Canyon and ignoring the fire danger. Manage it — or
risk reliving disasters like the January 2025 fire again and again.

Attached are my thoughts on the problematic fire history of Eaton Canyon and my
recommendations on how to prevent Eaton Canyon generated fires from repeating
the horrors of January 2025.

Thanks for considering my warnings.

Respectfully, Bill Patzert
Member of the SM Energy, Environment and Natural Resources Commission

Author: Debbie Roberts, City of Sierra Madre, Associate Librarian – October 16, 2025 (email)

From: Debbie Roberts <droberts@sierramadreca.gov>
Sent: Thursday, October 16, 2025 3:40 PM
To: fire <fire@sierramadreca.gov>; Brent Bartlett <bbartlett@sierramadreca.gov>
Cc: Leila Regan <lregan@sierramadreca.gov>
Subject: HMP comments

Hello SM Fire Department,

I am a bit late with comments but wanted to share them anyway in case the revision is still underway.

- I noticed that there was no mention of the Library as a participant in the development of the HMP (pages 5 and 9) although Leila Regan was an active participant in the plan per Team Credits (page 2) and Planning Team Participation (page 11).
- I am guessing that the third outreach event hasn't happened yet and that is why the highlighted blank (page 13).
- I noticed that the City of Sierra Madre General Plan 2015 is one of the cited resources (page 17). Is there not a more current version of the plan?
- Why is Dam Inundation not considered a hazard when the Canyon Dam has overflowed several times since its construction in 1928. Does its age (pre Long Beach Earthquake) not make it a hazard since construction standards were overhauled after that event? (page 25)
- Why are Heat Waves not considered a hazard when there are more high heat days (+100 degrees F) and we have opened City facilities as cooling centers? (page 25)
- Riverine Flooding is listed twice – once as an identified a high hazard and once as no hazard. Which is it? (page 25)
- Who are tornadoes not considered a hazard since they are occurring more frequently during storms with climate change? (page 26)

- Should you add the Santa Anita Fire April 2008 to Table B5 (page 26)?
- Previous Earthquakes (page 37) – The Sierra Madre Earthquake had a 5.8 magnitude measurement, correct? In Table B7 (page 38) it is listed as a 5.6. This is an inconsistency. Sierra Madre does have its faults.
- April 2008 fire is mentioned (page 41). Do you want to insert name, Santa Anita Fire (started 4/26/2008)? Also in second paragraph there is mention of a "voluntary evacuation order." Do you mean to say "voluntary evacuation warning"?
- Libraries are NOT listed by FEMA as an Infrastructure Indicator (page 67) - ☹
- Turtle Park is listed (page 76) but I believe this is a colloquial name for Mount Wilson Trail Park.
- B13 (page 87) Hazard Vulnerability to Natural, Historic, and Cultural Resources - This table needs many additions – Richardson House Museum, Lizzie's Trail Inn, Bailey Canyon Wilderness Park, Bailey Canyon Trail, Mount Wilson Trail Park, Mount Wilson Trail, Willis House, etc.
- Great to see the Library listed as an existing resource in the Capability Assessment but its role in supporting mitigation needs revision. (page 100) During the Eaton Fire event, the Library was open extended hours because we had power, wifi, PPE, and snacks, as well as social infrastructure. We also serve as an information resource and are good communicators.
- City of Sierra Mesa? (page 164)
- Overall lots of good data to work with for planning purposes! We have learned a lot by compiling this information and met the mandate.

Hope this is somewhat helpful. Do let me know if I may be of further assistance, especially with historical information.

Best,

Sierra Madre Public LIBRARY
Read • Discover • Connect

Debbie Roberts
Associate Librarian—Archival Collection | Sierra Madre Public Library
350 W. Sierra Madre Blvd., Sierra Madre, CA 91024
(626) 355 -7186 | droberts@sierramadreca.gov
Facebook | Instagram | TikTok | Website

CITY OF
SIERRA MADRE

STAFF REPORT

FIRE DEPARTMENT

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Brent Bartlett, Fire Chief

SUBJECT: **Adoption of Ordinance No. 1489 Amending Chapter 10.52 – Parking Prohibitions on Red Flag Alert Days**

RECOMMENDATION

It is recommended that the City Council adopt Ordinance No. 1489, amending Chapter 10.52 (Parking Prohibitions on Red Flag Alert Days) of Title 10 (Vehicles and Traffic) of the Sierra Madre Municipal Code.

SUMMARY

Chapter 10.52 of the Sierra Madre Municipal Code regulates on-street parking during periods of elevated fire danger, debris flow, and mudflow risk in order to ensure emergency vehicle access and protect public safety. Ordinance No. 1489 repeals and replaces Chapter 10.52 in its entirety to remove outdated references to Yellow Flag Alert Days, consolidate Red Flag conditions into a single standard, and update the list of designated streets based on current Fire Department operational planning in the City's Upper and Lower Canyon areas. These amendments improve clarity for residents, enhance enforceability, and maintain public safety during Red Flag Alert Days.

DISCUSSION & ANALYSIS

California Vehicle Code Section 22507 authorizes cities to adopt ordinances prohibiting or restricting parking on city streets. Chapter 10.52 was originally adopted following significant wildfire and debris flow threats affecting Sierra Madre's hillside and canyon neighborhoods, and has been amended over time to ensure emergency access during hazardous conditions.

Ordinance No. 1489 represents a comprehensive update to Chapter 10.52 and reflects current Fire Department emergency response practices. Key elements of Ordinance No. 1489 include:

- Removal of all references to Yellow Flag Alert Days to simplify public messaging and reduce confusion during emergency conditions.

- Establishment of a single, clearly defined Red Flag Alert Day standard encompassing fire weather, debris flow, and mudflow hazards.
- Updated and reorganized lists of designated streets, grouped by Upper Canyon, Lower Canyon, Upper and Lower Canyon, and non-Canyon specific areas, based on current Fire Department response and access planning.

The ordinance does not expand enforcement authority or introduce new penalties. Existing towing authority and misdemeanor provisions remain unchanged. Instead, Ordinance No. 1489 improves clarity, consistency, and operational effectiveness during declared Red Flag Alert Days, ensuring timely emergency vehicle access and supporting resident evacuation when necessary.

STRATEGIC PLAN RELATIONSHIP

Adoption of Ordinance No. 1489 supports the City's Strategic Plan goal of Public Safety by improving emergency response access, enhancing evacuation readiness, and reducing confusion during high-risk fire weather and debris flow events.

ENVIRONMENTAL ANALYSIS

The proposed action does not constitute as a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be determined with certainty that it will have no impact on the environment.

FISCAL IMPACT

There is no impact to the General Fund as a result of adopting Ordinance No. 1489.

Approved by:



Michael Bruckner
City Manager

Attachment(s):

1. Ordinance No. 1489
2. SMMC Chapter 10.52 Parking Prohibitions on Red Flag Alert Days

ORDINANCE NO. 1489

AN ORDINANCE OF THE CITY OF SIERRA MADRE, CALIFORNIA, AMENDING CHAPTER 10.52 (PARKING PROHIBITIONS ON YELLOW AND RED FLAG ALERT DAYS) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE SIERRA MADRE MUNICIPAL CODE

RECITALS

WHEREAS, under Vehicle Code section 22507, the City is authorized to adopt an ordinance prohibiting or restricting parking vehicles on City streets;

WHEREAS, Chapter 10.52 of the Sierra Madre Municipal Code was adopted to protect health, safety, and the general welfare by regulating on-street parking on designated City streets during Red Flag Alert Days; and

WHEREAS, the City desires to update Chapter 10.52 to remove the reference to Yellow Flag Alert Days and update the list of designated City streets.

THEREFORE, THE CITY COUNCIL OF THE CITY OF SIERRA MADRE, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Amendment. Chapter 10.52 (Parking Prohibitions on Yellow and Red Flag Alert Days) of the Sierra Madre Municipal Code is repealed in its entirety and replaced with the following:

Chapter 10.52 – PARKING PROHIBITIONS ON RED FLAG ALERT DAYS

10.52.010 Purpose of this chapter.

The purpose of this chapter is to protect the health, safety, and general welfare of the citizens of Sierra Madre by regulating on-street parking on designated city streets during days with weather conditions that pose a risk of debris, mudflows, or fire hazards.

10.52.020 Definitions.

A. On-street parking.

The stopping, standing, or parking of any vehicle on designated city streets as specified in Section 10.52.030.

B. Red Flag Alert Day.

A condition declared by the Fire Department when weather conditions pose a heightened risk to life or property due to fire danger, debris flow, or mudflow potential. Such conditions may include, but are not limited to:

1. Extreme burning conditions are expected or ongoing; or

2. Moderate debris and mudflows may occur in multiple areas of the City; or

3. There is potential for significant debris and mudflows in specific high-risk areas.

A Los Angeles County Public Works Phase II or Phase III forecast may prompt debris and/or mudflow alerts. Authorization to declare a Red Flag Alert Day is by the Fire Chief or designee.

10.52.030 Parking prohibitions.

A. General Prohibitions.

Whenever the Fire Department determines that on-street parking on designated city streets would pose a hazard to life or property by interfering with emergency vehicle access or resident evacuation during a Red Flag Alert Day, on-street parking is prohibited.

Signs shall be installed and maintained to give notice of these prohibitions. Such signs shall include a warning that vehicles parked in violation may be removed at the owner's expense.

B. Designated Streets.

The following streets, or portions thereof, are subject to the parking prohibitions of this chapter:

Lower Canyon*

- Audubon Way
- Brookside Lane
- Holly Trail
- Oakdale Drive
- Sierra Court
- Sturtevant Drive
- Sunnyside Lane
- Vista Circle Drive
- Woodland Drive
- Yucca Trail

Upper Canyon*

- Canyon Crest Drive
- Casey Road
- Churchill Glen Street
- Churchill Road
- Fern Drive
- Fern Glen
- Idlehour Lane
- Madre Lane
- Old Ranch Road
- Orange Drive
- Skyland Drive

Upper and Lower Canyon*

- Forest Lane
- Pleasant Hill Lane

Non-Canyon Specific*

- Elm Avenue
- Mount Wilson Trail

*The canyon area headings are provided for organizational purposes and do not limit the applicability of this section to the full length of any listed street.

10.52.040 Violations/penalties.

A. Removal of Vehicles.

Vehicles parked in violation of this chapter may be removed by the City. The owner is liable for the expense of removal, which constitutes a collectible debt to the City.

B. Misdemeanor Violation.

Violating this chapter is a misdemeanor punishable as set forth in Chapter 1.12 of the Sierra Madre Municipal Code.

SECTION 3. CEQA. This Ordinance does not meet the definition of a “Project” for purposes of the California Environmental Quality Act because, under 15 CCR 15378(a), a project does not include an action that does not have a direct or indirect physical change of the environment.

SECTION 4. Severability. If any sections, subsections, subdivisions, paragraph, sentence, clause or phrase of this Ordinance or any part hereof or exhibit hereto is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portions of this Ordinance or any part thereof or exhibit thereto. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, paragraph, sentences, clauses or phrases be declared invalid.

SECTION 5. Certification. Pursuant to Government Code Section 36932, the City Clerk shall certify the passage, approval, and adoption of this Ordinance by the City Council.

SECTION 6. Publication. Pursuant to Government Code Section 36933, the City Clerk shall cause this Ordinance to be published or posted.

SECTION 7. Records. Pursuant to Government Code Section 40801, proof of certification and publication shall be entered in the book of Ordinances of the City Council.

SECTION 8. Effective Date. Pursuant to Government Code Section 36937, this Ordinance shall take effect thirty days after its adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2026.

_____
Kristine Lowe, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was introduced by first reading on the 27th day of January, 2026, and duly adopted at a regular meeting held on the ___ day of _____ 2026, by the City Council of the City of Sierra Madre, California, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____
Laura Aguilar, City Clerk

Chapter 10.52 PARKING PROHIBITIONS ON ~~YELLOW AND~~ RED FLAG ALERT DAYS

Sections:

10.52.010 Purpose of this chapter.

The purpose of this chapter is to protect the health, safety, and general welfare of the citizens of Sierra Madre by regulating on-street parking on designated city streets during days with weather conditions that pose a risk of debris, mudflows, or fire hazards.

(Ord. No. 1284, § 1, 10-28-08)

10.52.020 Definitions.

A. **On-street parking:** The stopping, standing, or parking of any vehicle on designated city streets as specified in Section 10.52.030.

~~B. **Yellow Flag Alert Day:** A day determined by the fire department when weather conditions indicate that small, isolated debris and mudflows are possible in specific locations within the city. This alert is triggered by a Los Angeles County Phase I forecast.~~

~~C~~B. **Red Flag Alert Day:** A condition declared by the Fire Department when weather conditions pose a heightened risk to life or property due to fire danger, debris flow, or mudflow potential. Such conditions may include, but are not limited to:

1. When extreme burning conditions are expected or ongoing; or

2. Moderate debris and mudflows may occur in multiple areas of the city; or

~~A day determined by the fire department when weather conditions indicate:~~

~~Moderate debris and mudflows may occur at more widespread locations within the city; or~~

3. There is potential ~~exists~~ for significant debris and mudflows ~~across~~ in specific high-risk areas.

~~1.~~ *(Los Angeles County Public Works Phase II or III forecast could prompt ~~within the city. This~~debris and/or mudflow alert~~s is triggered by a Los Angeles County Phase II or III forecast.~~)*

Authorization to declare a Red Flag Alert is by the Fire Chief or designee.~~D. **Red Flag Fire Weather Event:** A specific fire weather alert determined by the fire department issued when extreme burning conditions are expected or ongoing. Criteria include:~~

~~1. Sustained wind averages of 15 mph or greater;~~

~~2. Relative humidity of 25% or lower;~~

~~3. Temperatures exceeding 75°F; and~~

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~~4. Additional factors such as dry lightning or unstable air.~~

~~The fire chief or their designee is authorized to declare any of these alerts or events.~~

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(Ord. No. 1284, § 1, 10-28-08)

10.52.030 Parking prohibitions.

A. **General Prohibitions:**

1. Whenever the fire department determines that on-street parking on designated city streets would pose a hazard to life or property by interfering with emergency vehicle access or resident evacuation during a ~~Yellow Flag Alert Day,~~ Red Flag Alert Day~~, or Red Flag Fire Weather Event,~~ on-street parking is prohibited.

2. Signs shall be installed and maintained to give notice of these prohibitions. Such signs ~~must~~ shall include a warning that vehicles parked in violation may be removed at the owner's expense.

B. **Designated Streets:** The following streets, or portions thereof, are subject to these prohibitions:

*Lower Canyon**

1. Audubon Way
2. Brookside Lane
3. Holly Trail
4. Oakdale Drive
5. Sierra Court
6. Sturtevant Drive
7. Sunnyside Lane
8. Vista Circle Drive
9. Woodland Drive
10. Yucca Trail

*Upper Canyon**

11. Canyon Crest Drive
12. Casey Road
13. Churchill Glen Street
14. Churchill Road
15. Fern Drive
16. Fern Glen
17. Idlehour Lane
18. Madre Lane
19. Old Ranch Road

20. Orange Drive
21. Skyland Drive

*Upper and Lower Canyon**

22. Forest Lane
23. Pleasant Hill Lane

*Non-Canyon Specific**

24. Elm Avenue
25. Mount Wilson Trail

**The canyon area headings are provided for organizational purposes and do not limit the applicability of this section to the full length of any listed street.*

~~1. Mount Wilson Trail~~

~~2. Churchill Road~~

~~3. Skyland Drive~~

~~4. Fern Glen~~

~~5. Fern Drive~~

~~6. Idle Hour Lane~~

~~7. Canyon Crest Drive~~

~~8. Orange Drive~~

~~9. Woodland Drive~~

~~10. Brookside Lane~~

~~11. Sunnyside Lane~~

~~12. Yucca Trail~~

~~13. Holly Trail~~

~~14. Sturtevant Drive~~

~~15. Elm Avenue~~

(Ord. No. 1284, § 1, 10-28-08; Ord. No. 1286, § 1, 1-10-09; Ord. No. 1397-U, § 3, 1-9-18)

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10.52.040 Violations/penalties.

A. **Removal of Vehicles:** Vehicles parked in violation of this chapter may be removed by the Ceity. The owner is liable for the expense of removal, which constitutes a collectible debt to the ~~c~~City.

B. **Misdemeanor Violation:** Violating this chapter is a misdemeanor punishable as set forth in Chapter 1.12 of the Sierra Madre Municipal Code.

(Ord. No. 1284, § 1, 10-28-08)

Chapter 10.52 PARKING PROHIBITIONS ON RED FLAG ALERT DAYS

Sections:

10.52.010 Purpose of this chapter.

The purpose of this chapter is to protect the health, safety, and general welfare of the citizens of Sierra Madre by regulating on-street parking on designated city streets during days with weather conditions that pose a risk of debris, mudflows, or fire hazards.

(Ord. No. 1284, § 1, 10-28-08)

10.52.020 Definitions.

A. **On-street parking:** The stopping, standing, or parking of any vehicle on designated city streets as specified in Section 10.52.030.

B. **Red Flag Alert Day:** A condition declared by the Fire Department when weather conditions pose a heightened risk to life or property due to fire danger, debris flow, or mudflow potential. Such conditions may include, but are not limited to:

1. When extreme burning conditions are expected or ongoing; or
2. Moderate debris and mudflows may occur in multiple areas of the city; or
3. There is potential for significant debris and mudflows in specific high-risk areas.

   (Los Angeles County Public Works Phase II or III forecast could prompt debris and/or mudflow alerts.)

Authorization to declare a Red Flag Alert is by the Fire Chief or designee.

(Ord. No. 1284, § 1, 10-28-08)

10.52.030 Parking prohibitions.

A. **General Prohibitions:**

1. Whenever the fire department determines that on-street parking on designated city streets would pose a hazard to life or property by interfering with emergency vehicle access or resident evacuation during a Red Flag Alert Day on-street parking is prohibited.
2. Signs shall be installed and maintained to give notice of these prohibitions. Such signs shall include a warning that vehicles parked in violation may be removed at the owner's expense.

B. **Designated Streets:** The following streets, or portions thereof, are subject to these prohibitions:

*Lower Canyon**

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9. Woodland Drive
10. Yucca Trail

*Upper Canyon**

11. Canyon Crest Drive
12. Casey Road
13. Churchill Glen Street
14. Churchill Road
15. Fern Drive
16. Fern Glen
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18. Madre Lane
19. Old Ranch Road
20. Orange Drive
21. Skyland Drive

*Upper and Lower Canyon**

22. Forest Lane
23. Pleasant Hill Lane

*Non-Canyon Specific**

24. Elm Avenue
25. Mount Wilson Trail

**The canyon area headings are provided for organizational purposes and do not limit the applicability of this section to the full length of any listed street.*

(Ord. No. 1284, § 1, 10-28-08; Ord. No. 1286, § 1, 1-10-09; Ord. No. 1397-U, § 3, 1-9-18)

10.52.040 Violations/penalties.

A. **Removal of Vehicles:** Vehicles parked in violation of this chapter may be removed by the City. The owner is liable for the expense of removal, which constitutes a collectible debt to the City.

B. **Misdemeanor Violation:** Violating this chapter is a misdemeanor punishable as set forth in Chapter 1.12 of the Sierra Madre Municipal Code.

(Ord. No. 1284, § 1, 10-28-08)

CITY OF
SIERRA MADRE

STAFF REPORT

CITY MANAGER'S OFFICE

DATE: January 27, 2026

TO: Honorable Mayor and City Council

FROM: Michael Bruckner, City Manager

SUBJECT: **Report, Discussion, and Direction on a Proposed Gann Appropriations Limit Increase Ballot Measure at the June 2, 2026, Statewide Primary Election**

RECOMMENDATION

It is recommended that the City Council provide direction regarding the placement of a Gann Appropriations Limit Increase Ballot Measure at the June 2, 2026, Statewide Primary Election.

SUMMARY

As part of the FY 2025–26 budget development process, the City identified that it is approaching its calculated Gann Appropriations Limit ("Gann Limit") under Article XIII B of the California Constitution. While the City has remained in compliance over the past five fiscal years, the available margin has narrowed significantly and is projected to remain constrained in the foreseeable future.

To maintain fiscal flexibility and avoid the risk of exceeding the constitutional appropriations cap, the City Council may seek voter authorization to temporarily increase the City's Gann Limit. Such authorization does not impose new taxes or increase existing tax rates; rather, it allows the City to appropriate and spend revenues it already lawfully receives.

If a city exceeds its Gann Limit, the California Constitution requires corrective action, which may include mandatory refunds of excess revenues or reductions in appropriations. These outcomes can constrain service delivery, disrupt capital planning, and limit the City's ability to respond to emerging community needs. As a result, cities approaching the Gann Limit often pursue proactive voter authorization to temporarily increase the appropriations ceiling.

This report provides background on the Gann Limit, outlines the City's current and projected compliance status, and presents options for City Council consideration.

DISCUSSION & ANALYSIS

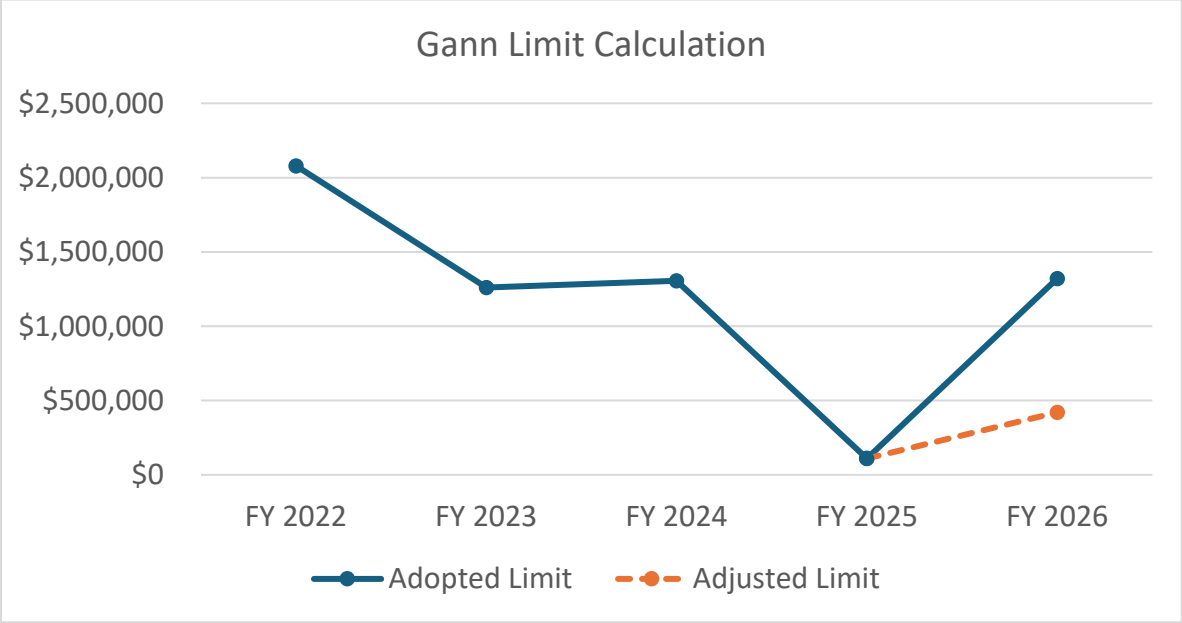
Background

The Gann Appropriations Limit is a provision of the California Constitution (Article XIII B), adopted by voters in 1979, that restricts the amount of proceeds of taxes a city may appropriate each fiscal year. The intent of the limit is to ensure that government spending grows in proportion to changes in population and the cost of living, rather than expanding more rapidly than the community's ability to support it.

Each year, the City calculates its appropriations limit by applying a statutory growth factor based on population change and either inflation or per capita personal income to a base-year amount. The limit applies only to appropriations of certain tax proceeds and does not restrict total revenues, reserves, or many non-tax funding sources such as grants, service charges, and enterprise revenues. The City Council adopts the calculated limit annually as part of the budget process.

FY 2026 Gann Limit

As part of the FY 2025–26 budget process, the City identified that it was approaching its calculated Gann Limit. Over the past five fiscal years, the City has remained in compliance with the Gann Limit; however, the margin between appropriations subject to the limit and the maximum allowable amount has narrowed considerably.



The apparent increase in the FY 205-26 appropriations limit is largely attributable to the inclusion of approximately $900,000 in one-time General Fund capital expenditures for improvements at

the Sierra Madre Community Center (YMCA), which can be used as an exclusion against the allowable limit. Had these one-time costs not been included in the adopted calculation, for analytical purposes, the adjusted calculation shows that the City would be approximately $420,702 under the Gann Limit in FY 2025-26.

Table 1: Historical Gann Limit

Fiscal Year	Gann Limit	Appropriations Subject to Limit	Available Margin	Margin %
2021-22	$ 11,984,457	$ 9,905,422	$ 2,079,035	17.3%
2022-23	$ 12,778,436	$ 11,516,873	$ 1,261,563	9.9%
2023-24	$ 13,237,698	$ 11,932,356	$ 1,305,342	9.9%
2024-25	$ 13,696,327	$ 13,586,283	$ 110,044	0.8%
2025-26 Adopted	**$ 14,622,105**	**$ 13,301,403**	**$ 1,320,702**	**9.0%**
2025-26 Adjusted	**$ 14,622,105**	**$ 14,201,403**	**$ 420,702**	**2.9%**

Gann Limit Projections

To evaluate the City's longer-term exposure to the Gann Limit, a five-year projection was created using the City's adjusted FY 2025–26 limit as the baseline. Because future population and inflation factors are not yet published by the State Department of Finance, the projection relies on conservative, industry-standard assumptions, including flat population growth (a historical pattern for Sierra Madre) and a 2.5 percent annual growth factor consistent with long-term inflation trends.

Under these assumptions, the City's Gann Limit is projected to increase from approximately $14.6 million in FY 2025–26 to approximately $16.1 million by FY 2029–30, representing cumulative growth of roughly $1.5 million.

Table 2: Scenario A - Baseline Forecast

Fiscal Year	Gann Limit Growth @ 2.5%	Scenario A: Appropriations Growth @ 4.0%	Margin (A)
2025-26 Base Year	$ 14,622,105	$ 14,201,403	$ 420,702
2026-27	$ 14,987,658	$ 14,769,299	$ 218,359
2027-28	$ 15,362,349	$ 15,360,471	$ 1,878
2028-29	$ 15,746,258	$ 15,974,890	$ (228,632)
2029-30	$ 16,139,464	$ 16,613,485	$ (474,021)

Projected appropriations subject to the limit were modeled using conservative assumptions for ongoing cost drivers. Under a baseline scenario assuming 4.0 percent annual growth in tax-funded appropriations, the City is projected to reach the Gann Limit by FY 2028–29 (Table 2). Under a stress-test scenario assuming higher cost growth of approximately 5.5 percent, the City could exceed the limit as early as FY 2027–28. It is important to note that the City's new General Fund forecast identified a historical annual average growth rate (AAGR) of 7.0 percent in expenses.

Table 3: Scenario B – Stress Test @ 5.0 % Growth

Fiscal Year	Gann Limit Growth @ 2.5%	Scenario B: Appropriations Growth @ 5.0%	Margin (B)
2025-26 Base Year	$ 14,622,105	$ 14,201,403	$ 420,702
2026-27	$ 14,987,658	$ 14,911,473	$ 76,185
2027-28	$ 15,362,349	$ 15,656,847	$ (294,498)
2028-29	$ 15,746,258	$ 16,439,690	$ (693,432)
2029-30	$ 16,139,464	$ 17,261,675	$(1,122,211)

Table 3: Scenario C – Stress Test @ 5.5 % Growth

Fiscal Year	Gann Limit Growth @ 2.5%	Scenario C: Appropriations Growth @ 5.5%	Margin (C)
2025-26 Base Year	$ 14,622,105	$ 14,201,403	$ 420,702
2026-27	$ 14,987,658	$ 14,982,380	$ 5,278
2027-28	$ 15,362,349	$ 15,806,411	$ (444,062)
2028-29	$ 15,746,258	$ 16,674,764	$ (928,506)
2029-30	$ 16,139,464	$ 17,591,816	$(1,452,352)

These projections demonstrate that, absent voter authorization, the City faces a material risk of exceeding its constitutional appropriations limit within the next two to three fiscal years, even without significant service expansion or new programs. Under the stress test Scenario C (Table 3), in FY 2029-30, the City will exceed the limit by a rate of at least 9% in the final year of the four-year period [(16,139,464 – 17,591,816 = -1,452,352) / 16,139,464 = -0.8998 (-9%)].

In determining the appropriate amount of a proposed Gann Limit increase, a structured, non-arbitrary methodology grounded in conservative financial forecasting and risk management principles was applied. The objective was to identify sufficient appropriations capacity to accommodate normal economic variability and unavoidable cost pressures, without enabling service expansion or committing the City to permanent structural growth.

To align the proposed Gann Limit increase with the City's conservative General Fund financial forecast, a structural mismatch of approximately 4.0 percent per year between the growth of appropriations subject to the limit and the constitutional growth factor was assumed. This assumption reflects ongoing cost pressures associated with maintaining existing service levels, including labor, pension, healthcare, and routine capital expenditures funded with tax proceeds.

Over a four-year authorization period, a 4.0 percent annual structural mismatch equates to a cumulative capacity need of approximately 16.0 percent. Based on the City's current appropriations limit of approximately $15.0 million, staff recommends increasing the Gann Appropriations Limit by 16.0 percent, or approximately $2.4 million. This amount represents the projected peak exceedance during the authorization period, plus a modest contingency buffer, and is intended to provide fiscal stability without limiting modest service expansion or creating a permanent increase to the City's spending authority.

Gann Limit Ballot Measure

When a city approaches or risks exceeding its Gann Limit, Article XIII B allows the city to seek voter approval to increase the appropriations limit. It is important to note that a Gann Limit increase:

- Does **not** authorize new taxes;
- Does **not** change existing tax rates; and
- Allows the City to appropriate and spend revenues that are otherwise lawfully received but would be constrained by the constitutional spending cap.

If approved, the measure establishes a higher appropriations ceiling for the city during the authorized period, allowing continued use of existing revenues for public services, capital investments, and operational needs, while maintaining full compliance with constitutional requirements.

Under state law and prevailing practice, Gann Limit increases are typically structured as temporary authorizations, most commonly for a four-year period. At the conclusion of the authorized term, the appropriations limit automatically reverts to the level that would have applied absent voter approval, adjusted only by the standard annual growth factors. Continued authority beyond that period requires subsequent voter approval every four years.

The City Clerk's Office contacted Los Angeles County for a cost estimate for placing a ballot measure at the June 2, 2026, statewide primary. The County estimates that the cost of the election for Sierra Madre would be approximately $60,000. If the City Council chooses to proceed with placement, a supplemental budget request will be included with the FY 2025-26 midyear budget request in February. The deadline to place a measure on the ballot for the June 2026 statewide primary is March 6, 2026.

Therefore, it is recommended that the City Council consider placing a Gann Limit increase measure on the June 2026 statewide primary election ballot. A statewide election provides higher voter turnout and lower incremental election costs compared to a standalone municipal election. Placement on the June 2026 statewide primary ballot would also allow sufficient time for public outreach, voter education, and financial planning.

STRATEGIC PLAN RELATIONSHIP

The proposed Gann Appropriations Limit Increase Ballot Measure is consistent with Goal #2-Build on Fiscal Stability, Strategy OS 2.2 Develop and Maintain Long-Term Financial Planning.

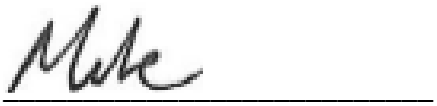
ENVIRONMENTAL ANALYSIS

The proposed action does not constitute a project under the California Environmental Quality Act ("CEQA"), based on Section 15061(b)(3) of the CEQA Guidelines, as it can be determined with certainty that it will have no impact on the environment.

FISCAL IMPACT

The cost to conduct the June statewide primary election is estimated at $60,000. Additional funding may be necessary to conduct voter education on the Gann limit and will be requested with the FY 2025-26 midyear budget request.

Approved by:



Michael Bruckner
City Manager